

10991
LEAR BLVD
SUITE 101 & 102

INDUSTRIAL
FOR SUBLEASE

SUBLEASE

SIZE | ±42,470 SF - ±87,110 SF

LEASE RATE | NEGOTIABLE

AVAILABLE | 04/01/2025

MASTER LEASE EXPIRATION
11-30-2026



JOEL FOUNTAIN, SIOR
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CORFAC
INTERNATIONAL

AREA MAP



PROPERTY FEATURES

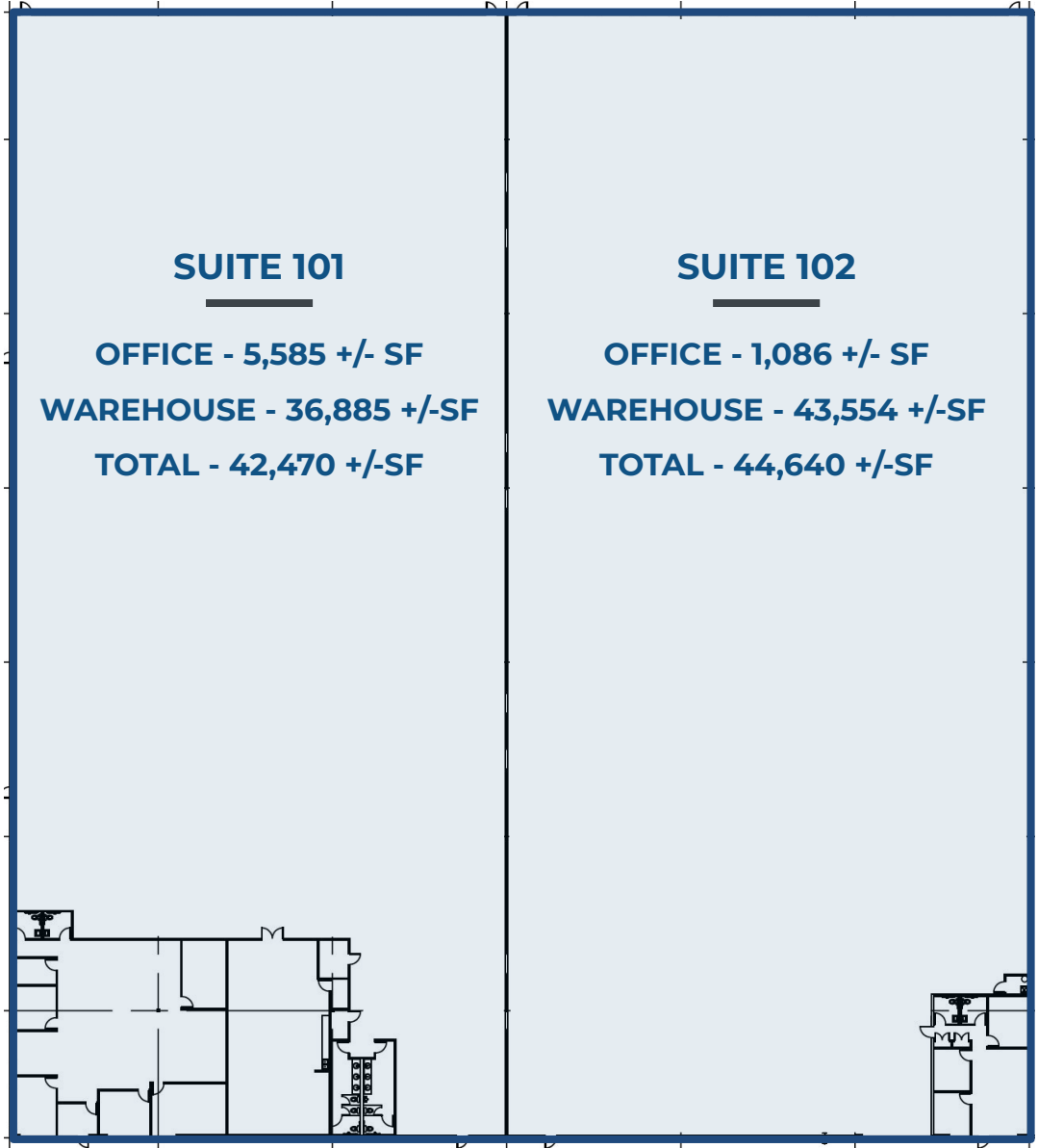
- 28' clear height
- 12 Dock Doors
- 2 grade level doors
- 48'W X 48'D column spacing, typical
- 400 amp 3 phase 480V power Suite 101
- 200 amp 3 phase 480V power Suite 102
- Available 04/01/2025
- Sublease through 11/30/2026

LOCATION HIGHLIGHTS

- Located in the North Valleys Submarket
- Easy freeway access to I-580: 1 mile via Stead Blvd & 1.5 miles via Lemmon Dr.
- Close proximity to services, labor and amenities
- 10 minutes away from Downtown Reno

FLOOR PLAN

±87,110 SF



SUITE 101

OFFICE - 5,585 +/- SF
WAREHOUSE - 36,885 +/-SF
TOTAL - 42,470 +/-SF

SUITE 102

OFFICE - 1,086 +/- SF
WAREHOUSE - 43,554 +/-SF
TOTAL - 44,640 +/-SF



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