



**WATCH VIDEO
TOUR HERE**

Colliers



385 Cabela Drive, Suite 103 // Reno, Nevada

104,000 SF
INDUSTRIAL
FOR SUBLEASE
Lease Rate: \$0.50/SF NNN

PROPERTY HIGHLIGHTS

385 Cabela Drive, Suite 103 // Reno, Nevada

- › ±104,000 SF available
- › ±1,650 Office space
- › Four (4) restrooms and ±650 SF breakroom
- › Skylights throughout
- › Nineteen (19) dock doors, 6 with pit levelers
- › Two (2) Grade level doors
- › 4,000 Amps 480/277 Volt Power
- › ESFR sprinkler system
- › Concrete tilt - up
- › 50' x 50' column spacing
- › 32' clear height
- › Immediate access to Interstate 80
- › 4 miles east of the California border
- › 14 miles west of US 395/Interstate 580
- › 16 miles west of Reno-Tahoe International Airport
- › 208 miles east from Port of Oakland/San Francisco
- › Lease expiration: 5/31/2030



**WATCH VIDEO
TOUR HERE**



32' Clear
Height



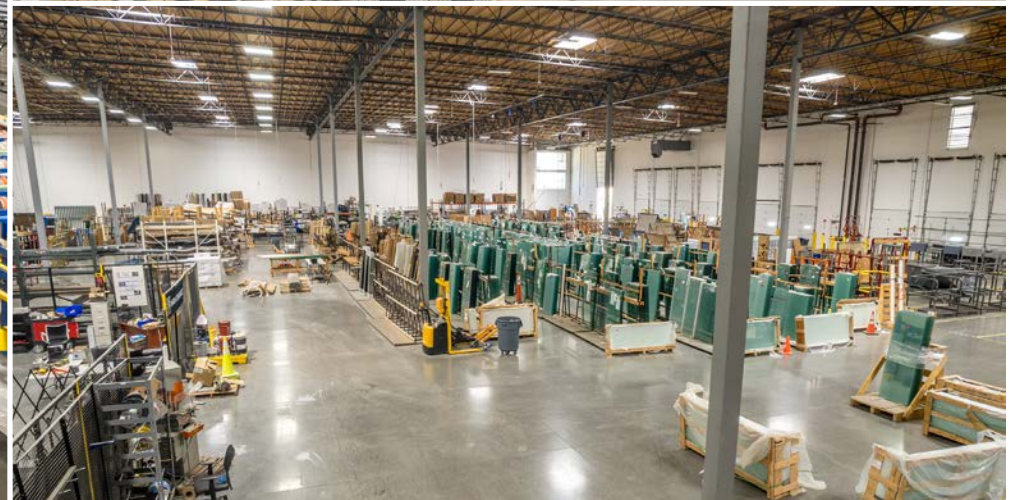
19 Dock
High Doors



Easy I-80
Ingress/Egress

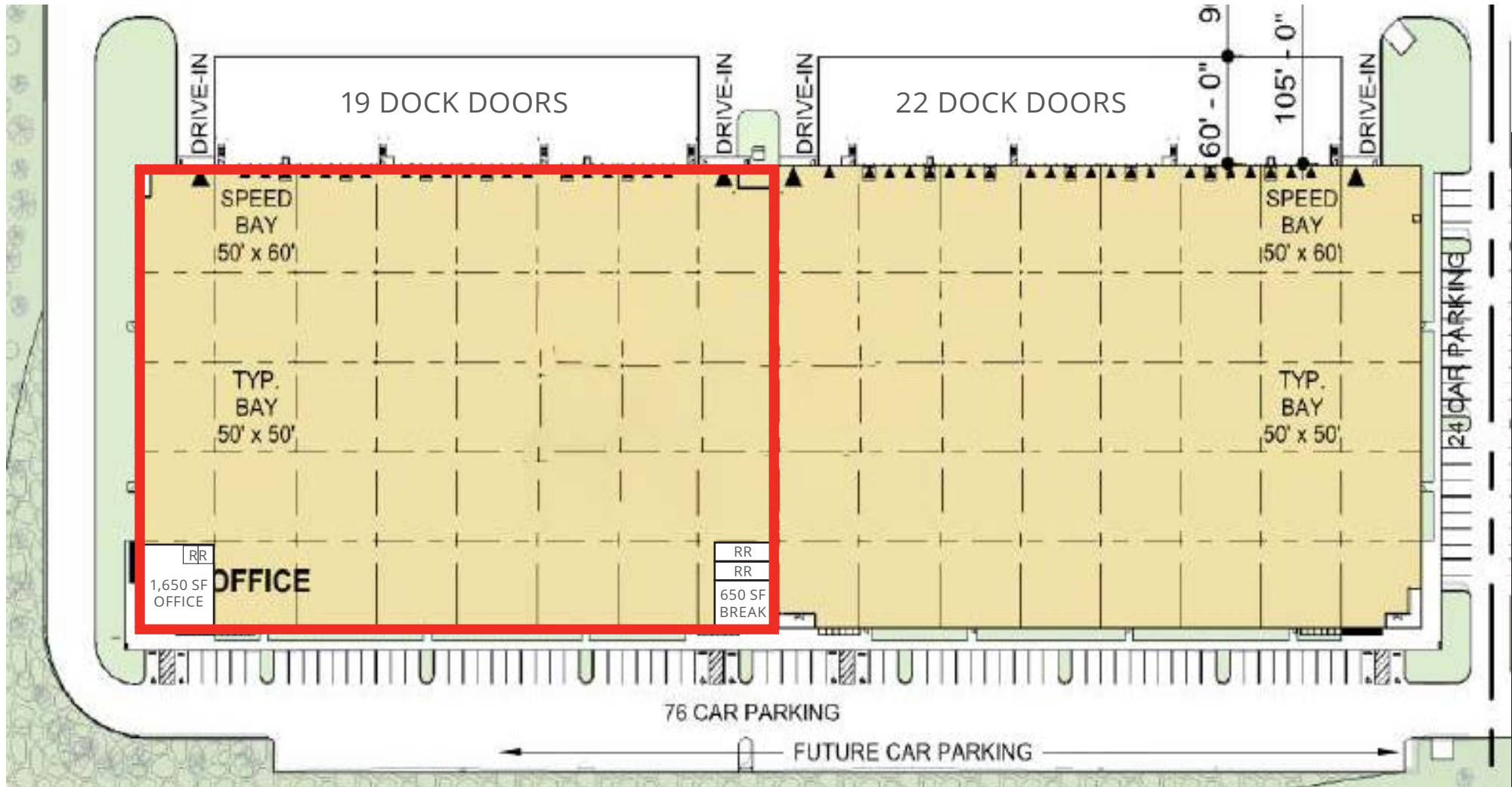


Freeway
Visibility



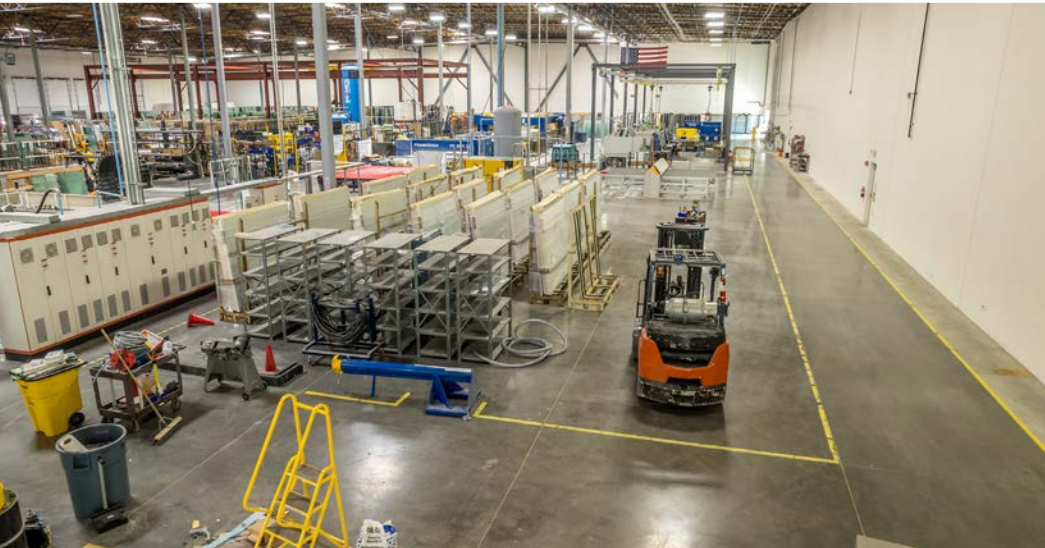
SITE PLAN

385 Cabela Drive, Suite 103 // Reno, Nevada



WHAREHOUSE SPACE

385 Cabela Drive, Suite 103 // Reno, Nevada



OFFICE SPACE

385 Cabela Drive, Suite 103 // Reno, Nevada



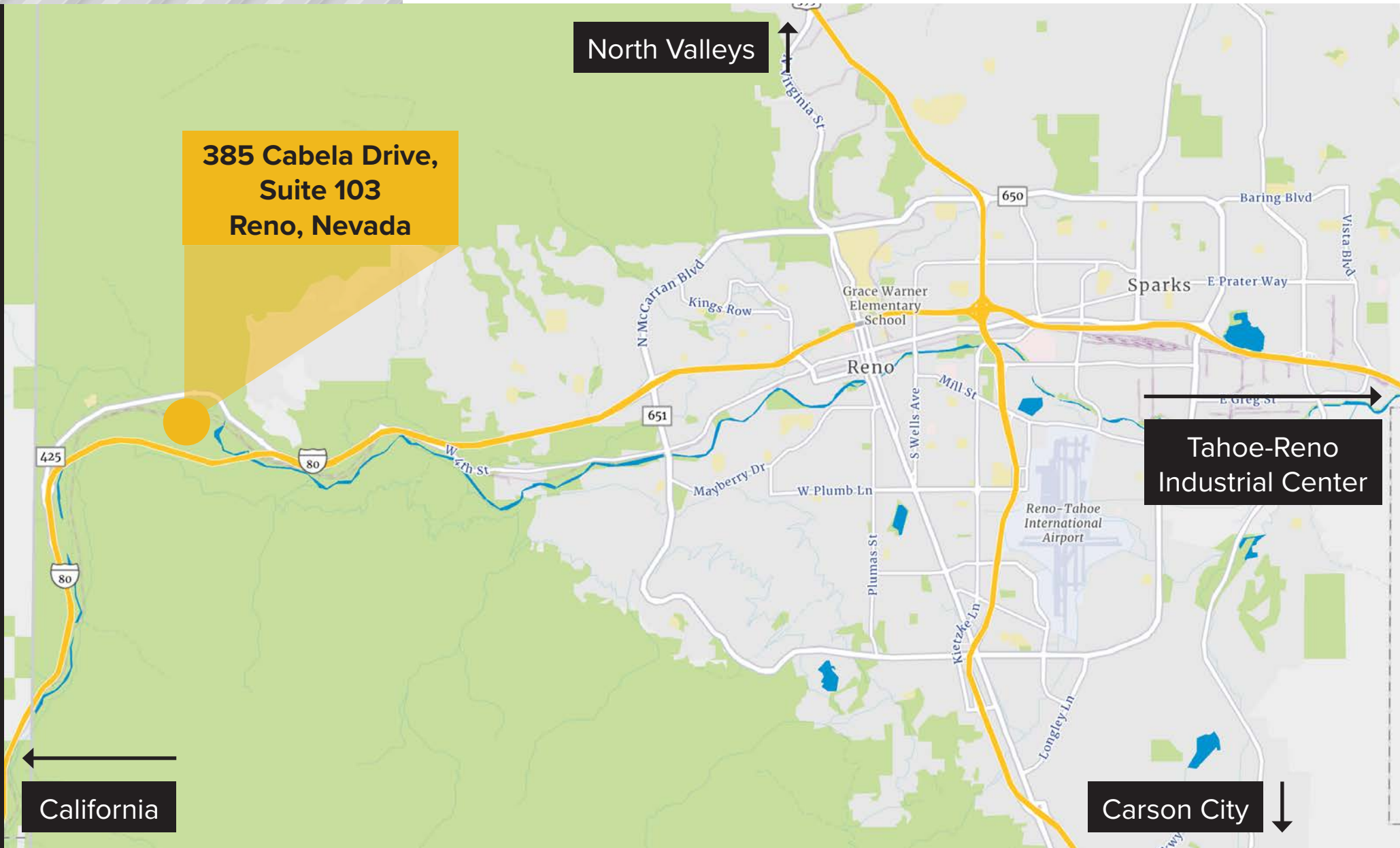
SURROUNDING AREA

385 Cabela Drive, Suite 103 // Reno, Nevada



LOCATION MAP

385 Cabela Drive, Suite 103 // Reno, Nevada



AERIAL

385 Cabela Drive, Suite 103 // Reno, Nevada

385 Cabela Drive,
Suite 103
Reno, Nevada

patagonia®
POWERPSONIC
TRUSTED BATTERY SOLUTIONS
M MASONITE.

THE KALLAN
242 Multi Family
Apartment Units



Cabela's

BOOMTOWN
CASINO HOTEL

546 Single Family
Homes - Approved

1,225 Single Family
Homes - Approved

78 Single Family
Homes - Approved

INDUSTRIAL FOR SUBLEASE

385 Cabela Drive, Suite 103 // Reno, Nevada

CASEY SCOTT, CCIM

Vice President

+1 775 823 6630

Casey.Scott@colliers.com

NV Lic S.0173901.LLC

MAKENNA BACKSTROM

Associate

+1 775 823 6622

Makenna.Backstrom@colliers.com

NV Lic S.0194236



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.