

MAJESTIC

RENO COMMERCENTER II

9515 N. VIRGINIA ST. | BLDG. 3 | RENO, NV 89506

NEW CONSTRUCTION
STATE-OF-THE-ART
INDUSTRIAL BUILDING



BUILDING 3

±135,879 TOTAL SF AVAILABLE

FOR MORE INFORMATION, PLEASE CONTACT

ERIC BENNETT

Executive Vice President
+1 775 356 6118
eric.bennett@cbre.com
www.cbre.com/eric.bennett
Lic. S.0046241

BRANDON KLINE

+1 562 576 1617
bkline@majesticrealty.com



CBRE

36'

 **52' x 50' w/ 60' Speed Bays**
COLUMN SPACING

- ±135,879 TOTAL SF AVAILABLE

- 3,418± SF OF OFFICE SPACE

- WAREHOUSE LIGHTING ON 15' PIG TAILS

- 22 DOCK DOORS

- DOCK EQUIPMENT - 40K
MECHANICAL LEVELERS AT
EVERY OTHER POSITION

- 126 AUTO PARKING SPACES

- 31 TRAILER PARKING STALLS

- CONCRETE TILT-UP

- CIRCULAR SITE FLOW

- TRUCK COURTS: 185'

- POWER: 1,200AMP,
277/480 VOLT, 3-PHASE,
4-WIRE SERVICE

- SPRINKLERS: ESFR

- ROOF: 60 MIL TPO WITH R38 ROOF INSULATION

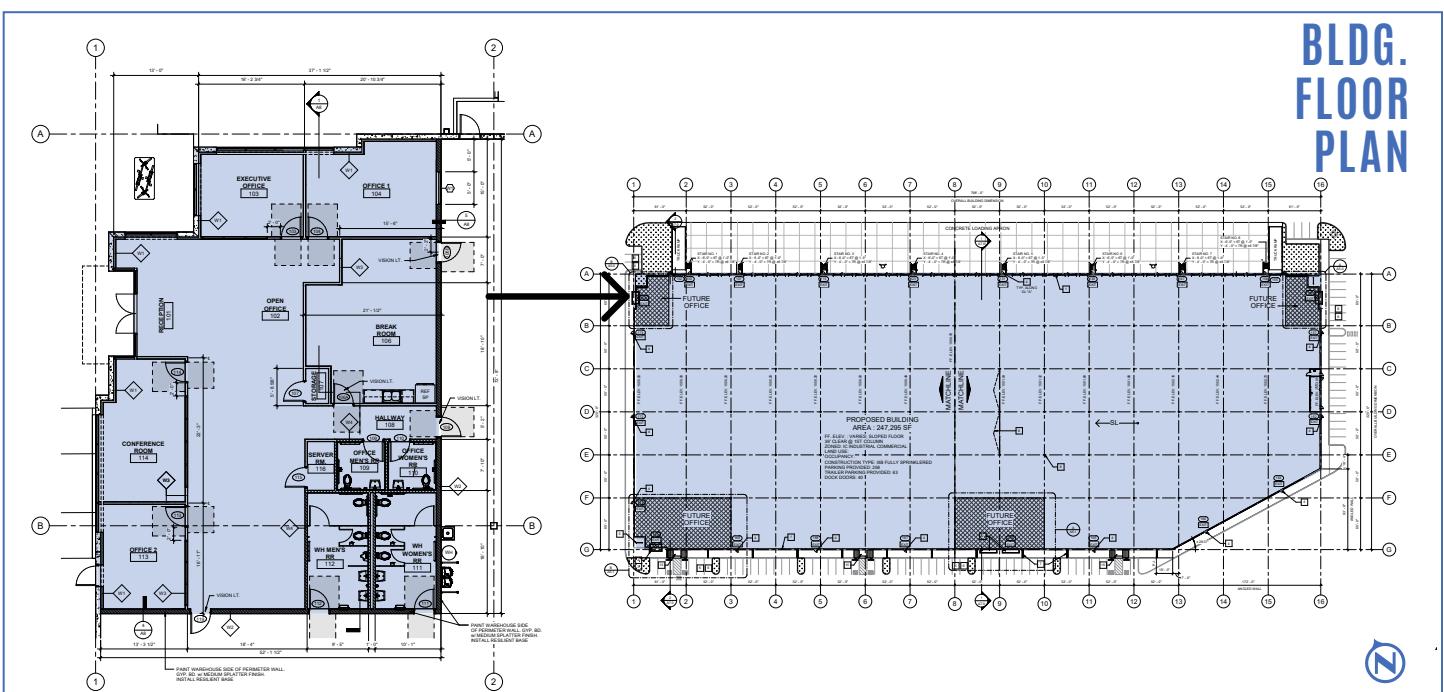
• FLOOR SLAB: 7" MINIMUM

- TWO POINTS OF INGRESS/EGRESS OFF NORTH VIRGINIA TO THE PARK

• ABUNDANT LABOR FORCE

- DESIGNED FOR DISTRIBUTION AND MANUFACTURING

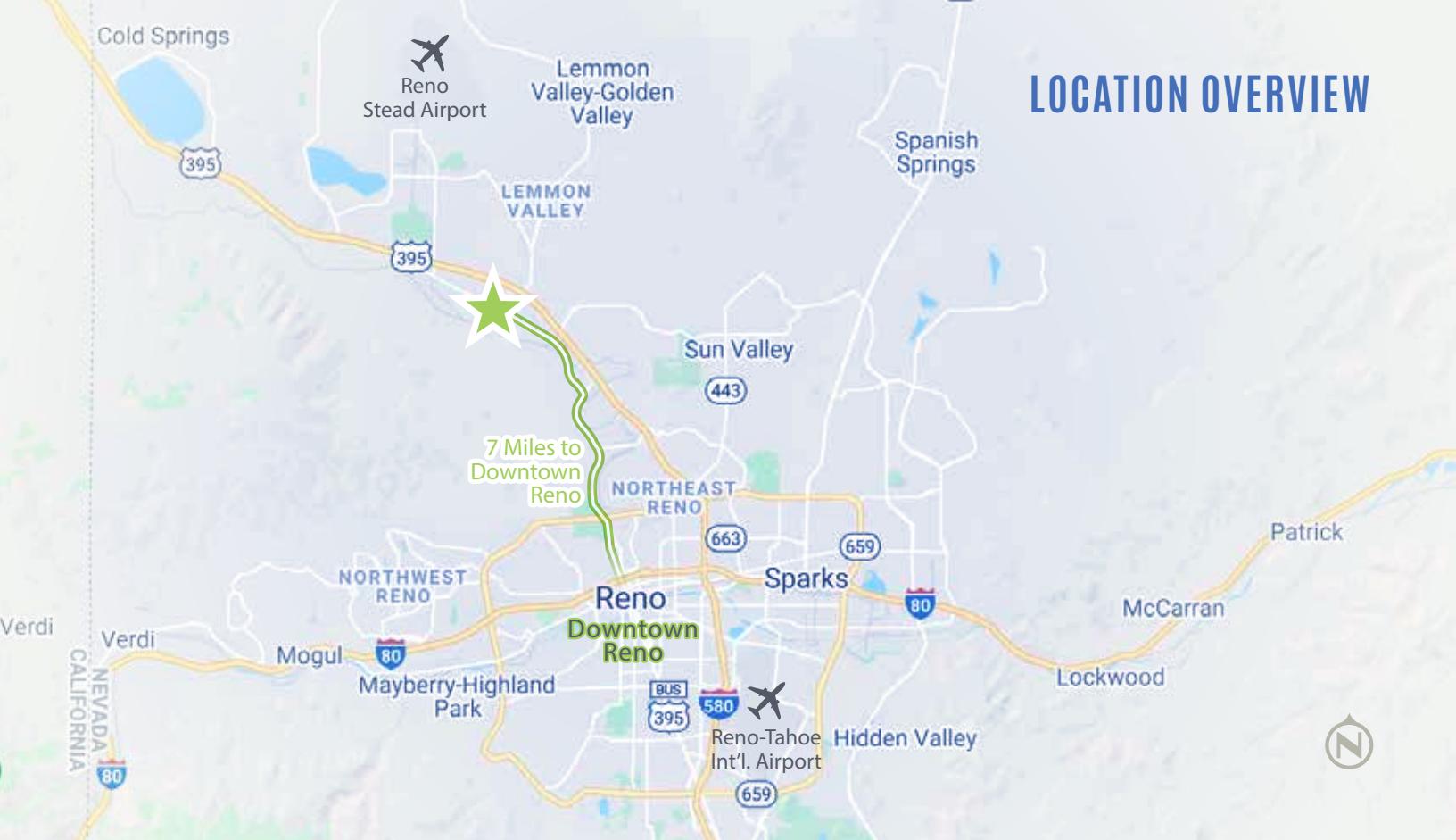
SITE PLAN



BLDG. 3 • FEATURES:

- 126 AUTO PARKING SPACES
- 31 TRAILER PARKING STALLS
- 22 DOCK DOORS
- 36' CLEAR HEIGHT

LOCATION OVERVIEW



AREA / ACCESS HIGHLIGHTS

MAJESTIC CENTER RENO COMMERCENTER II

9515 N. Virginia Street, Reno, NV 89506



ACCESS TO US 395 /
INTERSTATE 580 VIA
LEMMON DR



8 MILES NORTH
OF INTERSTATE 80



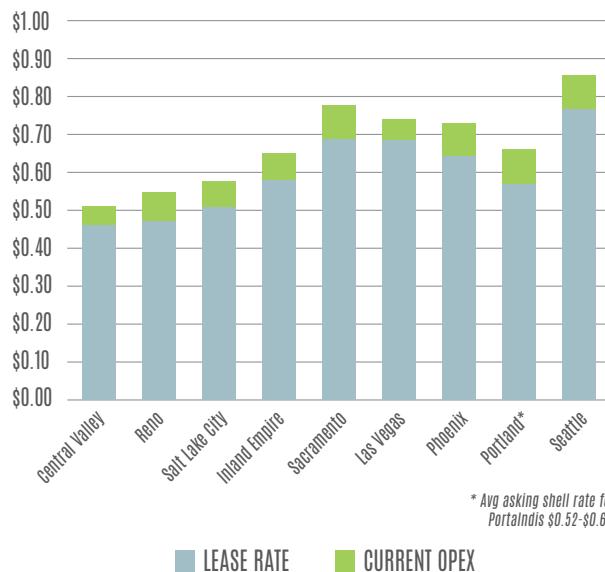
12 MILES NORTH OF
THE RENO-TAHOE
INTERNATIONAL AIRPORT



220 MILES EAST OF THE
PORT OF OAKLAND/
SAN FRANCISCO

RENO INDUSTRIAL MARKET

CURRENT LEASE RATE & EXPENSES



114.7M SF

#1 per capita in
nation industrial base



9.0%

Vacancy rate



\$15-17

Per hour warehouse
labor wage



\$0.87

Bulk asking rate



933K SF

Under construction



70M

People within
2 days



TRUCK SERVICE

● ONE DAY

● TWO DAY

Source: CBRE MarketView Reports