

FOR LEASE

3223 MILL ST

RENO, NV 89502

Street Commercial Real Estate
522 Lander St #200 Reno, NV 89509
(775) 852-5225
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PROPERTY HIGHLIGHTS

3223 MILL ST

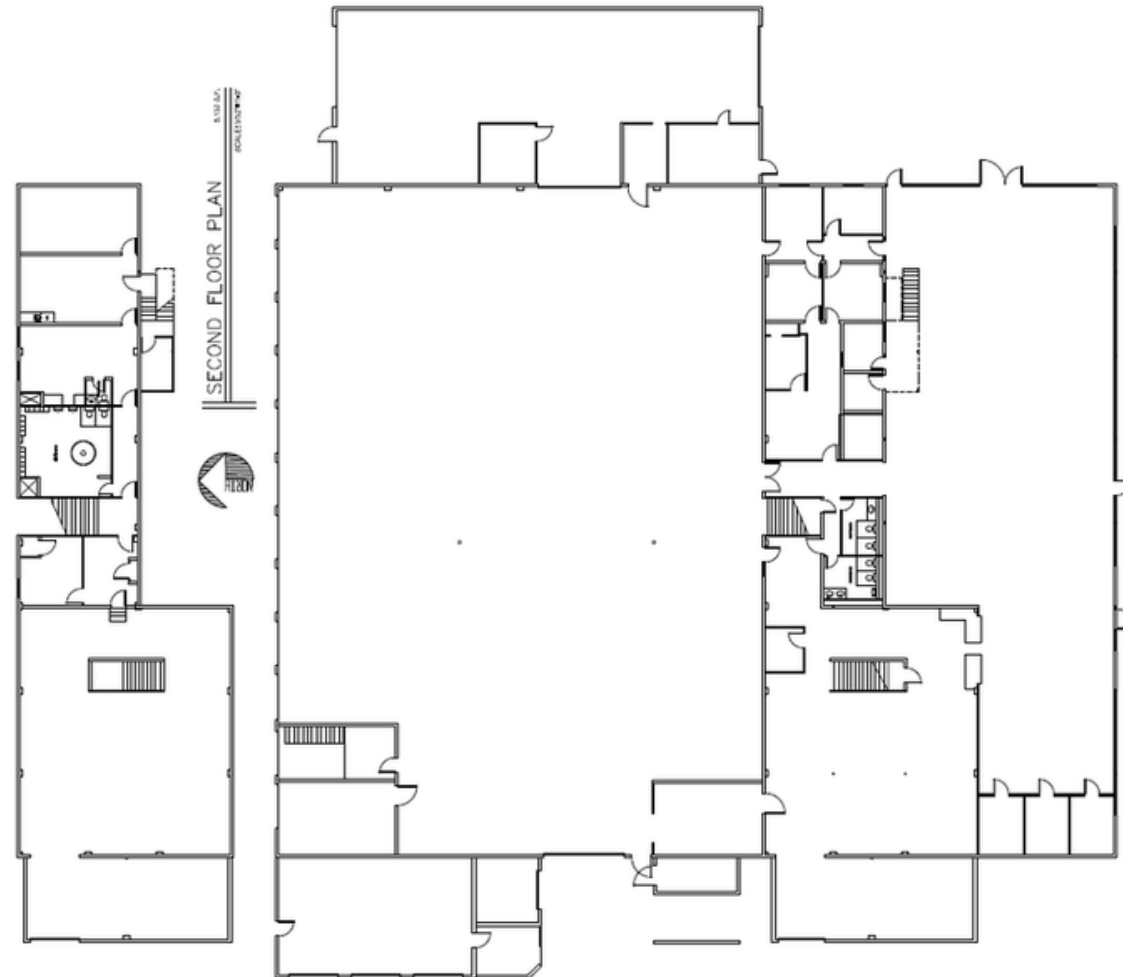
- 33,962 SF Industrial Service Facility
- Wide Range of Industrial, Commercial, Flex, and Outside Storage Uses Permitted
- 3.6 AC Site
- Paved, Fully Lit with Secured Yard
- Single Tenant Buildout
- Airport Submarket
- Available 02/01/2027



PROPERTY HIGHLIGHTS

3223 MILL ST

- 33,962 SF Total
 - ~8,000 SF Showroom/Storefront
 - ~3,585 SF Office
- 800a Power
- 14'5" Clear Height
- 14 Grade Doors
- Wash Bay w/ Sand-Oil Separator
- Zoned Industrial Commercial (IC)
 - *See Allowed Uses [Here](#)*



SCAN TO VISIT
LISTING SITE

STREET COMMERCIAL REAL ESTATE

EXTERIOR PHOTOS

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INTERIOR PHOTOS

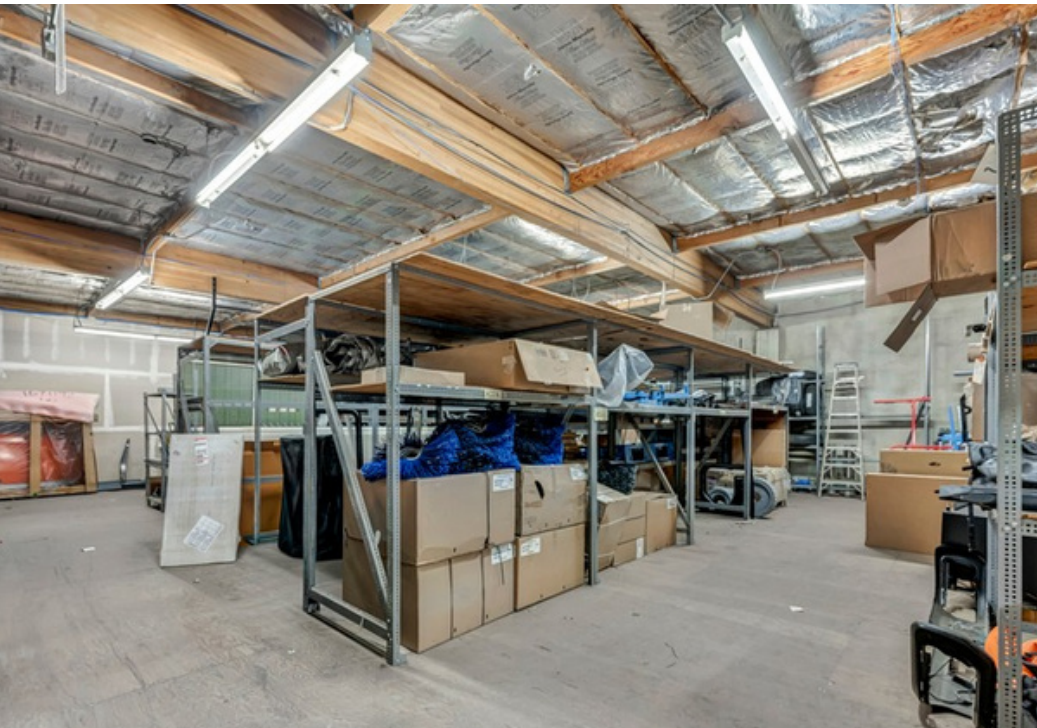
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Equipment
Share

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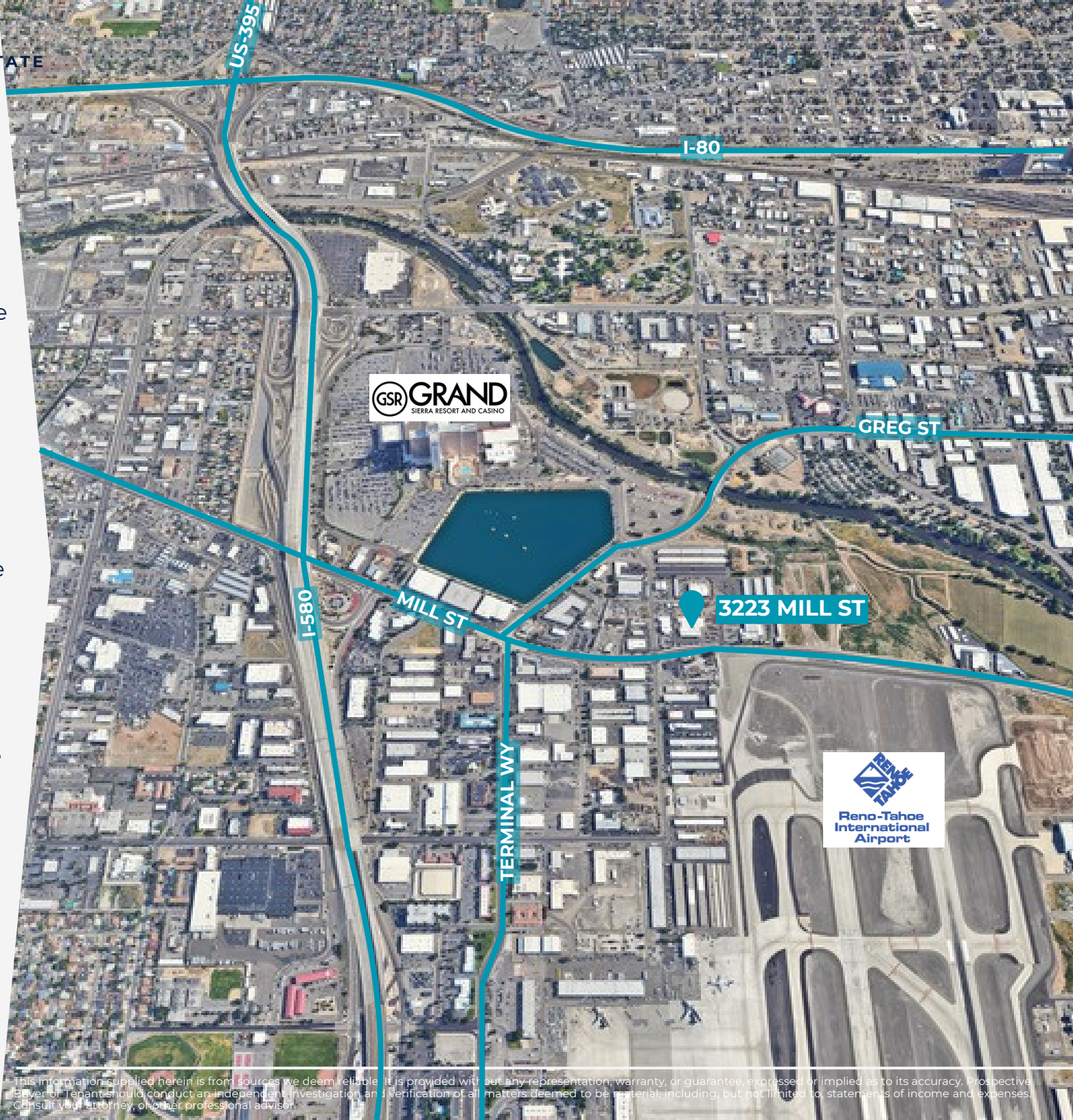
LOCATION HIGHLIGHTS

AIRPORT SUBMARKET

3223 Mill Street combines three characteristics that are increasingly difficult to find in Northern Nevada: **a large secured and paved yard, a functional service facility, and a central infill location.**

Located minutes from I-580, US-395, Reno-Tahoe International Airport, and the region's primary labor pool, the property offers immediate access to Reno, Sparks, Carson City, and Lake Tahoe.

For service-based industrial users, proximity to customers and employees is often more valuable than a location on the market's edge.



REGIONAL ADVANTAGES

Northern Nevada's diversified industry base enabled a faster recovery from the pandemic, with the Reno-Sparks area reaching full employment in just 11 months, compared to 43 months in Southern Nevada.

Looking ahead, Nevada is projected to be among the top two fastest-growing states in the U.S., with 36,067 new jobs expected in 2026, alongside a population increase of 92,000+ people over the same period.

MARKET ACCESS

- 1-day reach to 60+ million consumers
- Within hours of major West Coast ports – ideal for national + international distribution
- 130+ daily flights / 20+ nonstop destinations from RNO Airport
- 3.3M+ passengers YTD and on track for 4.9M by 2025 (expanding via Project MoreRNO)

BUSINESS FRIENDLY TAX STRUCTURE

- NO corporate income tax
- NO personal income tax
- NO capital gains tax
- NO inventory tax
- NO franchise tax

WORKFORCE & LABOR ADVANTAGES

- 1.57M jobs statewide
- +6.37% YoY wage growth, signaling a competitive, expanding labor market
- Workforce programs supporting industrial employers:
 - Nevada Works
 - WINN customized training grants
 - College & industry partnerships for manufacturing, logistics, tech talent pipelines
- Unemployment driven by job seekers, not job losses—indicator of a healthy, expanding economy



\$4.18 ROI
FOR EVERY
\$1 ABATED

THROUGH STATE INCENTIVE PROGRAMS

+6.37% YOY
WAGE GROWTH

36,000 NEW JOBS
92,000 NEW RESIDENTS
EXPECTED IN 2026

CONTACT US

For any questions regarding the market here in the Reno area, or inquiries on a specific property, contact us today!

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Scan to visit our website! We offer the latest market data, an in-depth look at our services, and more!

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