

280 GREG STREET | RENO,
NV

280 Greg Street

**FLEX INDUSTRIAL
PROPERTY FOR LEASE**



LISA READ

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2 | Property Summary



PROPERTY DESCRIPTION

Experience a premium leasing opportunity at 280 Greg Street, Reno, NV, offering an array of top-tier features. This property boasts Greg Street frontage, 3-phase power, 24-hour access, and 12' roll-up doors, complemented by (IC) Industrial Commercial Zoning for versatile use. Inside, discover a flexible 4,615 sf flex space, complete with private offices, a reception area, and ample warehouse space, all showcased in a divisible layout with modern amenities. Benefit from flexible lease terms in a professionally managed property with ample parking, ideally suited for businesses seeking a functional, well-equipped space for industrial or manufacturing operations.

PROPERTY HIGHLIGHTS

- Greg Street Frontage
- 3-Phase Power
- 24-Hour Access
- 12' Roll-Up Doors
- Divisible

OFFERING SUMMARY

Lease Rate:	\$5,538 SF/month (NNN)
Available SF:	4,615 SF
Building Size:	38,657 SF

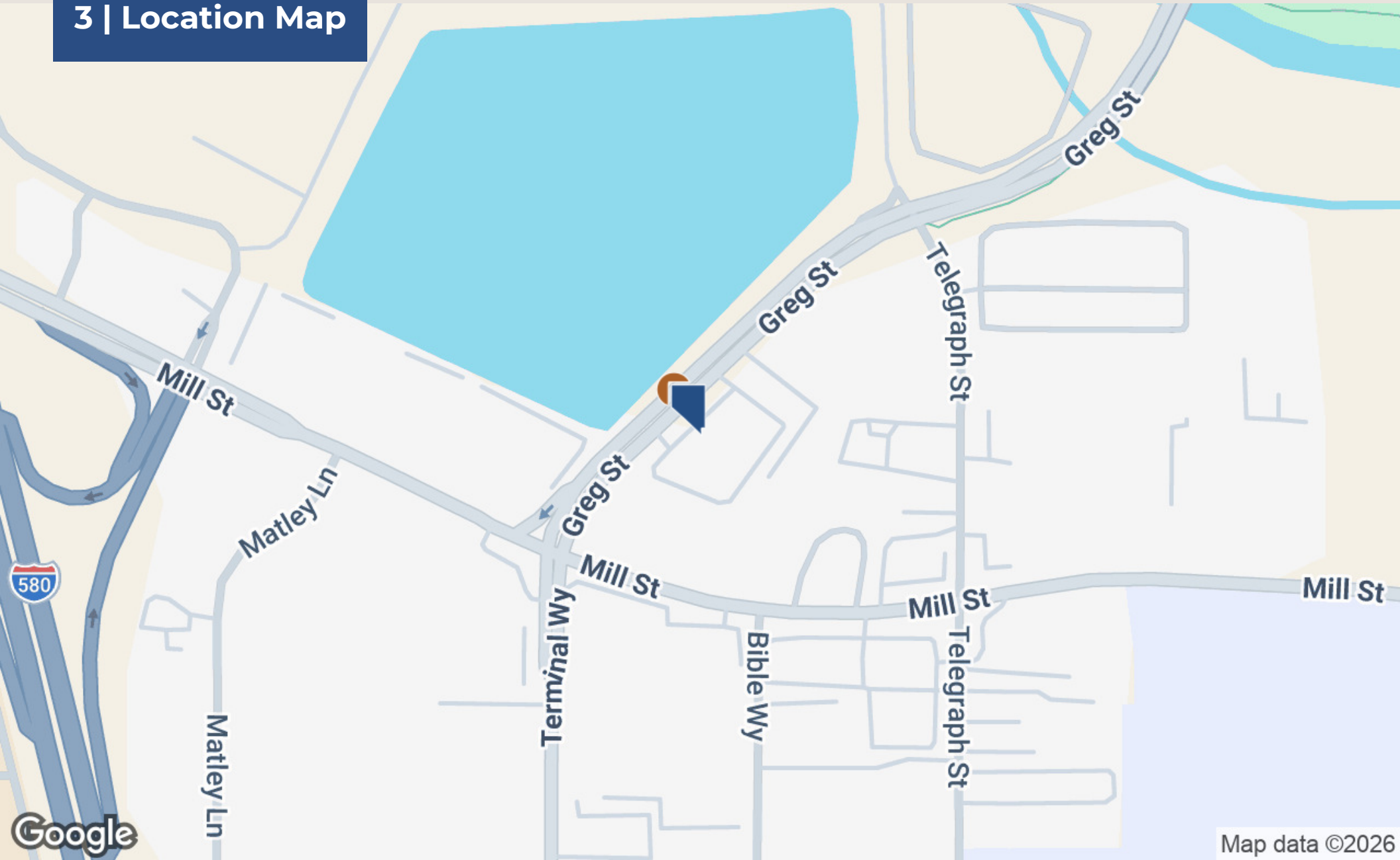
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	26	107	1,377
Total Population	56	236	3,661
Average HH Income	\$42,821	\$44,793	\$74,801



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3 | Location Map



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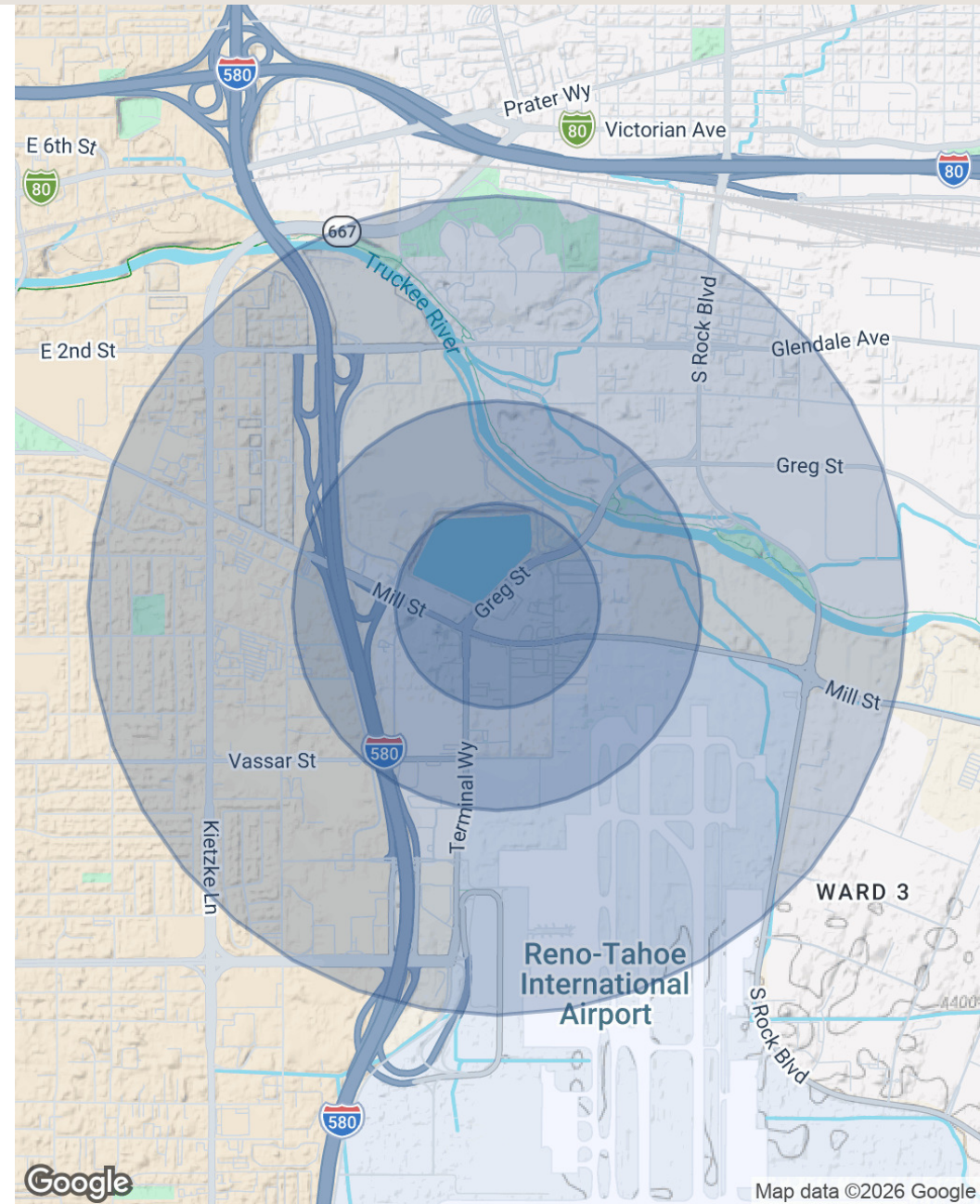


4 | Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	56	236	3,661
Average Age	40.8	40.2	35.2
Average Age (Male)	39.0	38.5	33.1
Average Age (Female)	47.5	46.3	38.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	26	107	1,377
# of Persons per HH	2.2	2.2	2.7
Average HH Income	\$42,821	\$44,793	\$74,801
Average House Value	\$131,008	\$130,609	\$315,229

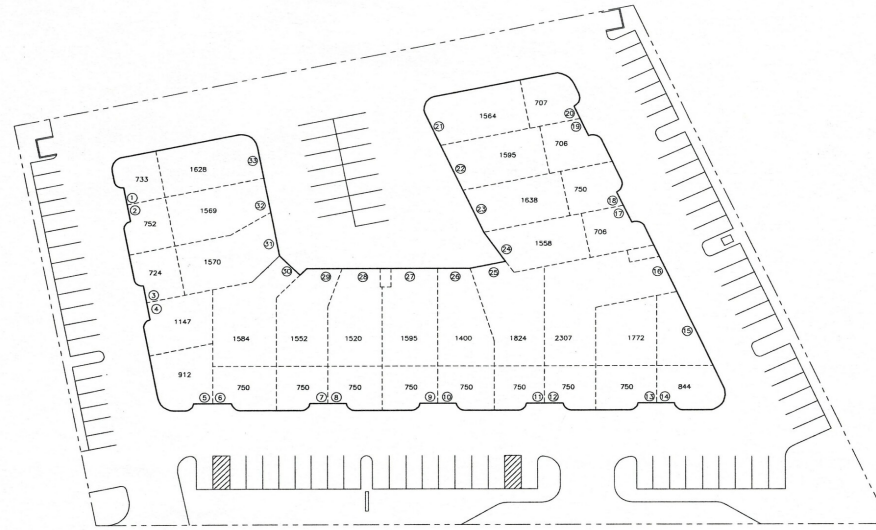
2023 American Community Survey (ACS)



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5 | Lease Spaces



SITE PLAN 280 GREG STREET, RENO NEVADA

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,615 SF	Lease Rate:	\$5,538 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8/9	Available	4,615 SF	NNN	\$5,538.00 SF/month	<ul style="list-style-type: none"> • Greg Street Frontage • 3-Phase Power • 24-Hour Access • 12' Roll-Up Doors • (IC) Industrial Commercial Zoning • Divisible

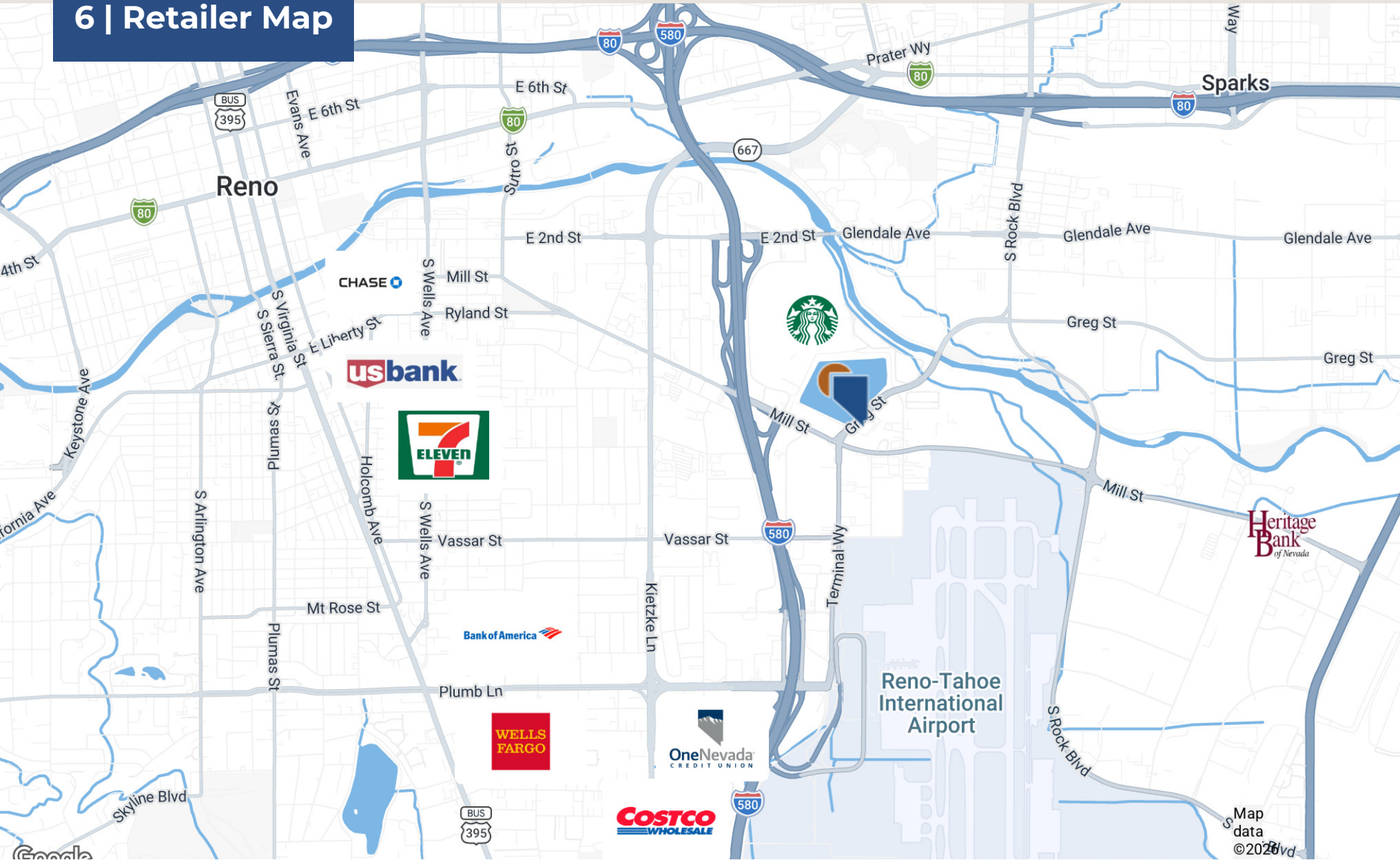


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6 | Retailer Map



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