

For Lease

# Echo Ave. & Mt. Bismark St.



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5601 Echo Ave.  
Reno, NV 89506

**Michael Keating, SIOR**  
Partner  
775.386.9727  
mkeating@logicCRE.com  
S.0174942

**Michael Dorn**  
Vice President  
775.453.4436  
mdorn@logicCRE.com  
S.0189635

## Listing Snapshot



**\$0.57 - \$0.65 PSF NNN**  
Building Lease Rate



**\$0.10 - \$0.15 PSF NNN**  
Yard Lease Rate



**± 8,800 – 25,400 SF**  
Available Square Footage



**\$0.12 PSF**  
NNN Expense

## Property Highlights

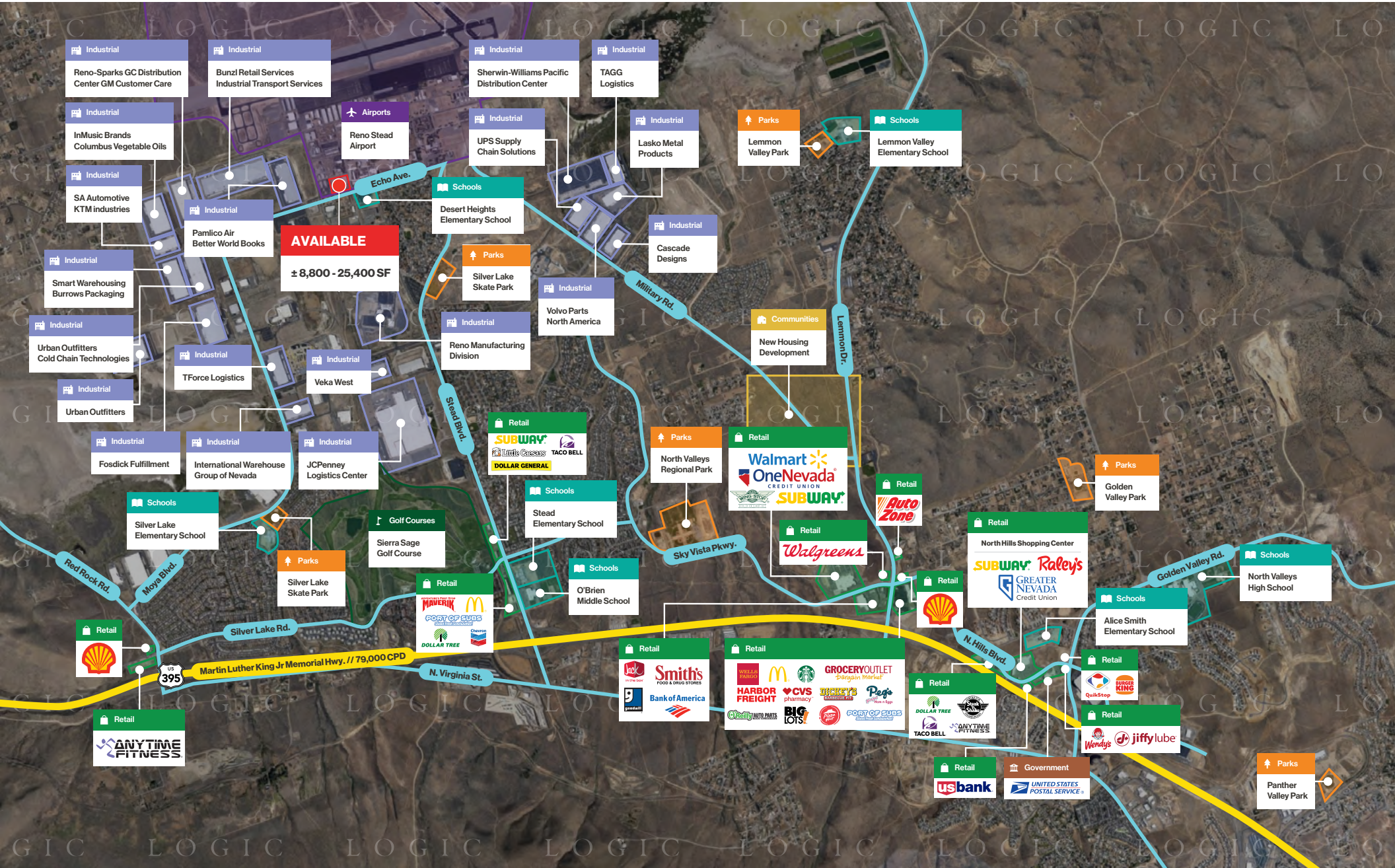
- Multi-building industrial property
- Power: Multiple configurations available
- Manufacturing & logistics focused area
- Easy access from Stead Blvd.

## Demographics

	1-mile	3-mile	5-mile
2025 Population	3,111	35,008	48,790
2025 Average Household Income	\$89,004	\$100,598	\$103,641
2025 Total Households	1,014	11,875	16,970



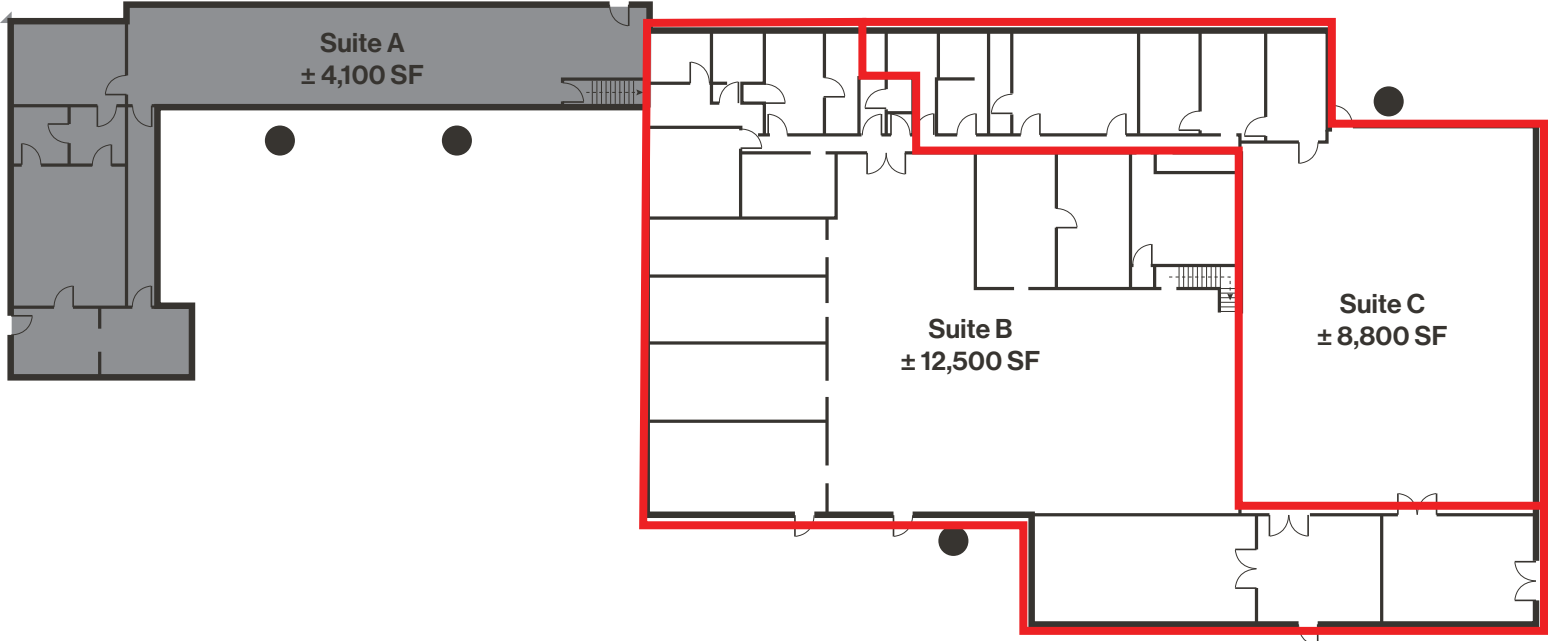
# Aerial



# Floor Plan

■ Leased

● Grade Level Door



# Site Plan

 Subject  Leased  Grade Level Door

## Option A:

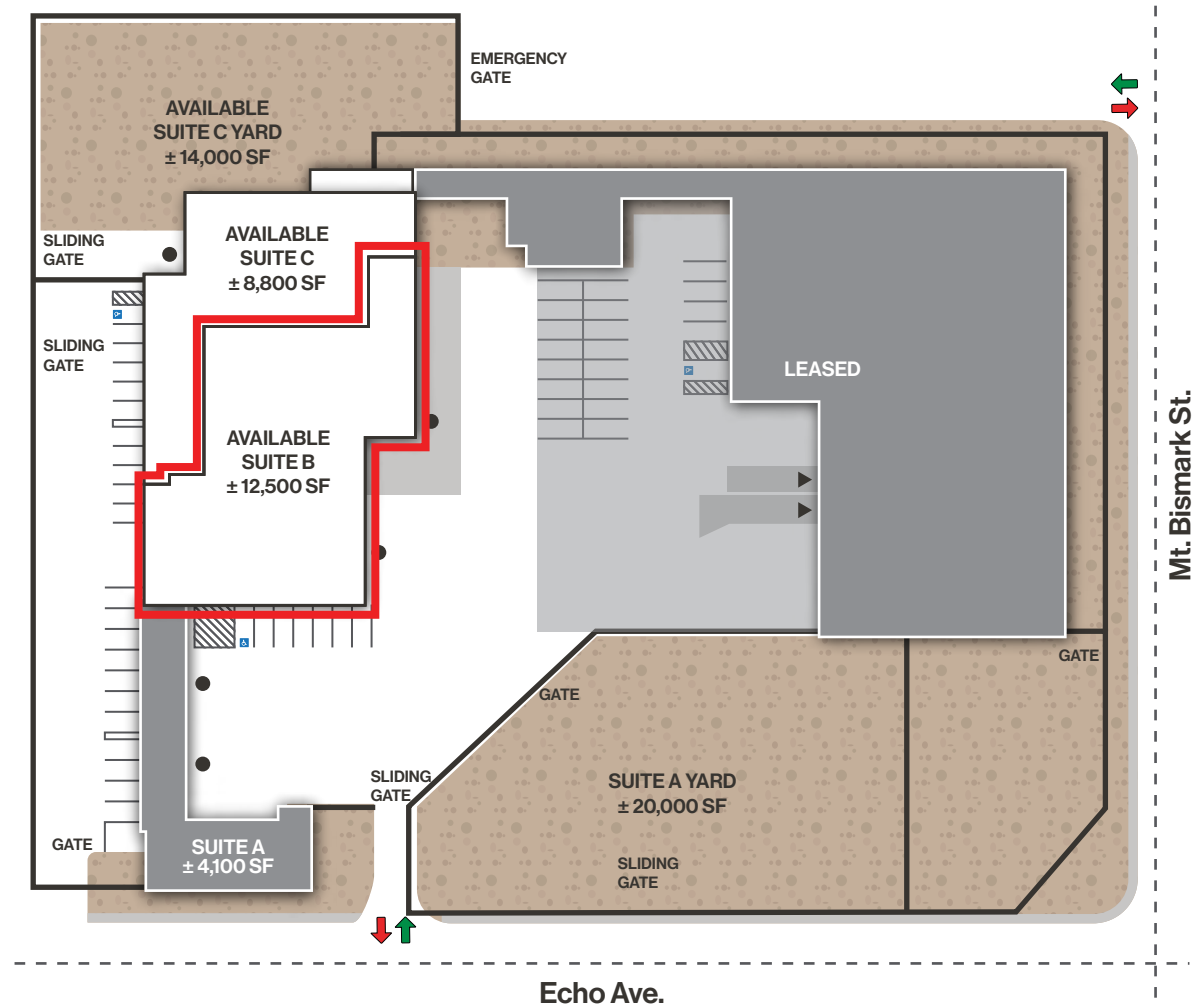


**\$0.65 PSF NNN**

Building Lease Rate


## Suite B

- Building: ± 12,500 SF
- Power: 1000 Amps, 480/277 V, 3-Phase
- Clear Height: 23'
- One (1) 16'x10' grade level door
- One (1) 10'x8' grade level door



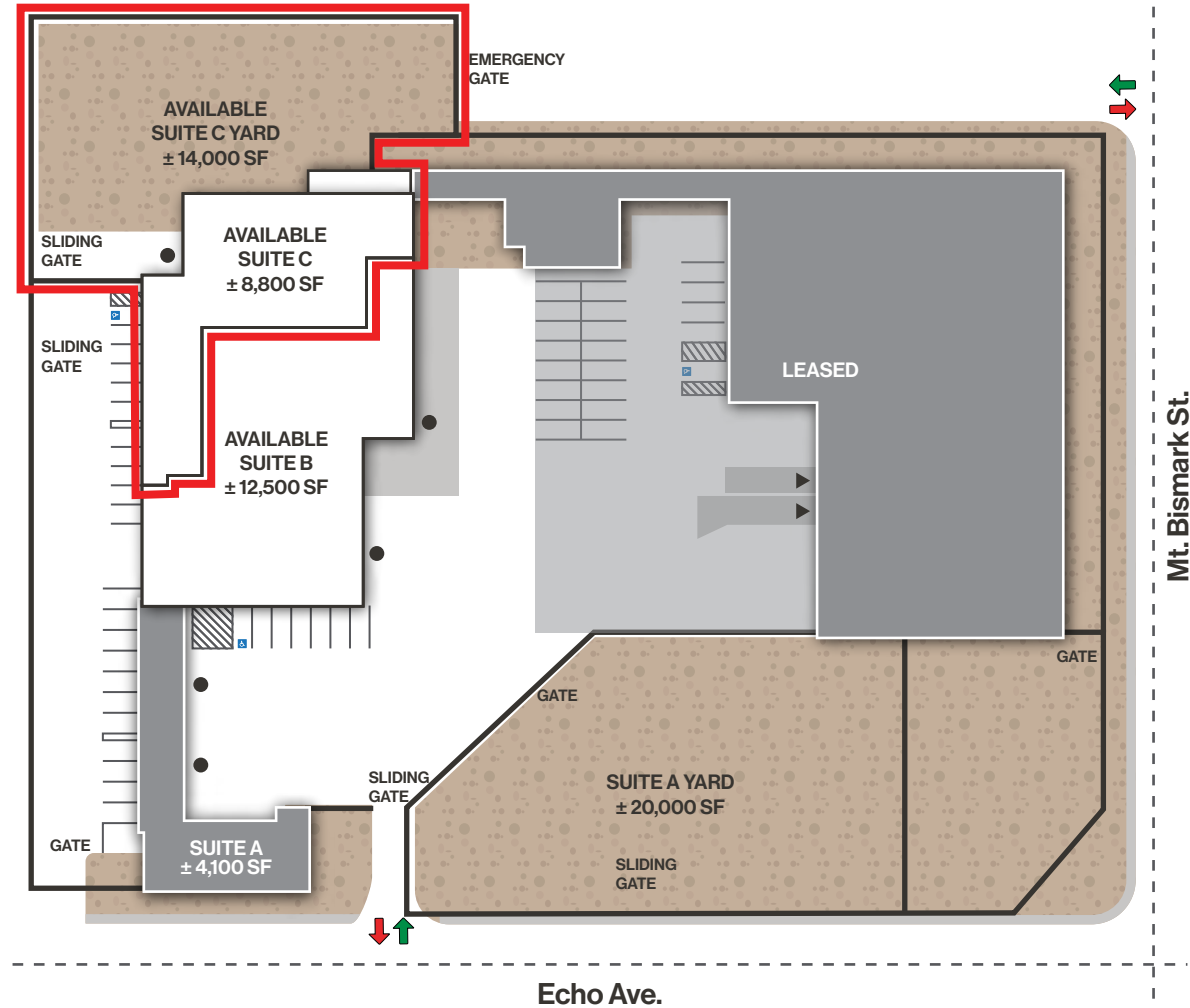
**Option B:**


**\$0.65 PSF NNN**  
 Building Lease Rate


**\$0.10 PSF NNN**  
 Yard Lease Rate

**Suite C with Suite C Yard**

- Building: ± 8,800 SF
- Yard Space: ± 14,000 SF
- Power: 450 Amps, 208/120 V, 3-Phase
- Clear Height: 14'
- One (1) 10'x10' grade level door



## Option C:



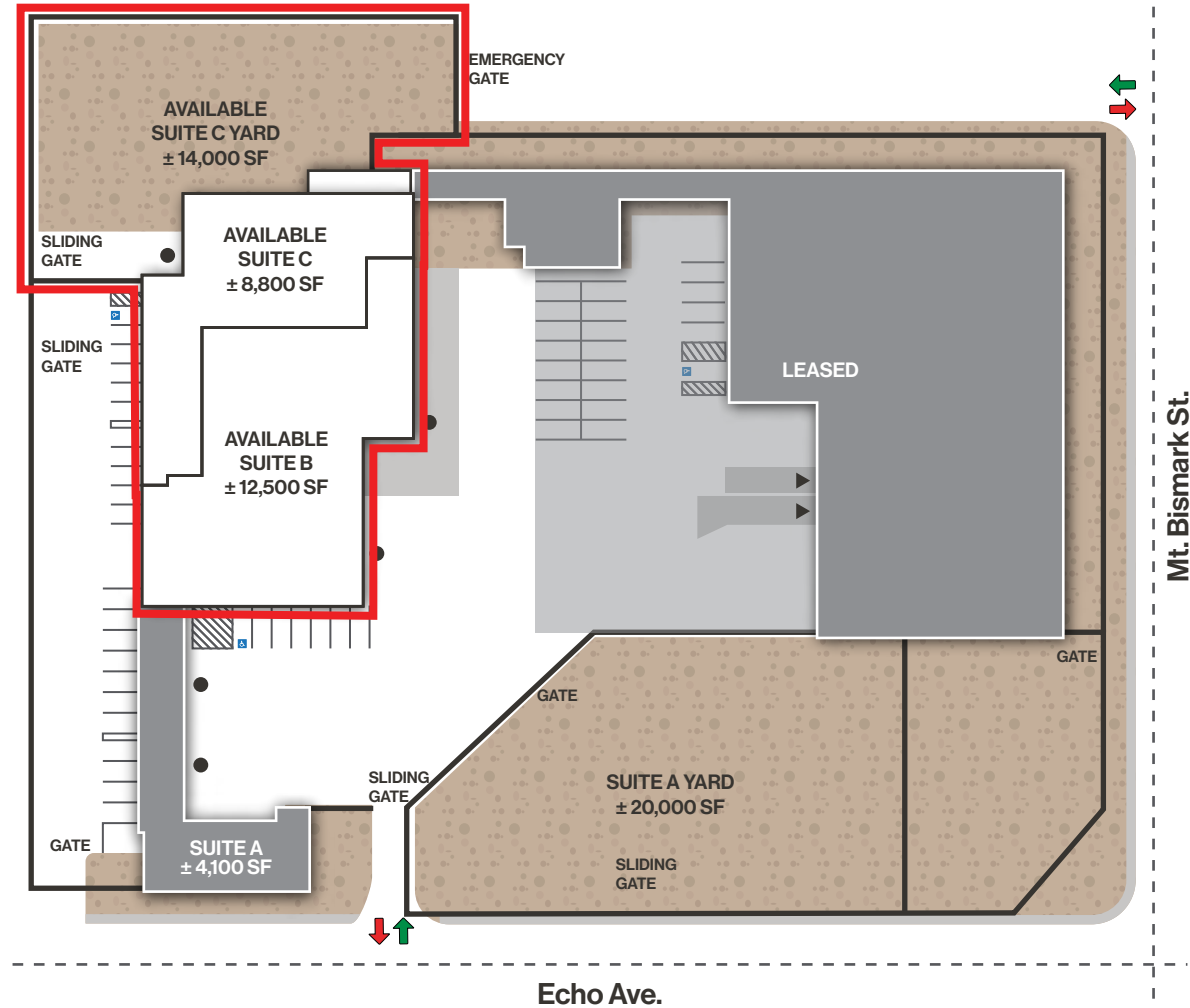
**\$0.57 PSF NNN**  
Building Lease Rate



**\$0.12 PSF NNN**  
Yard Lease Rate

### Suites B & C with C yard

- Building: ± 25,400 SF
- Yard: ± 34,000 SF
- Power: 1000 Amps, 480/277 V, 3-Phase in Suite B  
450 Amps, 208/120 V, 3-Phase in Suite C
- Clear Height: 10'-23'
- One (1) 16'x10' grade level door
- One (1) 10'x8' grade level doors
- One (1) 10'x10' grade level door



Property Photos



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For inquiries please reach out to our team.

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