

FOR SUBLEASE

875 E PATRIOT BLVD, STE 208, RENO NV 89511



±24,000 SF
AVAILABLE



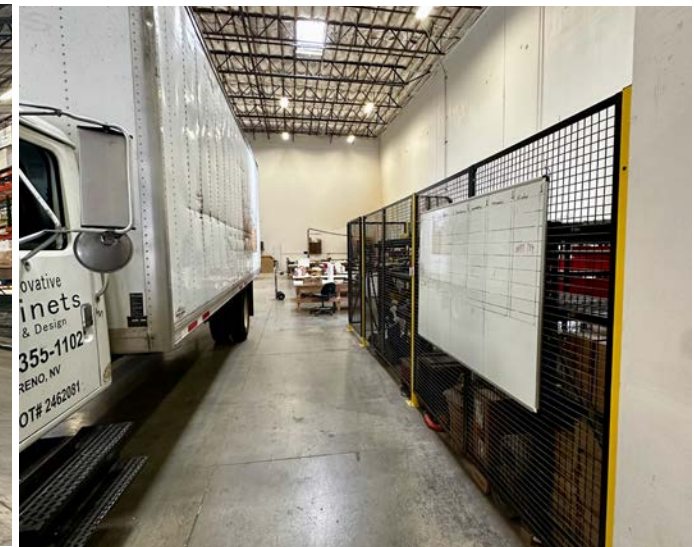
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**CUSHMAN &
WAKEFIELD**



// PROPERTY DETAILS



TOTAL SIZE
±162,000 SF



CLEAR HEIGHT
30'



ZONING
MS



AVAILABLE SIZE
±24,000 SF



DOORS
**(1) DRIVE-IN DOORS;
(6) DOCK DOORS**



APN
025-491-14 (WASHOE)



RATE
NEGOTIABLE



PARKING
(48) AUTO SPACES



YEAR BUILT/RENOVATED
1997

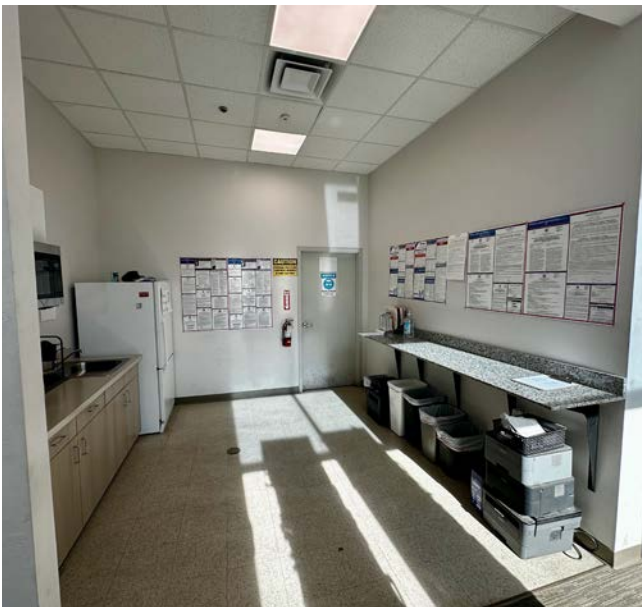
// PROPERTY HIGHLIGHTS

- South Reno Industrial Warehouse Facility
- ±1,257 SF office with 2 private offices, break room, and conference room

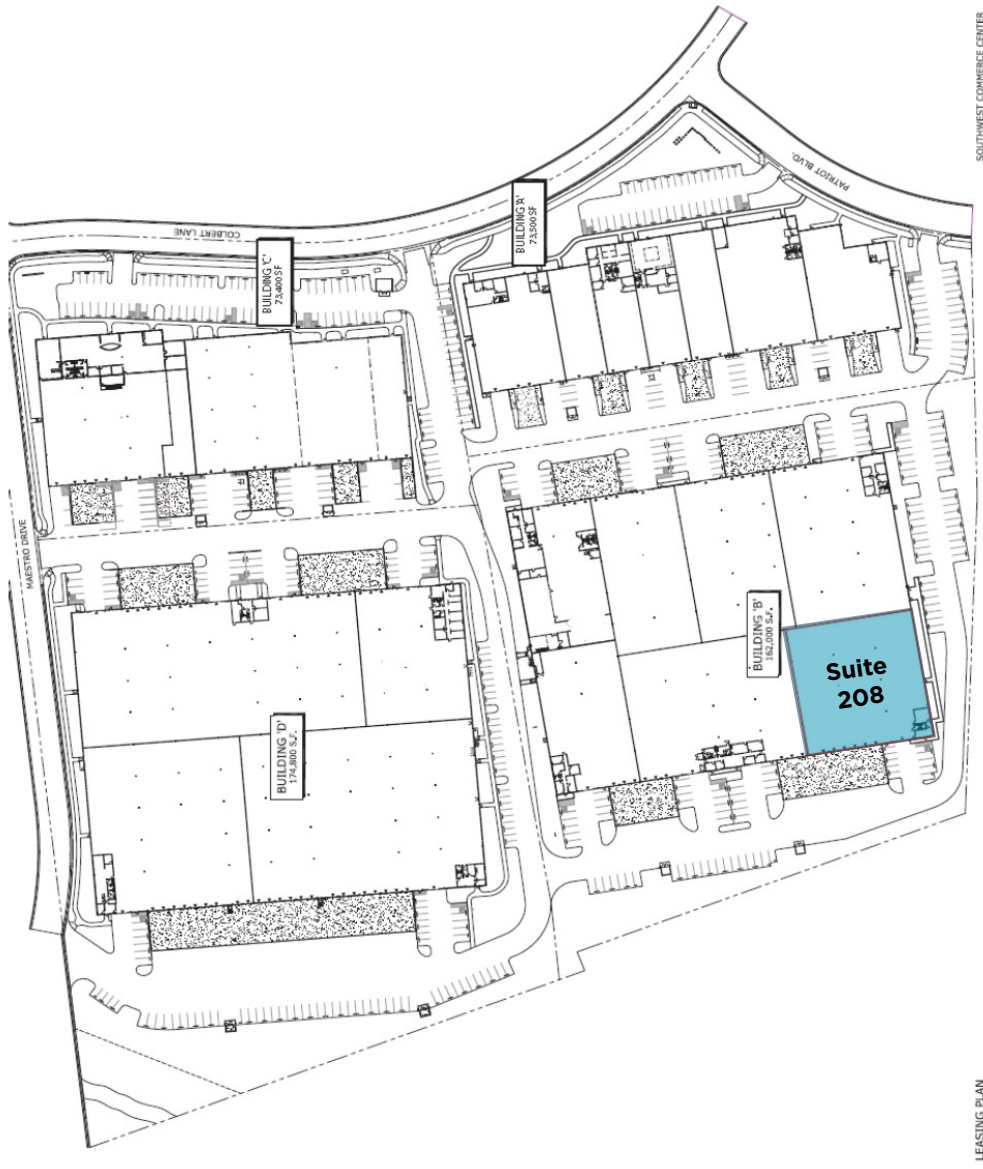
// PROPERTY PHOTOS



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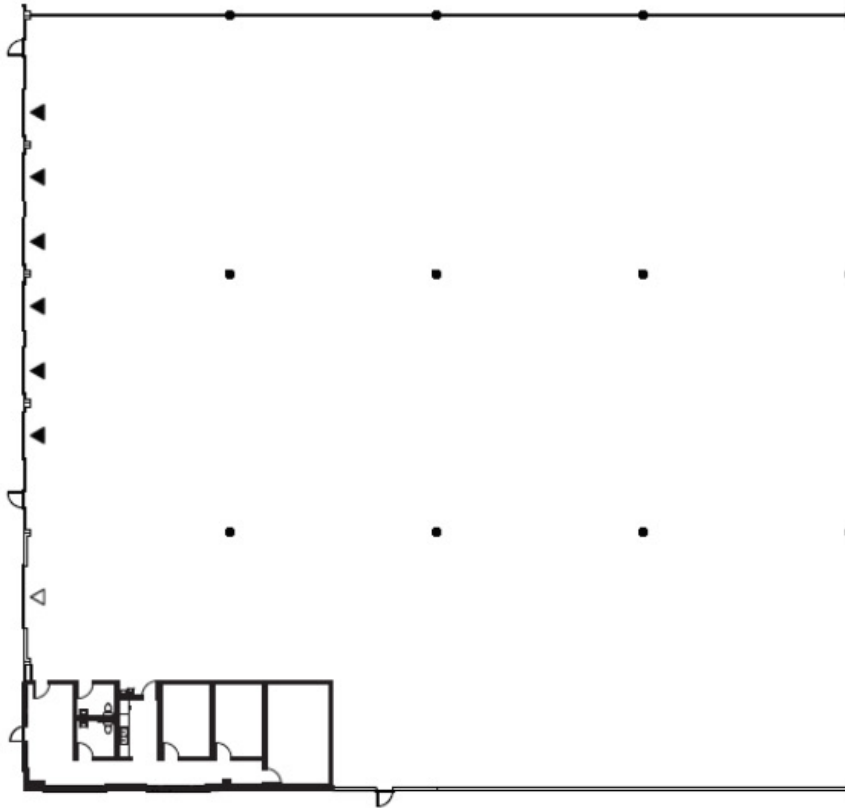
// SITE PLAN



// FLOOR PLAN - SUITE 208

Suite 208

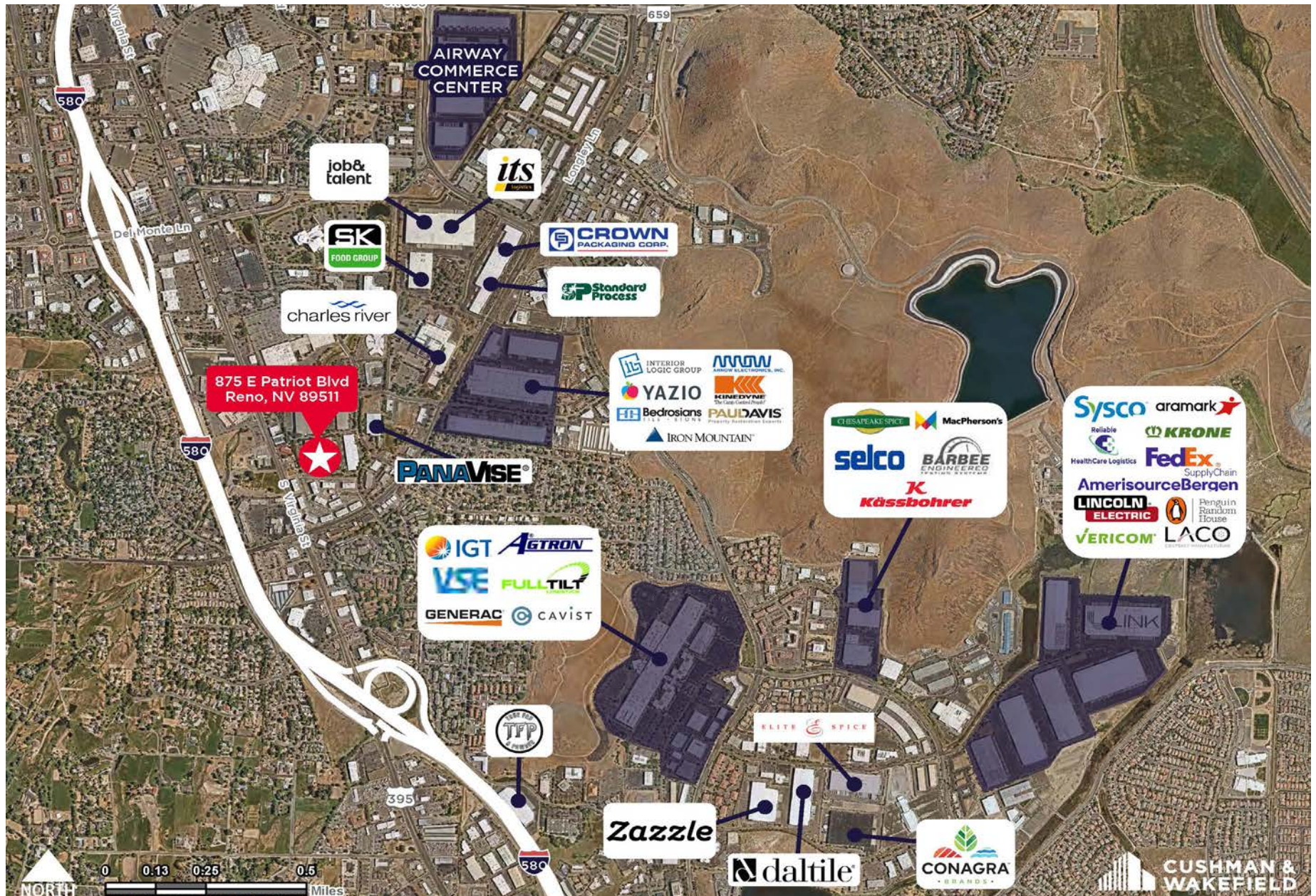
FLOOR PLAN - ±24,000



OFFICE SPACE - ±1,257 SF



// SURROUNDING AERIAL INDUSTRIAL TENANT MAP



// 875 E PATRIOT BLVD STE 208
RENO NV 89511

// DRIVE-TIME MAP

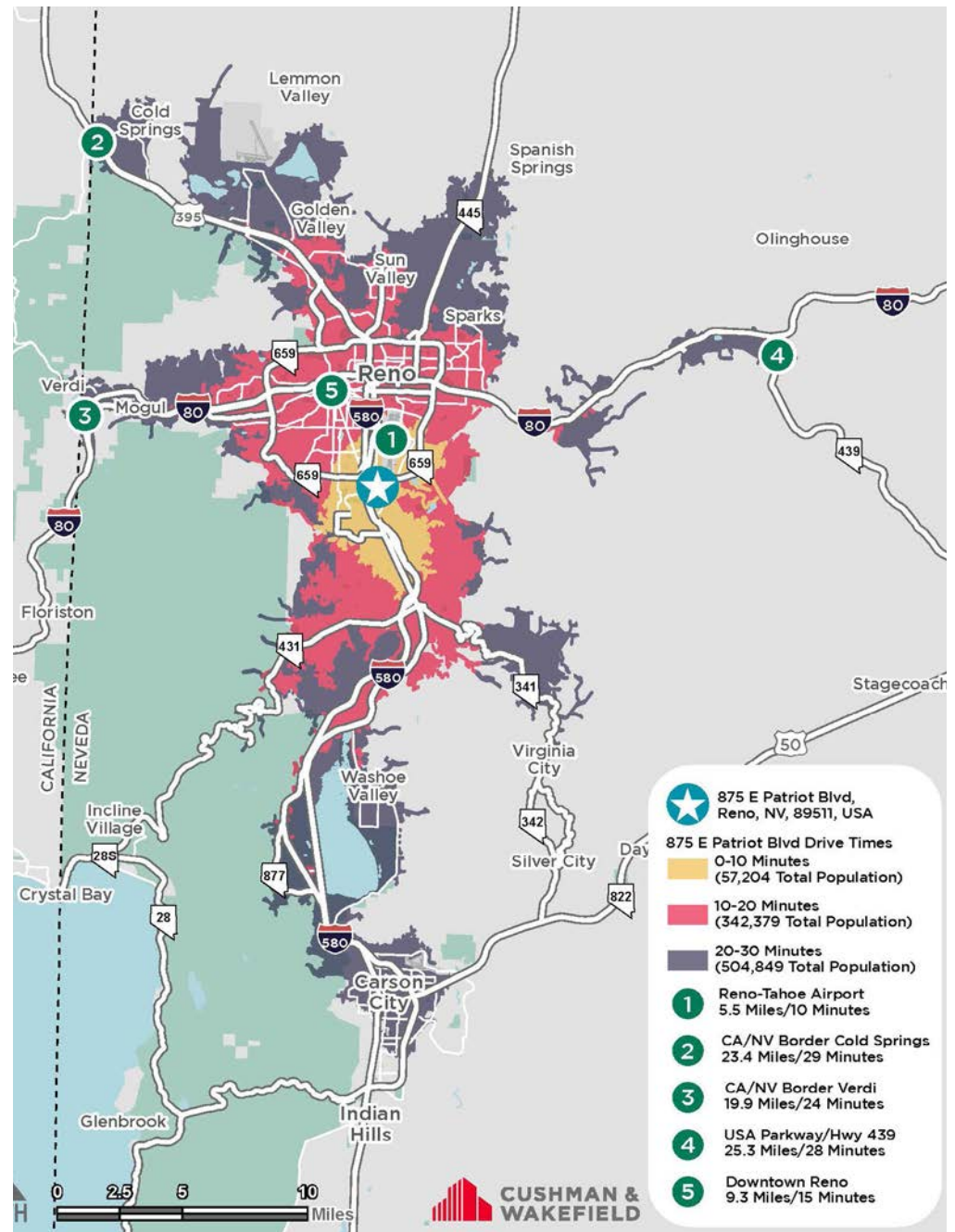
1	Reno-Tahoe Airport	14 Min/5 Mi
2	CA/NV Border Cold Springs	32 Min/23 Mi
3	CA/NV Border Verdi	25 Min/22 Mi
4	USA Parkway/Tahoe Reno Industrial Cntr.	30 Min/27 Mi
5	Downtown Reno	15 Min/9 Mi

Source: ESRI

// DEMOGRAPHICS

2024	1 Mile	3 Miles	5 Miles
Population	8,789	70,343	154,195
Households	4,046	29,780	66,150
Housing Units	4,242	31,759	70,823
Median Age	35.3	38.1	40.6
Median Household Income	\$72,971	\$78,936	\$87,068
Average Household Income	\$106,459	\$113,119	\$124,837

Source: ESRI



REASONS TO MAKE MAKE THE MOVE



TAX ADVANTAGE

- Ranked #3 in Most Business-Friendly Tax Climate
- NO Corporate Income Tax
- NO Personal Income Tax
- NO Franchise Tax
- NO Unitary Tax
- NO Inventory Tax
- NO Inheritance Tax
- NO Estate Tax



QUALITY OF LIFE ADVANTAGE

- Affordable Living Costs, 0.9% Lower Than the National Average
- Emerging New Downtown
- Strong Sense of Community
- Four Vibrant Seasons
- Endless Recreation Opportunities
- Burgeoning Arts and Culture Lifestyle
- A Balanced Life Pace



OPERATING ADVANTAGE

- Strategic Location - Central Among the 11 Western States
- Room for New and Expanding Companies - Over 90 Million Square Feet of Industrial Space
- Diverse Labor Market
- Wide Range of Financial Resources
- Entrepreneurial Services and Support



THE NEW NORTHERN NEVADA

- 100 Companies Have Relocated Here in the Last 3 Years Plus Proximity to Major Markets
- Home to Tesla's New Gigafactory, Switch, Apple, eBay, Rackspace, Amazon, Zulily, Jet.com, Cimpress, Alltrade Tools, Microsoft, Intuit, Sierra Nevada Corp, and Many More
- Affordable Large Scale Real Estate and Water Available
- Ranked #4 for Highest Market Rental Growth in U.S./Canada



TRANSPORTATION

Less than 1-day truck service to >60 MM customers, 8 states, and 5 major ports. Two-day truck service to 11 states.



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PROMINENT EMPLOYERS

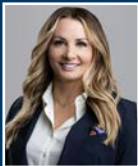
- Amazon
- Chewy
- Dupont
- El Dorado Resorts
- Employers Insurance
- ERG Aerospace
- FedEx
- Figure Technologies
- Google
- Integrity Staffing Solutions
- Intuit
- NOW Foods
- NV Energy
- Panasonic
- Patagonia
- Peppermill Resorts, Inc.
- Polaris
- Renown Health
- St. Mary's Health Network
- Sierra Nevada Corporation
- Switch
- Tesla
- University of Nevada, Reno
- Uline
- UPS
- Urban Outfitters

TOP 10 RANKED STATES FOR BUSINESS

BUSINESS FACILITIES'
MAGAZINE - 14TH ANNUAL
STATE RANKINGS REPORT



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