

For Lease

Industrial Warehouse with Yard



4855 Joule St.
B7 & B8
Reno, NV 89502

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Listing Snapshot



\$1.25 PSF + NNN
Lease Rate



\$0.24 PSF
NNN Expenses



± 9,800 SF
Available Square Footage

**NNN lease rate excludes utilities, telecommunications, maintenance repair of premises. To be further detailed in lease.*

Property Highlights

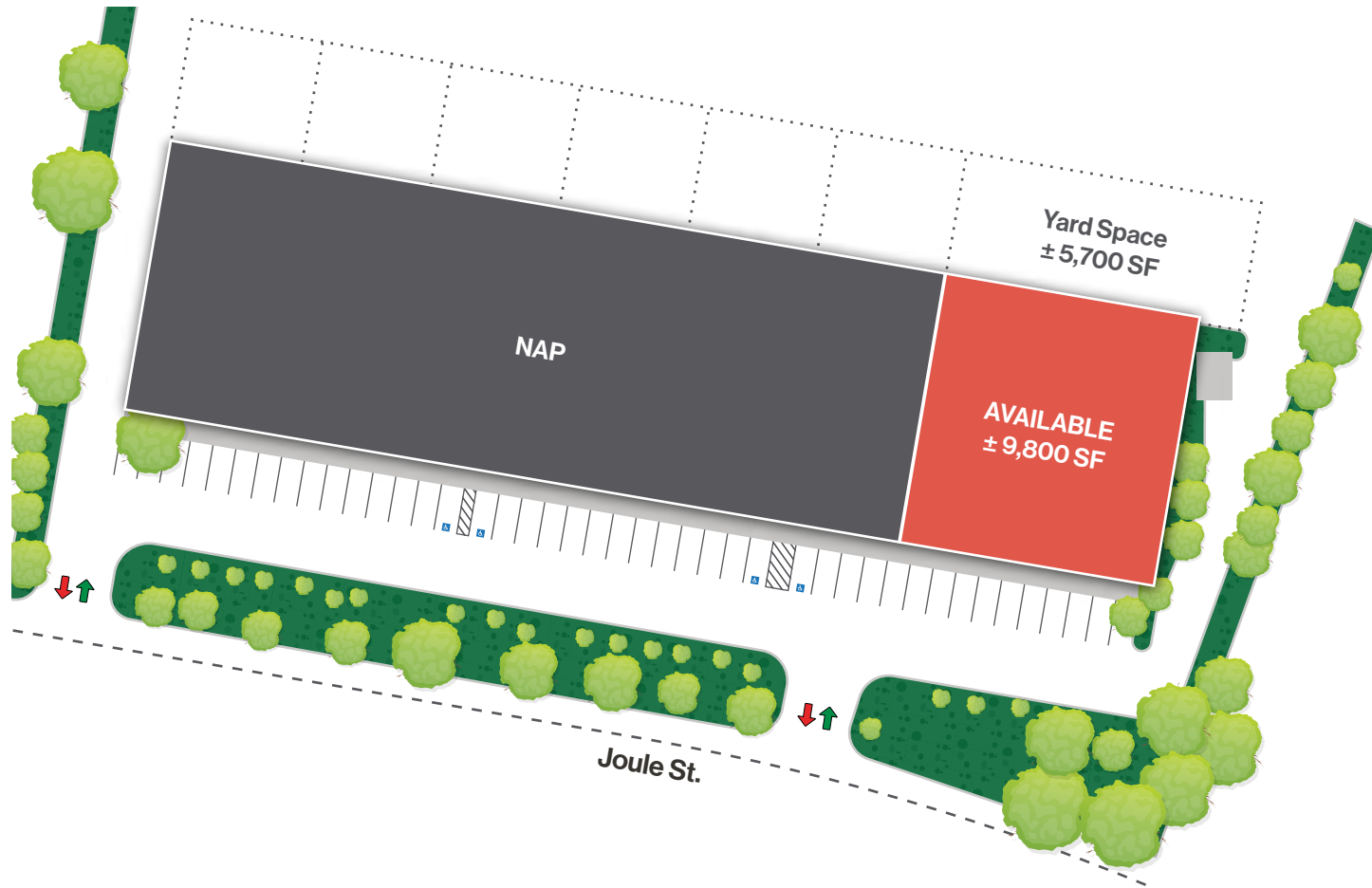
- ± 9,800 SF warehouse including ± 2,965 SF of office space
- ± 1,909 SF mezzanine
- ± 5,700 SF of fenced yard
- 18' clear height
- Two (2) 12'x14' drive-in doors
- 600 Amp, 277/480V, 3-phase power
- .33/3,000 sprinkler rating
- Industrial Commercial (IC) Zoning

Demographics

	1-mile	3-mile	5-mile
2025 Population	905	107,156	235,756
2025 Average Household Income	\$130,192	\$78,995	\$98,580
2025 Total Households	322	46,523	99,884

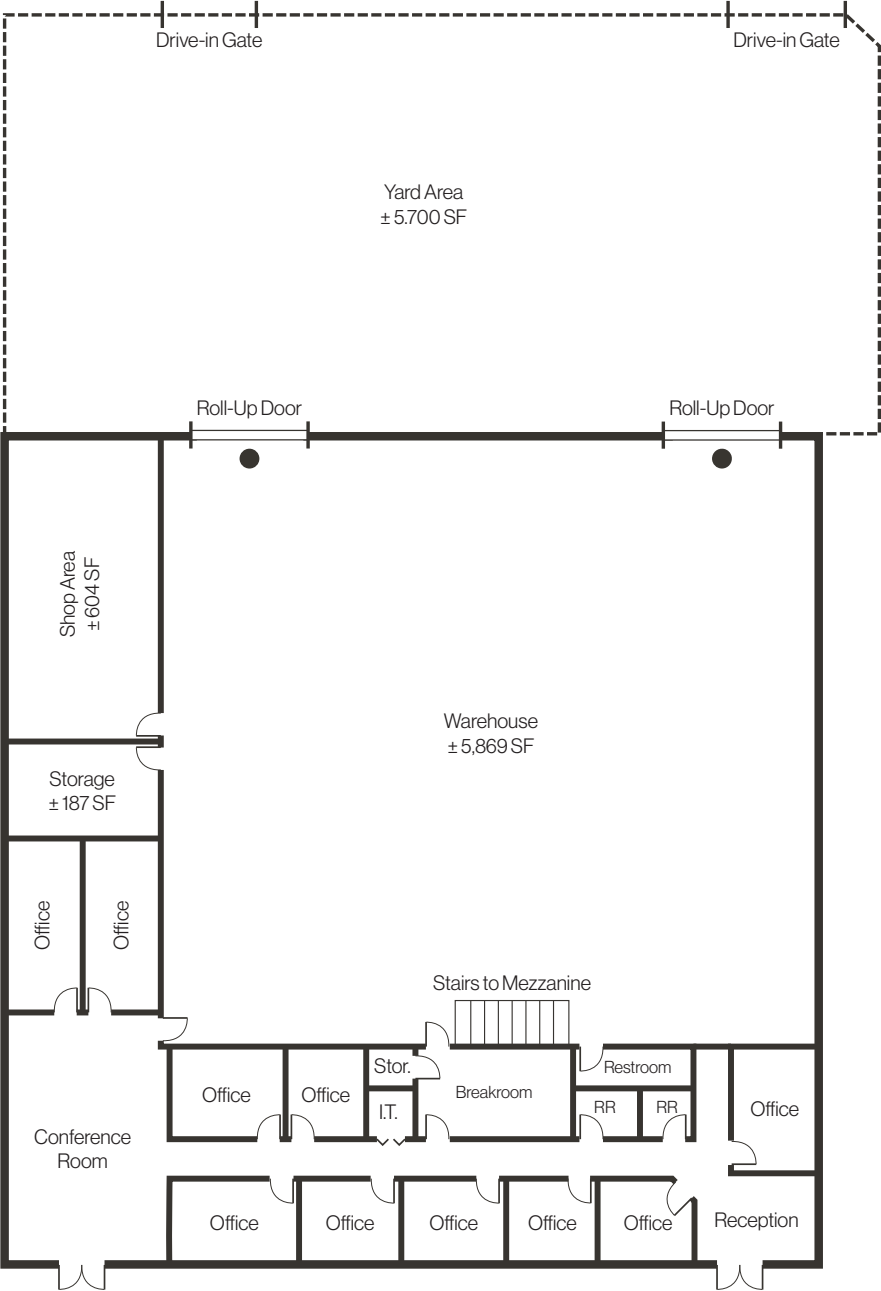






Floor Plan

● Grade Level Door



Property Photos



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For inquiries please reach out to our team.

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