



23,820 - 47,760 RSF

Industrial Property For Lease

1955 TIMBER WAY, RENO, NV 89512

\$1.00 PSF + NNN

Get in touch

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COMPASS
COMMERCIAL

Executive Summary



Offering Summary

Lease Rate:	\$1.00 SF/month (NNN)
Building Size:	45,300 SF
Available SF:	23,820 - 23,940 SF
Lot Size:	2.614 Acres
Number of Units:	2
Year Built:	1997
Zoning:	ME

Property Overview

Introducing 1955 Timber Way, a prime commercial property available for lease in Reno, NV. This versatile space offers the ideal setting for a wide range of businesses. Boasting a very competitive lease rate of just \$1.00 per square foot NNN, this property provides exceptional value. The well-maintained interior features abundant natural light, creates a welcoming and productive atmosphere. Don't miss this opportunity to elevate your business in this outstanding location.

Property Highlights

- ~ \$0.18 / PSF NNN

Spaces	Lease Rate	Space Size
1955 Timber Way - Westside Concrete Tilt-Up	\$1.00 SF/month	23,820 SF
1955 Timber Way - Eastside Metal Building	\$1.00 SF/month	23,940 SF

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Lease Spaces



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	23,820 - 23,940 SF	Lease Rate:	\$1.00 SF/month

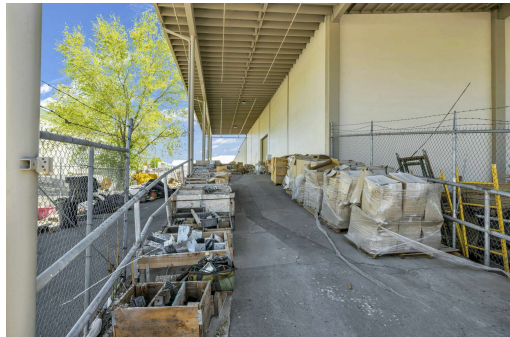
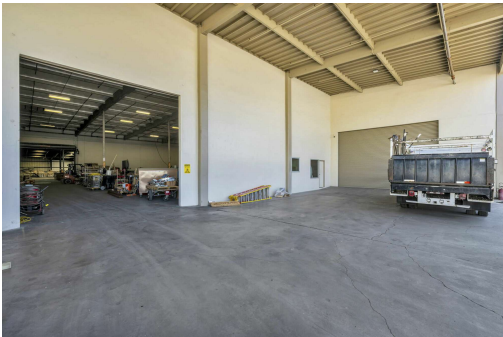
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1955 Timber Way - Westside Concrete Tilt-Up	Available	23,820 SF	NNN	\$1.00 SF/month	Built in 1997. Includes 2,460 SF of Office space and a shop room within warehouse. Fence and paved yard.
1955 Timber Way - Eastside Metal Building	Available	23,940 SF	NNN	\$1.00 SF/month	Built in 1964. Fenced and paved yard.

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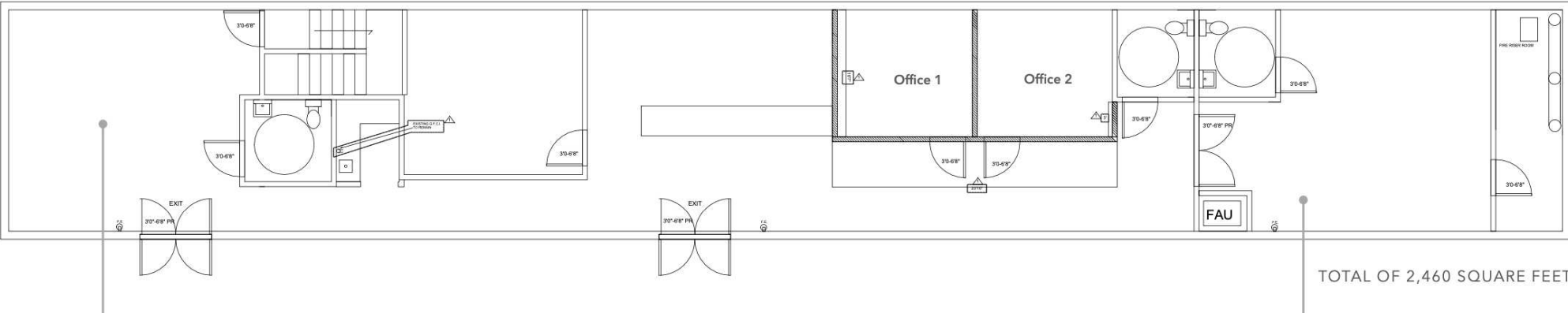
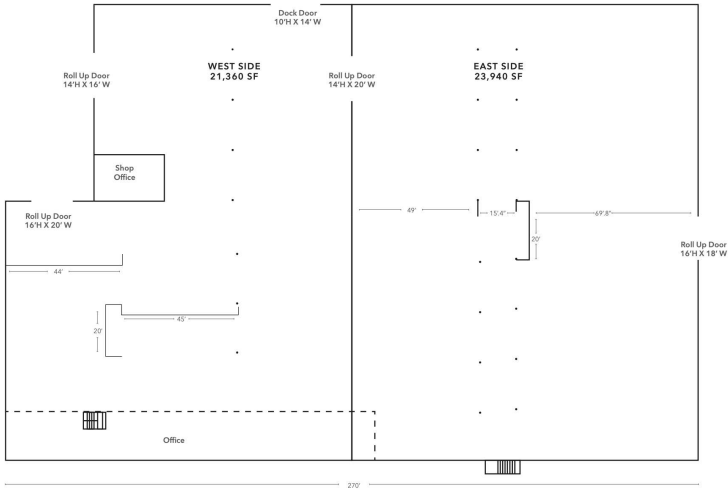
Additional Photos



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Floor Plans



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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,740	6,915	20,444
Average Age	30	31	33
Average Age (Male)	29	31	33
Average Age (Female)	30	31	33

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	965	2,420	7,274
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$62,644	\$59,850	\$64,177
Average House Value	\$332,454	\$362,483	\$416,168

Traffic Counts

/day

Demographics data derived from AlphaMap



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