

# Lear 390 Industrial Center

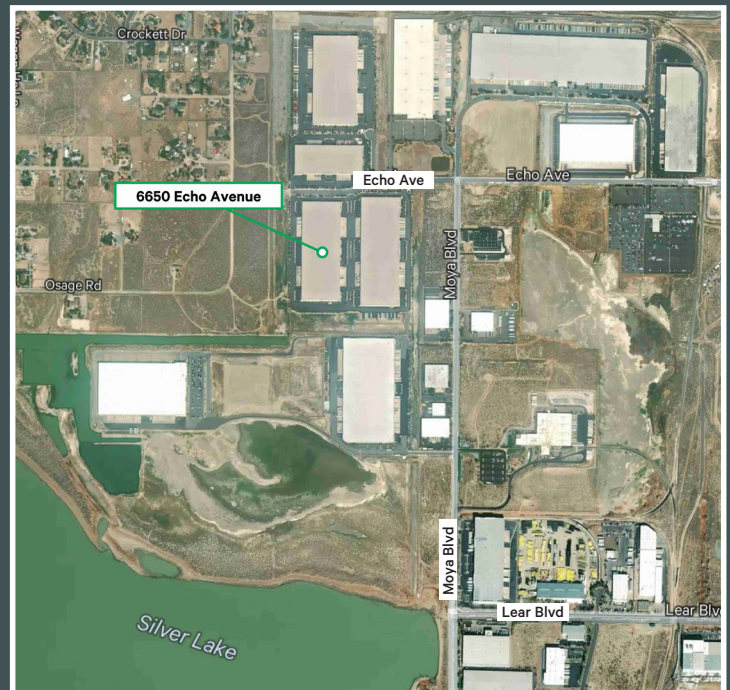
6650 Echo Avenue  
Suite A  
Reno, Nevada 89506

97,500 SF AVAILABLE  
CALL FOR SUBSTANTIALLY BELOW MARKET SUBLEASE RATE



## Offering Highlights

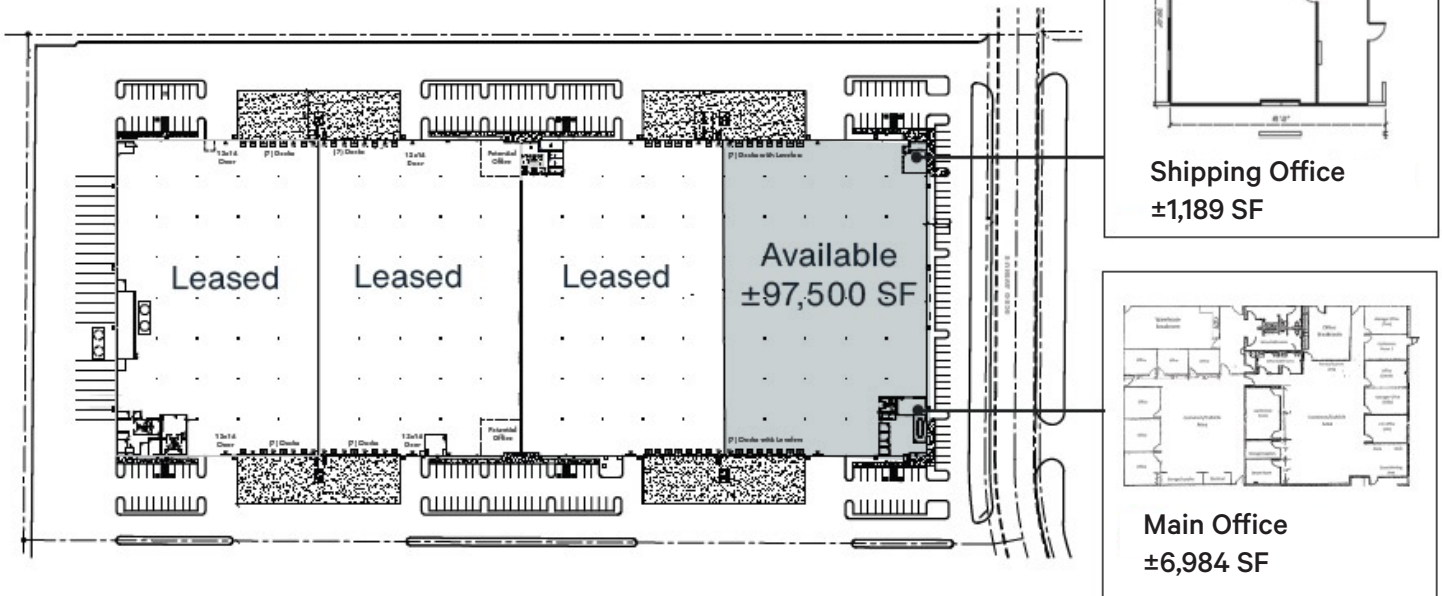
- + Sublease rate negotiable
- + Master lease expires December 31, 2026
- + ±6,984 SF main office with ±1,189 SF shipping office
- + 14 dock-high-doors with levelers
- + 2 grade level doors (12'x14')
- + Cross dock
- + 30' clear height
- + 277/480 volt, 3-phase power
- + ESFR sprinkler rating



## Lear 390 Industrial Center

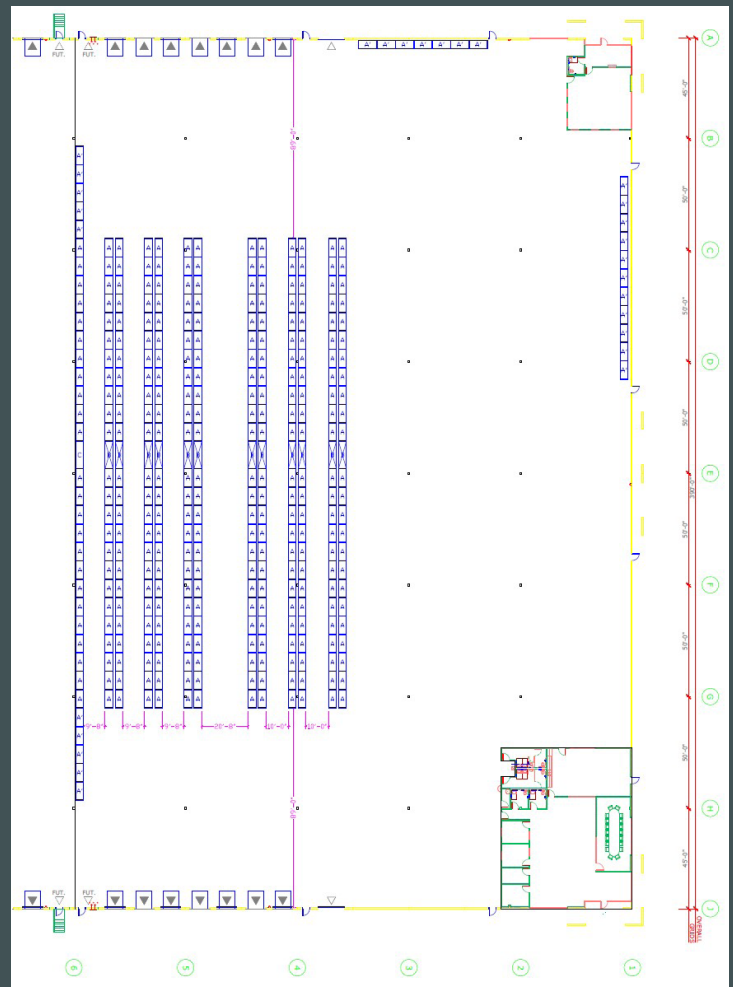
6650 Echo Avenue | Suite A | Reno, Nevada 89506

# For Sublease



### Offering Highlights Continued

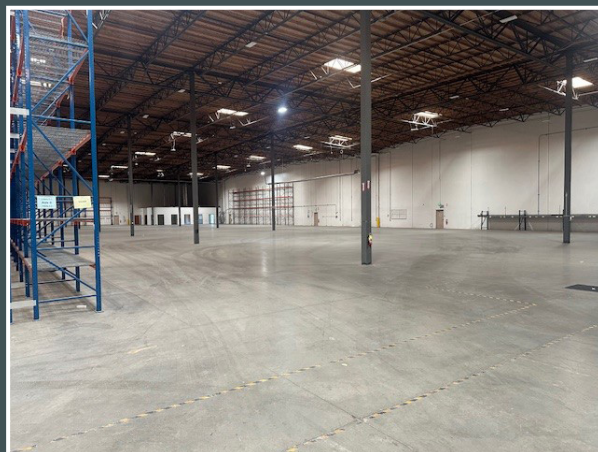
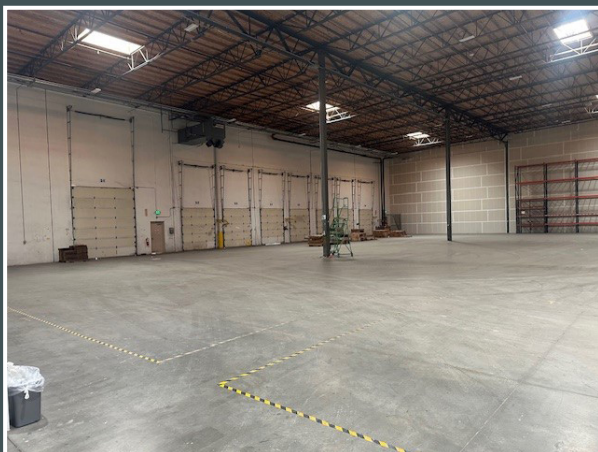
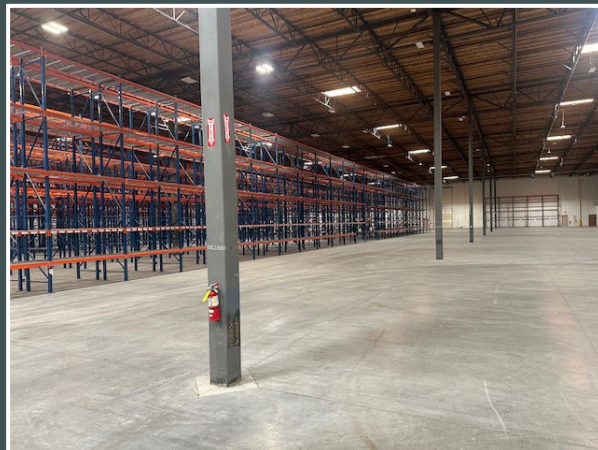
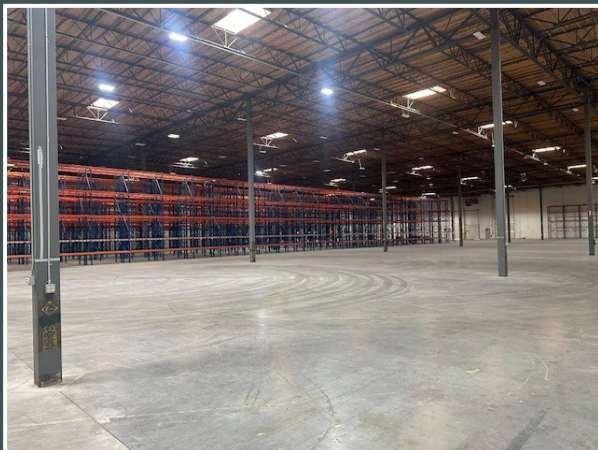
- + 50'x50' columns
- + LED high bay lighting with occupancy sensor
  - motion LED
- + Cambridge direct fired warehouse heating units
- + Existing installed racking per plan (adjacent) available
- + 110 auto parking spaces
- + Built in 2008
- + Trailer storage available with the project
- + Radiant heat
- + Situated within the 1.4M SF Lear Industrial Center
- + Close proximity to US-395 & ±11 miles from I-80





## Lear 390 Industrial Center

6650 Echo Avenue | Suite A | Reno, Nevada 89506



## Contact Us

### Daniel Buhrmann

Executive Vice President

+1 775 823 6929

daniel.buhrmann@cbre.com

Lic. S.0053815

### Garrett Shutt

Senior Associate

+1 775 321 4451

garrett.shutt@cbre.com

Lic. S.0187110

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

# CBRE