

# MAJESTIC

## RENO COMMERCENTER II

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

NEW CONSTRUCTION  
STATE-OF-THE-ART  
INDUSTRIAL BUILDING

**BUILDING 3**  
±247,295 SF

N VIRGINIA ST

**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

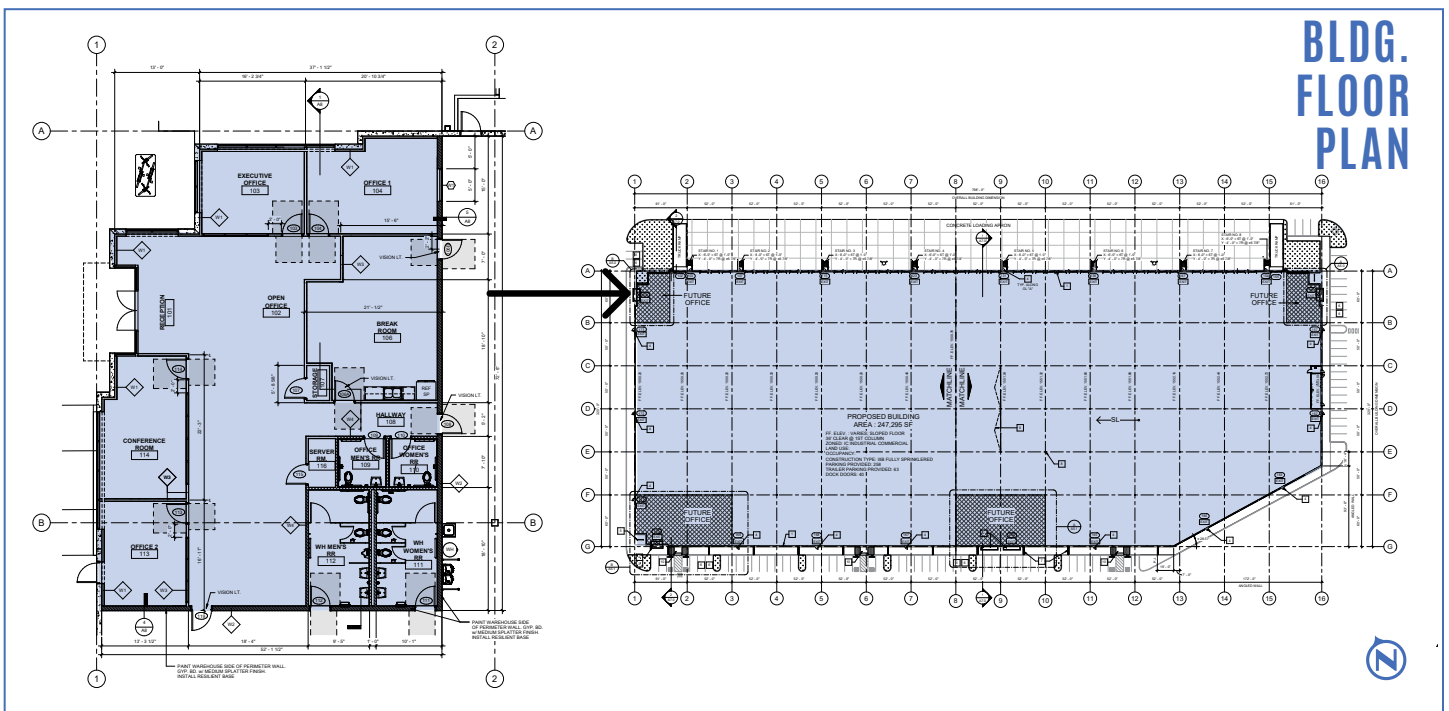
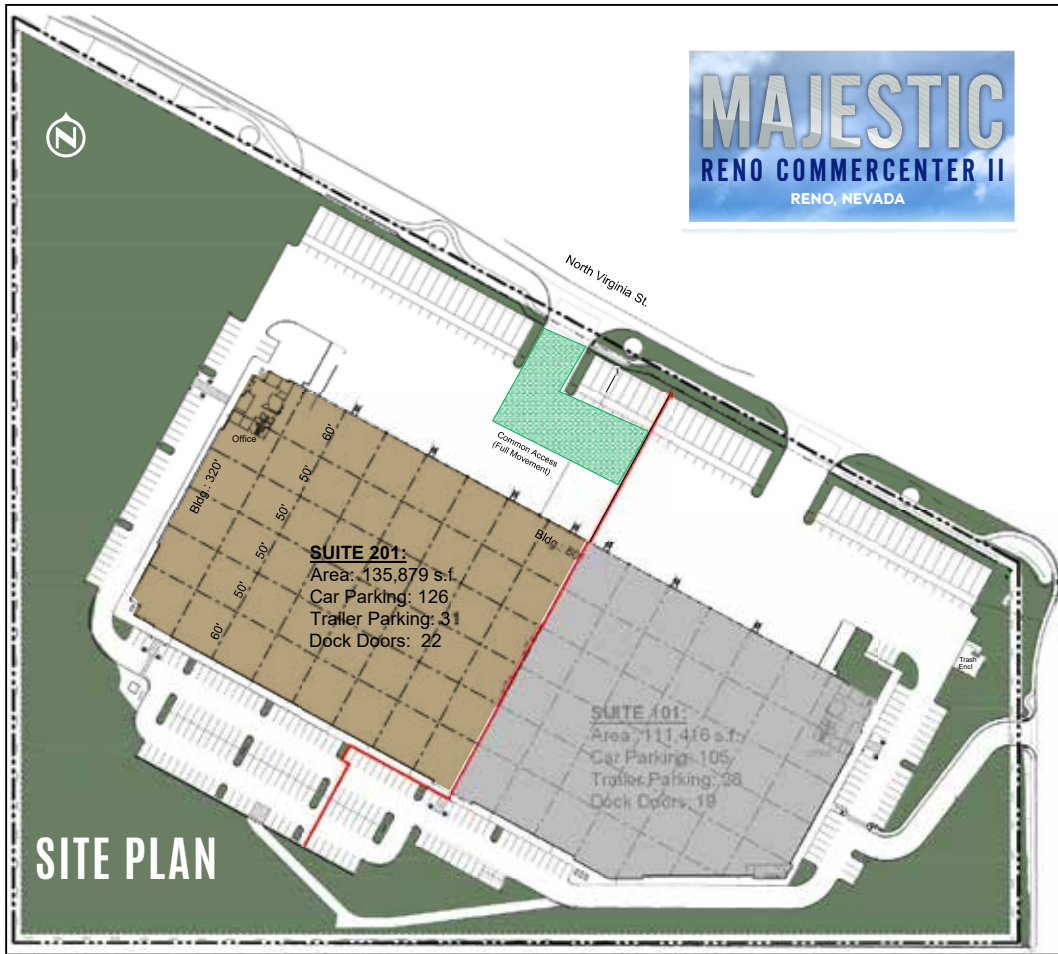


36'



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

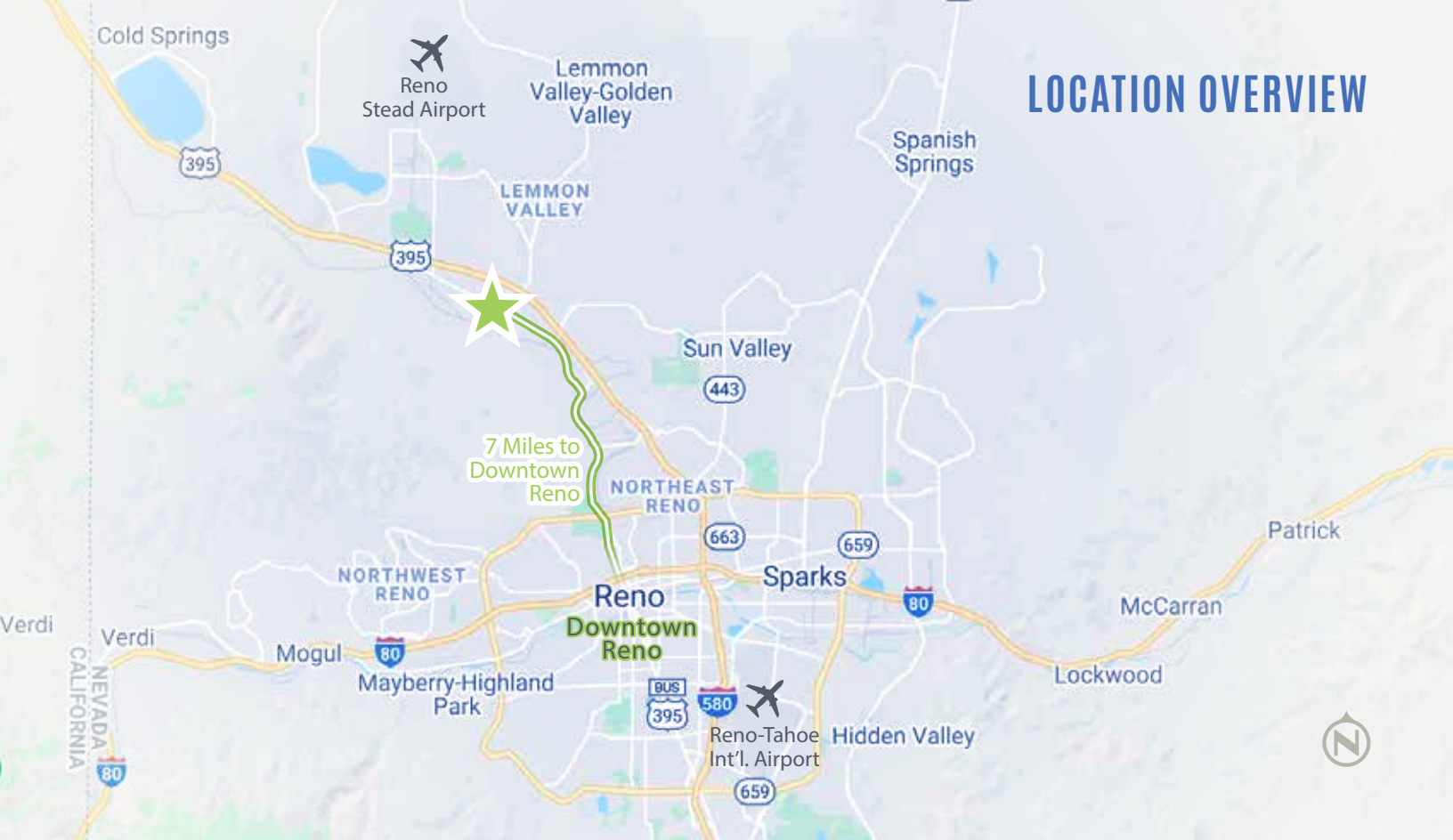
- ±135,879 TOTAL SF AVAILABLE
- 3,418± SF OF OFFICE SPACE
- WAREHOUSE LIGHTING ON 15' PIG TAILS
- 22 DOCK DOORS
- DOCK EQUIPMENT - 40K MECHANICAL LEVELERS AT EVERY OTHER POSITION
- 126 AUTO PARKING SPACES
- 31 TRAILER PARKING STALLS
- CONCRETE TILT-UP
- CIRCULAR SITE FLOW
- TRUCK COURTS: 185'
- POWER: 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



### BLDG. 3 • FEATURES:

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







## 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**



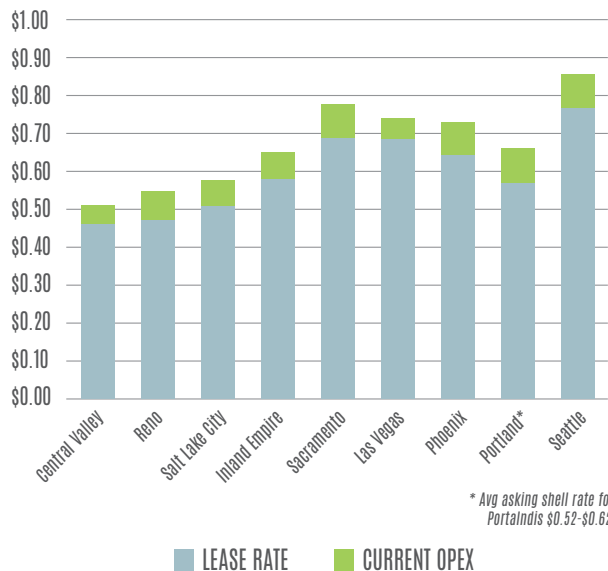
**12 MILES NORTH OF  
THE RENO-TAHOE  
INTERNATIONAL AIRPORT**



**220 MILES EAST OF THE  
PORT OF OAKLAND/  
SAN FRANCISCO**

## RENO INDUSTRIAL MARKET

### CURRENT LEASE RATE & EXPENSES



Source: CBRE MarketView Reports



**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



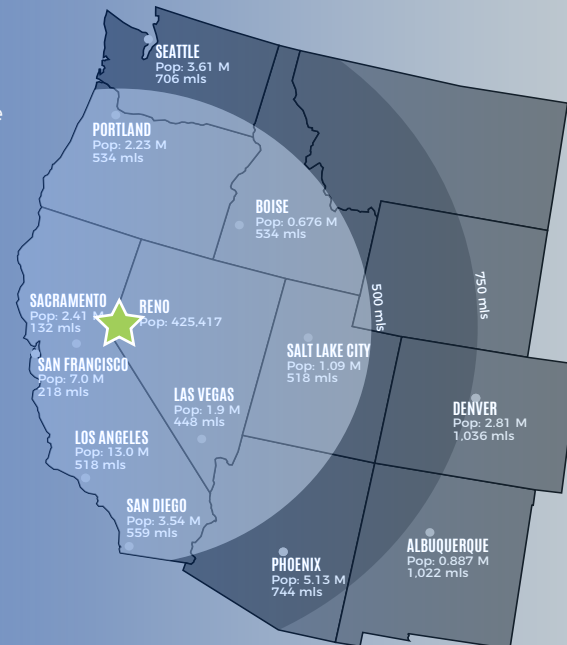
**933K SF**

Under construction



**70M**

People within  
2 days



**TRUCK SERVICE**

● ONE DAY ● TWO DAY