



2400 TAMPA STREET |
RENO, NV

Tampa Industrial Park

INDUSTRIAL
PROPERTY FOR LEASE



LISA READ

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2 | Property Summary



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 2400 Tampa Street, Reno, NV. This prime commercial space offers convenient 24-hour access, ideal for businesses looking for flexibility and convenience. The property's strategic location near UNR and North McCarran Blvd provides easy accessibility and visibility. With a focus on meeting the needs of modern businesses, this space presents an excellent opportunity for companies looking to establish or expand their presence in the thriving Reno area. Experience the potential for your business to thrive in this dynamic and versatile space. Do not miss out on this incredible opportunity.

PROPERTY HIGHLIGHTS

- Located Near UNR And North McCarran Blvd.
- 24-Hour Access
- Additional Yard Space Available

OFFERING SUMMARY

Lease Rate:	\$0.75 - 1.00 SF/month (NNN)
Available SF:	1,027 - 12,923 SF
Building Size:	93,001 SF

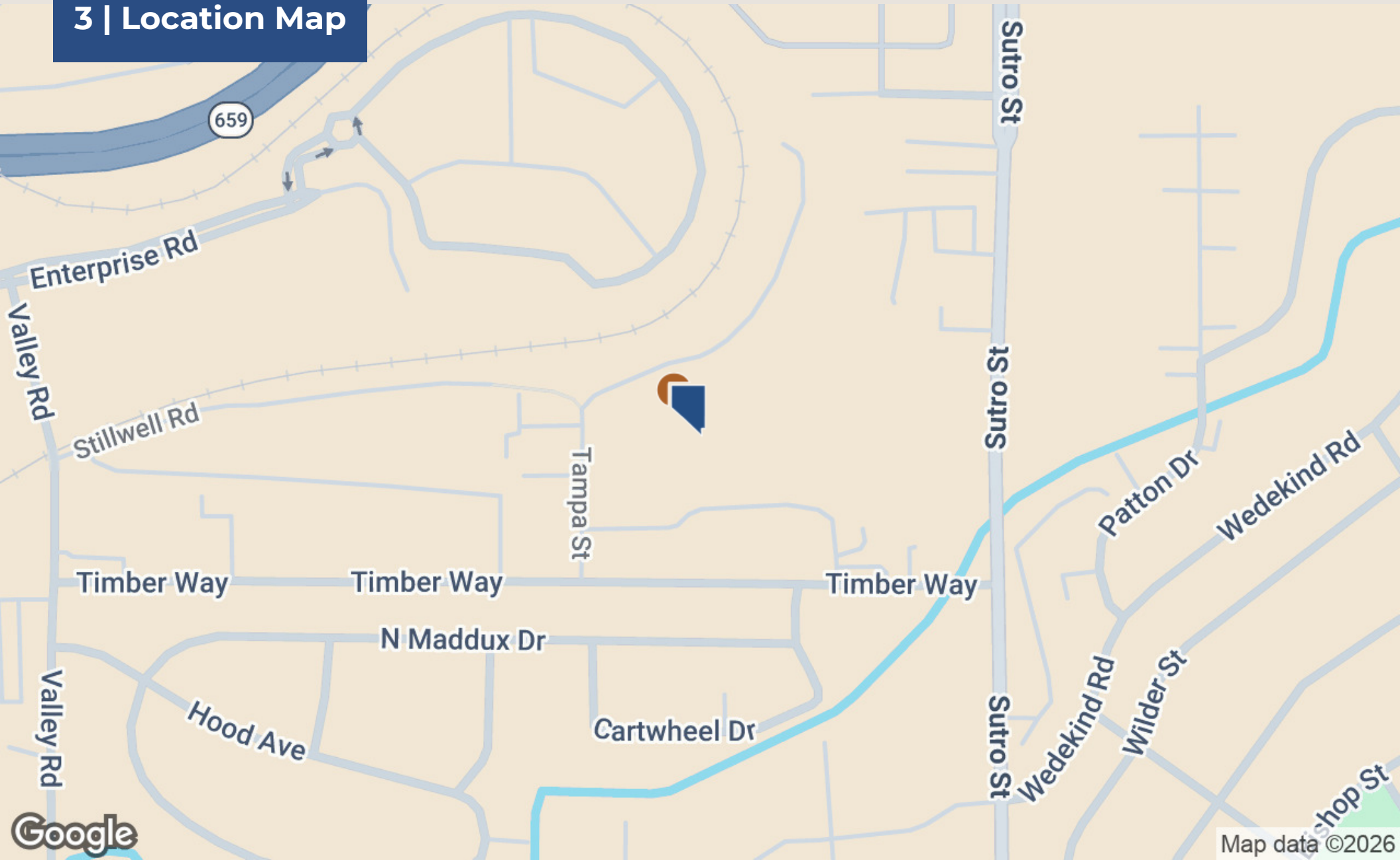
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	753	2,493	7,170
Total Population	2,085	6,430	17,833
Average HH Income	\$56,168	\$56,755	\$58,598



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3 | Location Map



Map data ©2026



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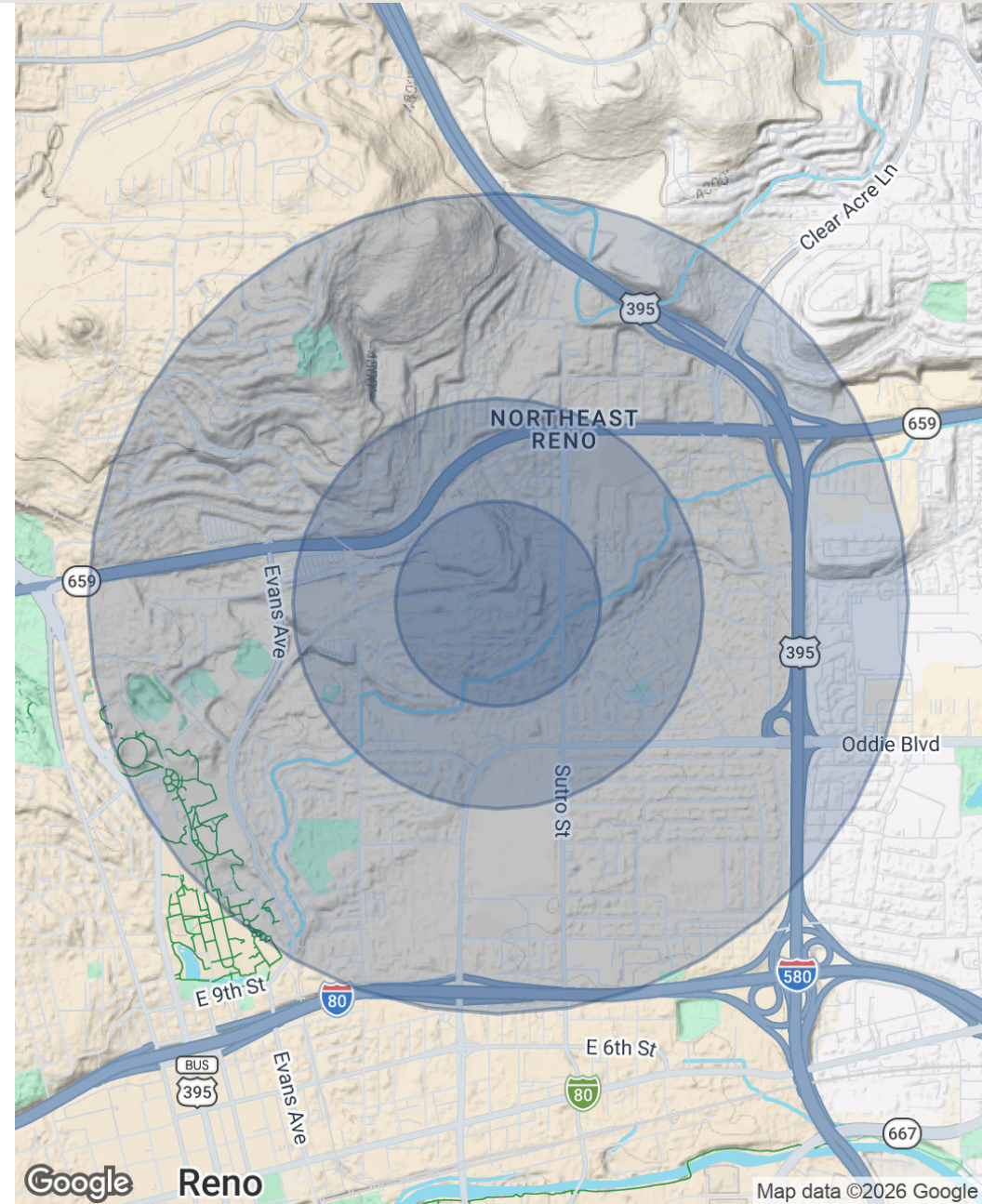


4 | Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,085	6,430	17,833
Average Age	26.1	28.1	31.1
Average Age (Male)	25.8	28.3	32.2
Average Age (Female)	28.3	30.8	33.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	753	2,493	7,170
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$56,168	\$56,755	\$58,598
Average House Value	\$253,280	\$275,660	\$283,887

2023 American Community Survey (ACS)



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5 | Lease Spaces



LEASE INFORMATION

Lease Type:	NNN; Gross	Lease Term:	Negotiable
Total Space:	1,027 - 12923 SF	Lease Rate:	\$0.75 - \$1.00 SF/month Yard Space for \$.15/SF

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 44-49	Available	12,923 SF	NNN	\$0.75 SF/month	<ul style="list-style-type: none"> • Located Near UNR and North McCarran Blvd. • 24-Hour Access
Suite 124	Available	1,027 SF	NNN	\$1,232.00 SF/month	<ul style="list-style-type: none"> • Located Near UNR and North McCarran Blvd. • 24-Hour Access
Yard D	Available	9,379 SF	Gross	\$0.15 SF/month	Yards D-G can be combined!
Yard E	Available	12,507 SF	Gross	\$0.15 SF/month	Yards D-G can be combined!
Yard F	Available	16,823 SF	Gross	\$0.15 SF/month	Yards D-G can be combined!
Yard G	Available	12,254 SF	Gross	\$0.15 SF/month	Yards D-G can be combined!

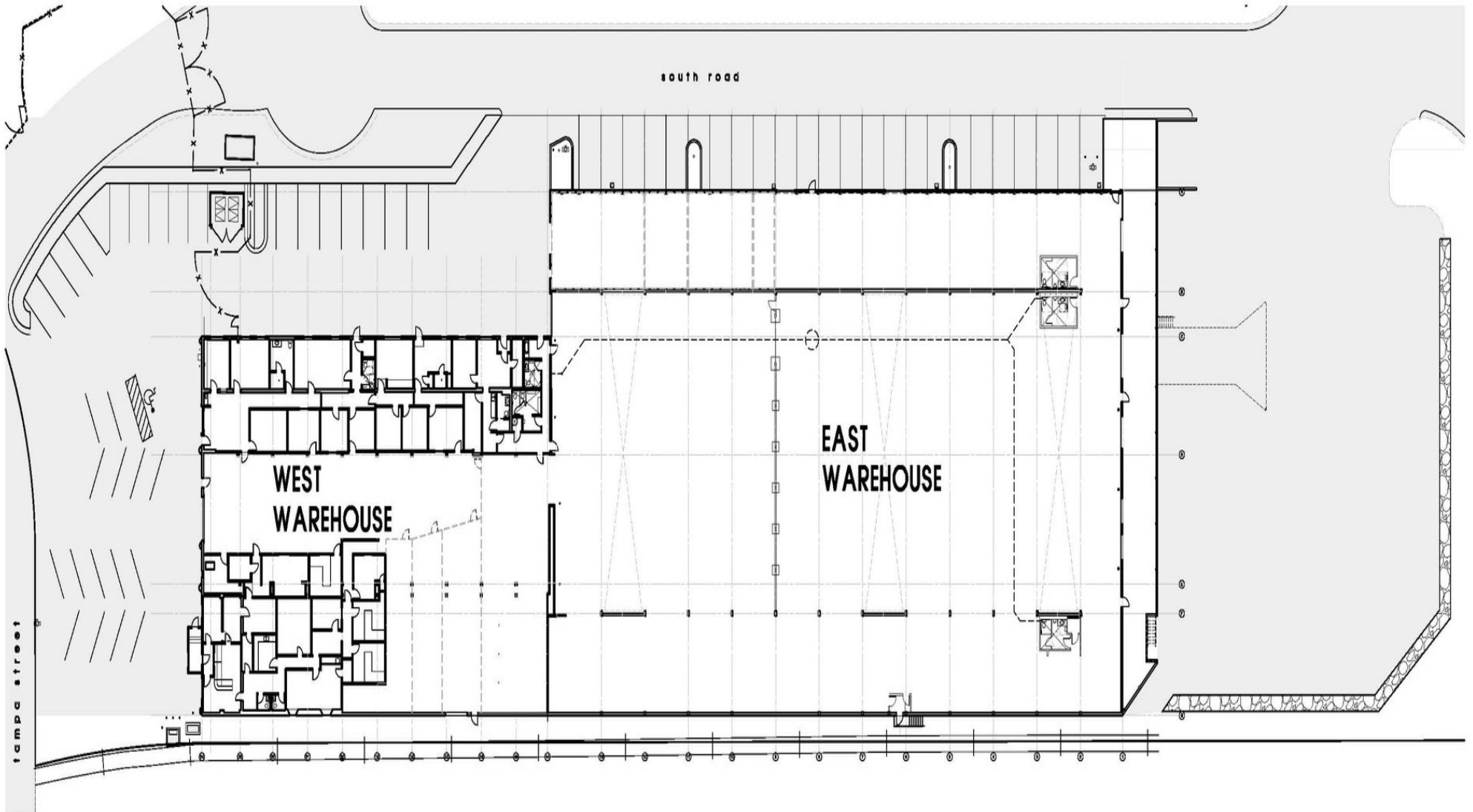


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6 | Additional Photos

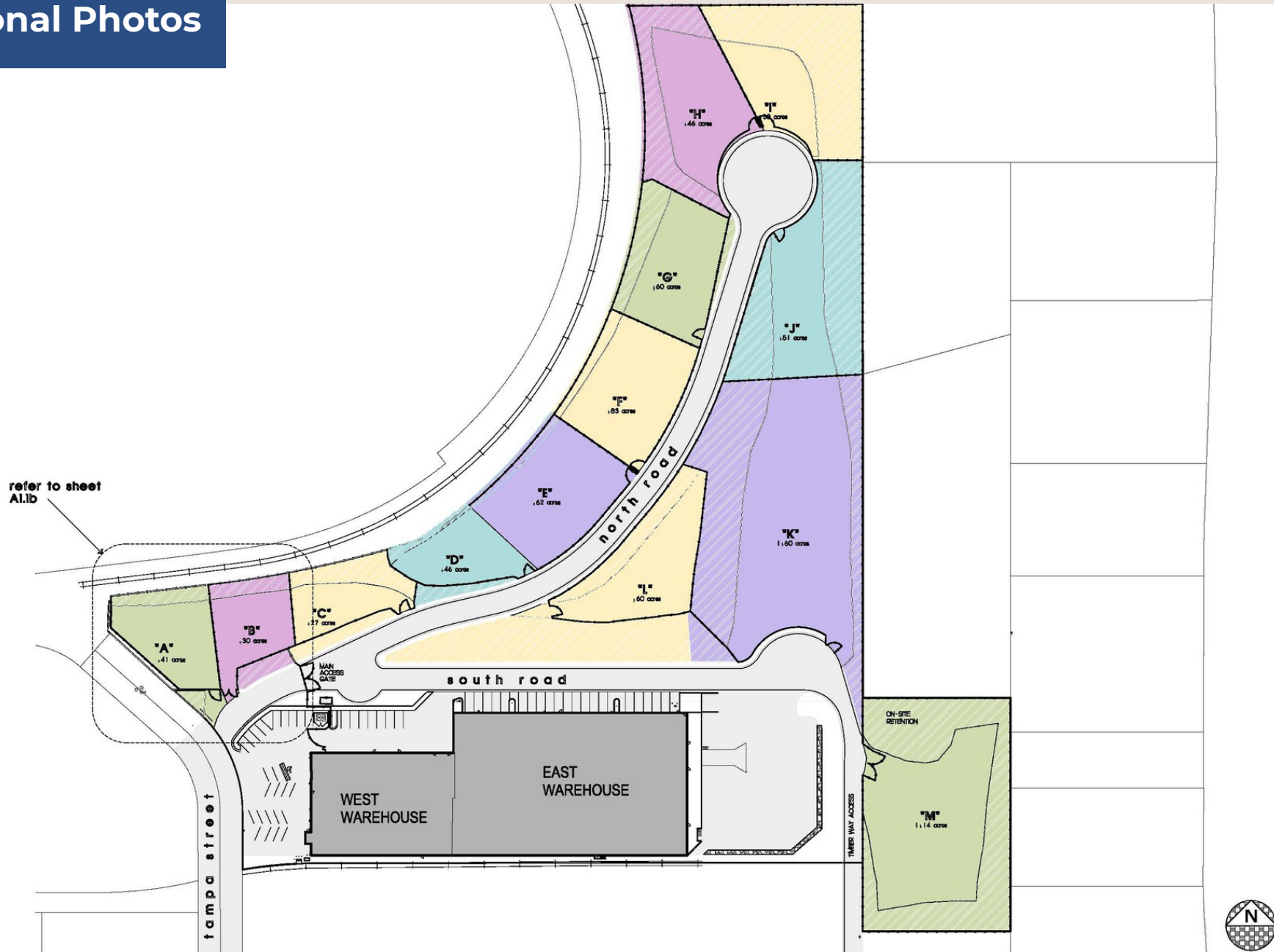


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7 | Additional Photos

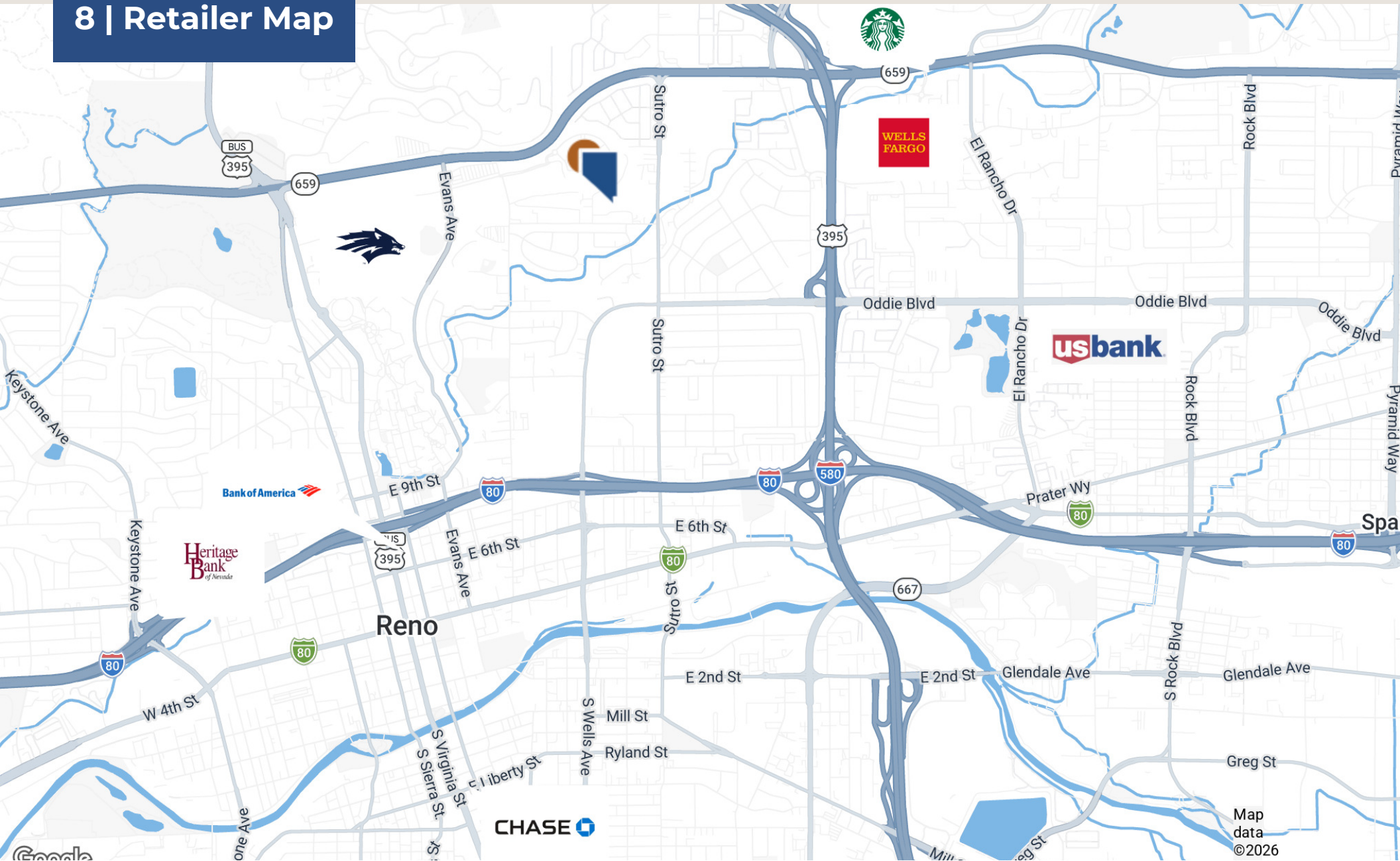


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8 | Retailer Map



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