

# Airway Commerce Center

3000 - 3030 Airway Drive | Reno, Nevada

NOW LEASING | Four State-of-the-Art Stand Alone Industrial Buildings



EXCLUSIVE LISTING AGENT

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CBRE



# SITE PLAN

SOUTH MCCARRAN BOULEVARD

AIRWAY DRIVE

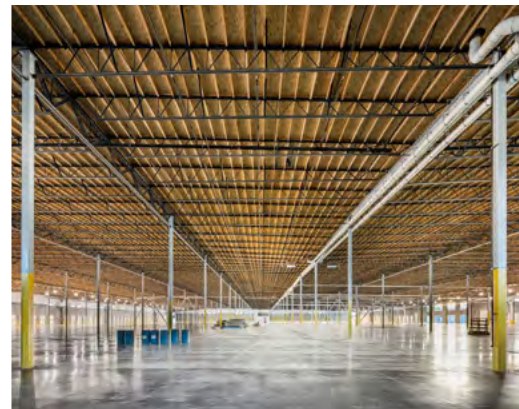
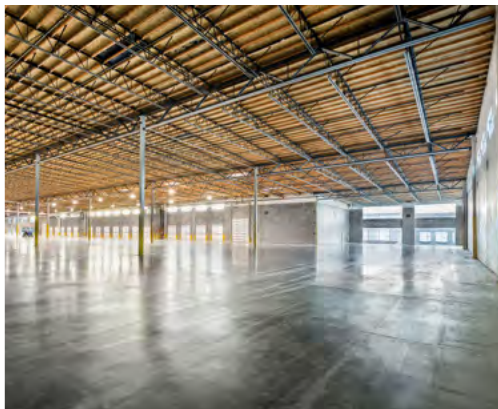
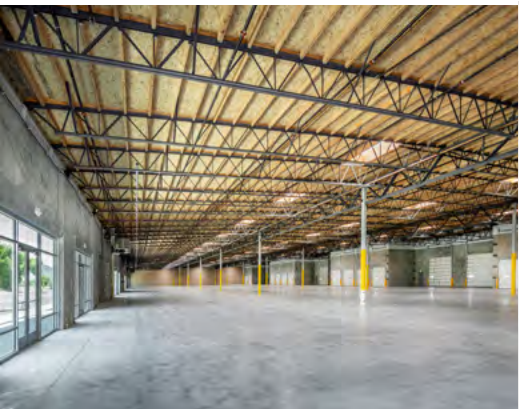
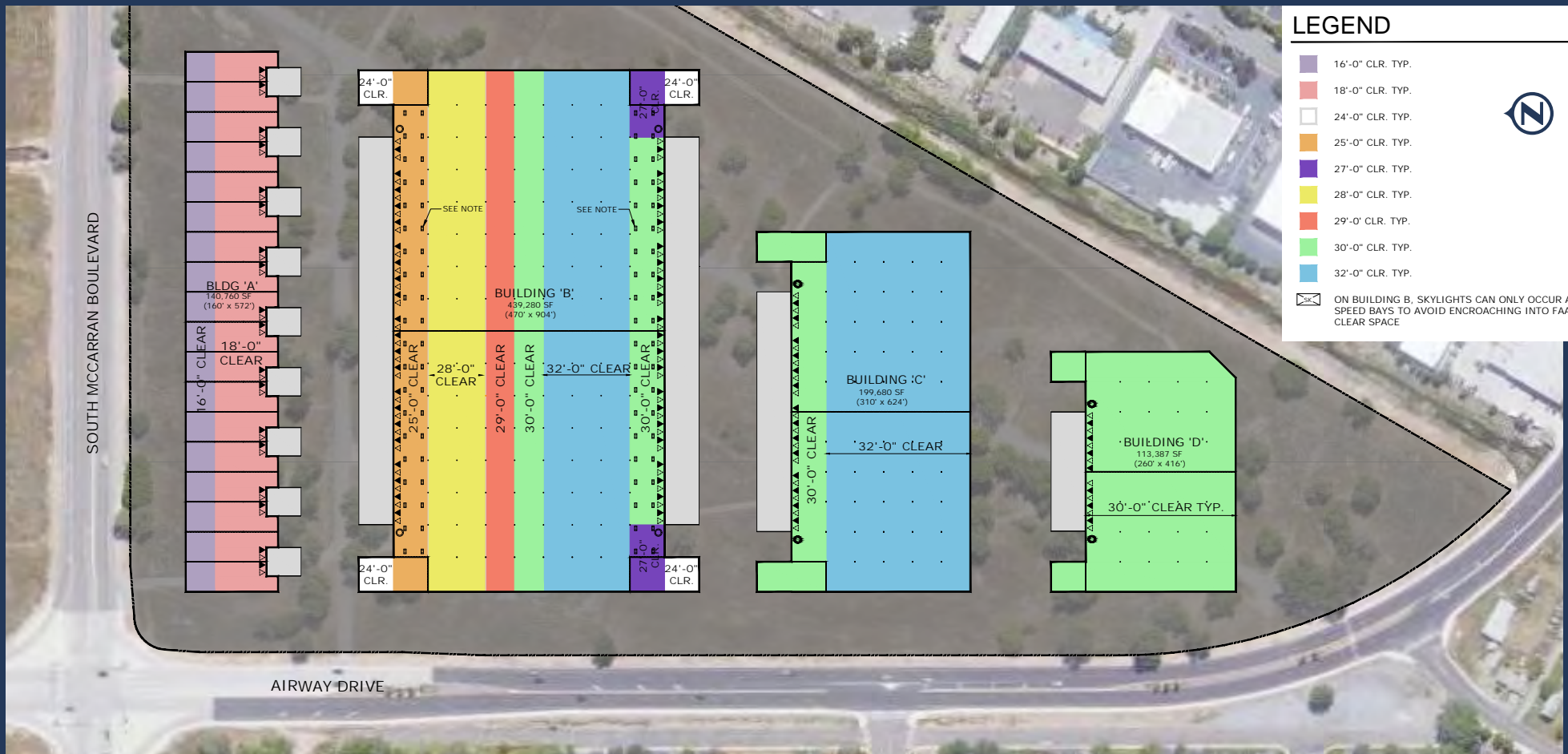
# Airway Commerce Center



DOCK DOOR (9' x 10') 
 FUTURE DOCK DOOR 
 DRIVE-IN DOOR (12' x 14')



# CLEAR HEIGHT EXHIBIT





# SITE AERIAL VIEW





# BUILDING A

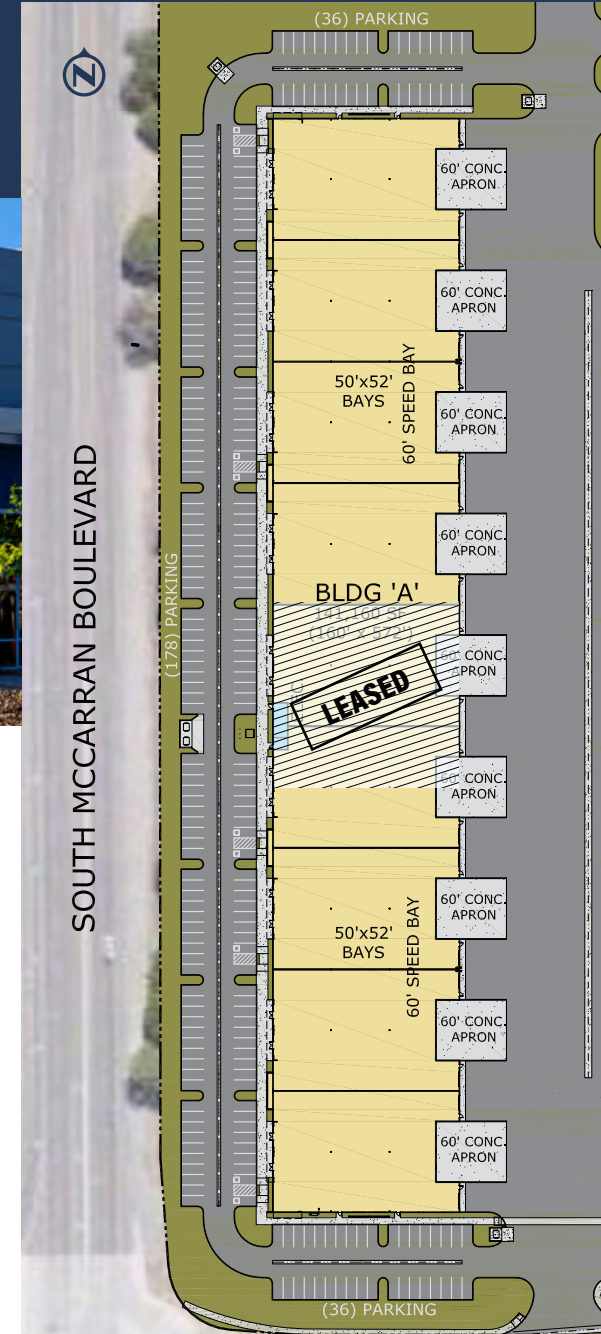
- TOTAL BUILDING SIZE: ±141,160 SF
- DIVISIBLE TO: ±7,842 SF



## BUILDING A SPECS

- Dimensions: ±160' x 572'
- Clear Height: ±16'-18'
- Column Space: ±50' x 52'
- Power: 2,000 Amps, 480/277 Volt, 3-Phase
- 15 Dock Doors
- 15 Drive-In Doors
- 215 Auto Parking Spaces
- ±60 Trailer Parking Spaces (shared)
- Zoning: MA - Mixed Use - Airport

# SITE PLAN





# BUILDING B

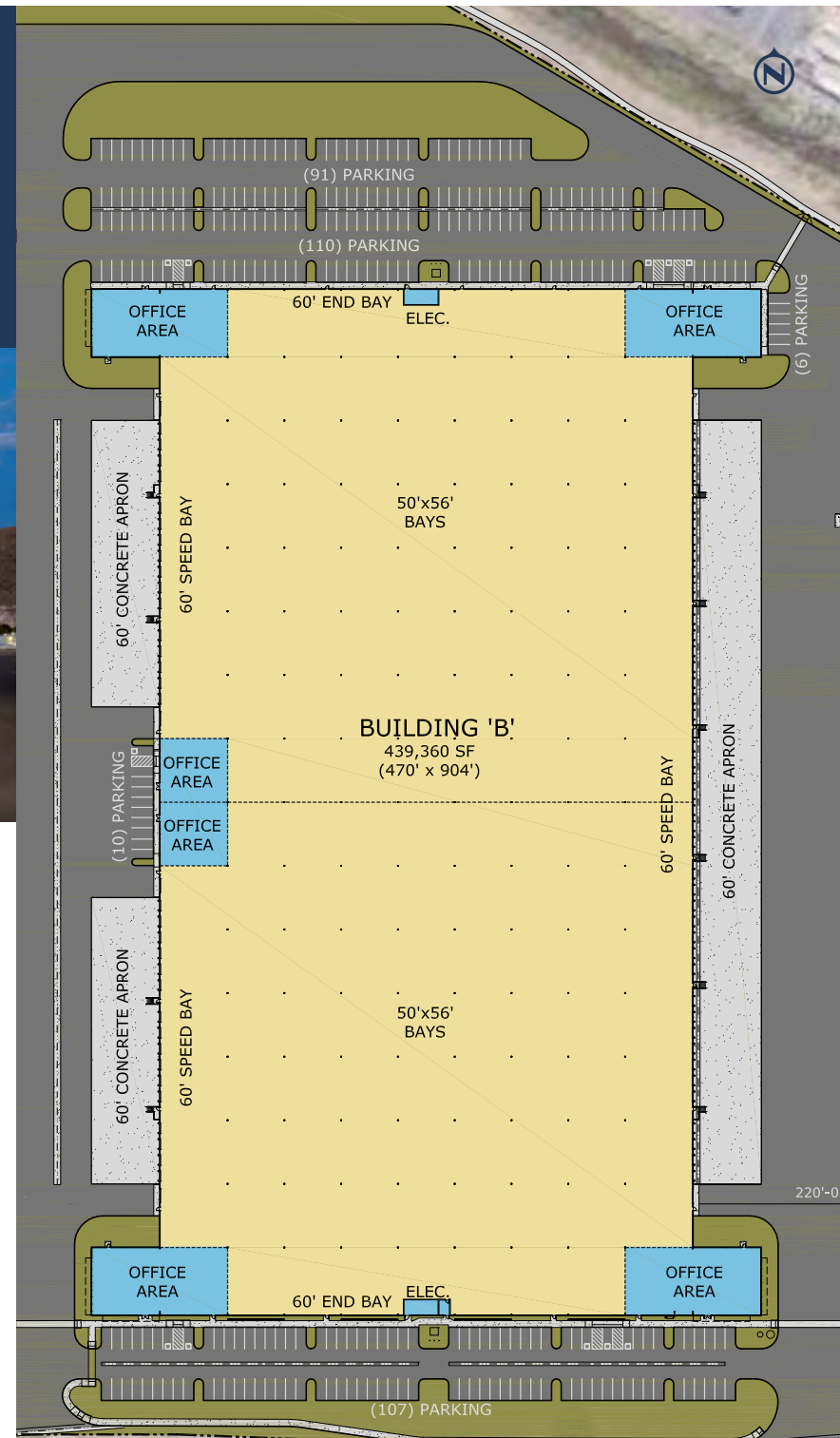
# SITE PLAN

- TOTAL BUILDING SIZE: ±439,360 SF
- DIVISIBLE TO: ±35,840 SF



## BUILDING B SPECS

- Dimensions: ±470' x 904'
- Clear Height: ±28'-32'
- Column Space: ±50' x 56'
- Power: 5,000 Amps, 480/277 Volt, 3-Phase
- 84 Dock Doors
- 6 Drive-In Doors
- 308 Auto Parking Spaces
- ±60 Trailer Parking Spaces (shared)
- Zoning: MA - Mixed Use - Airport

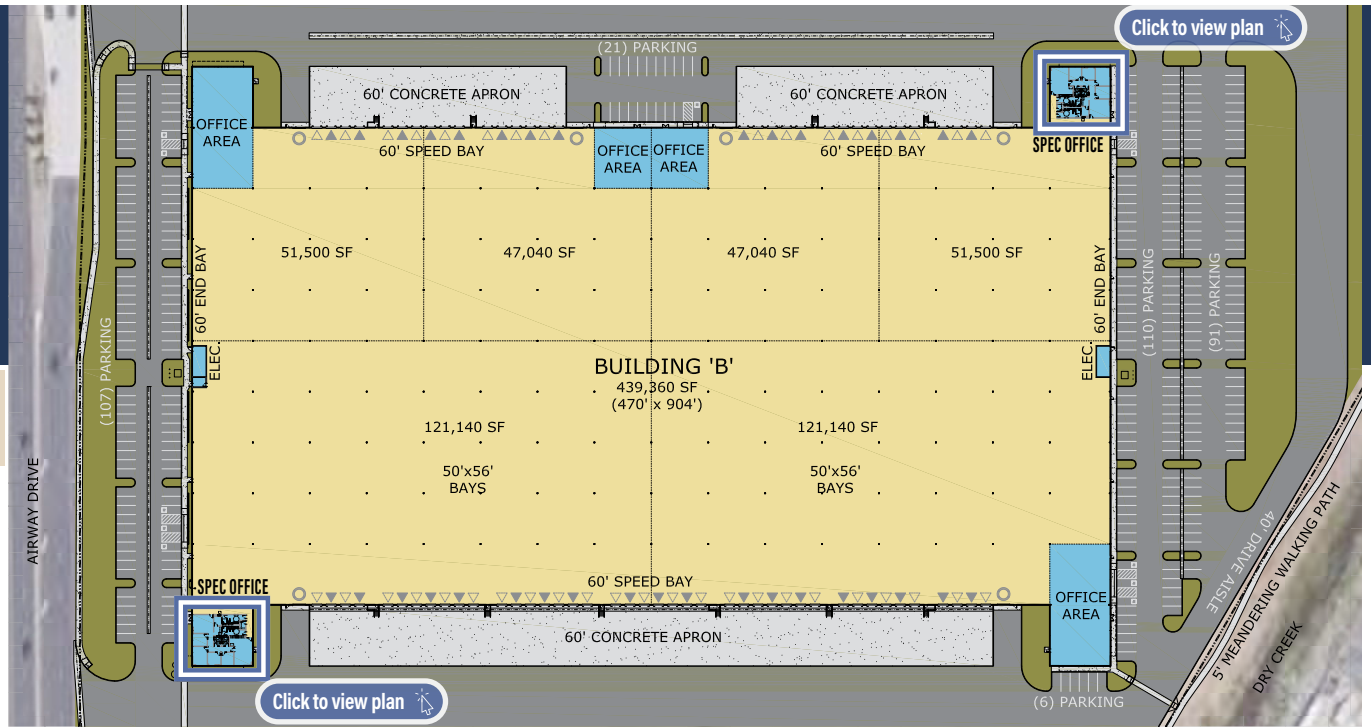




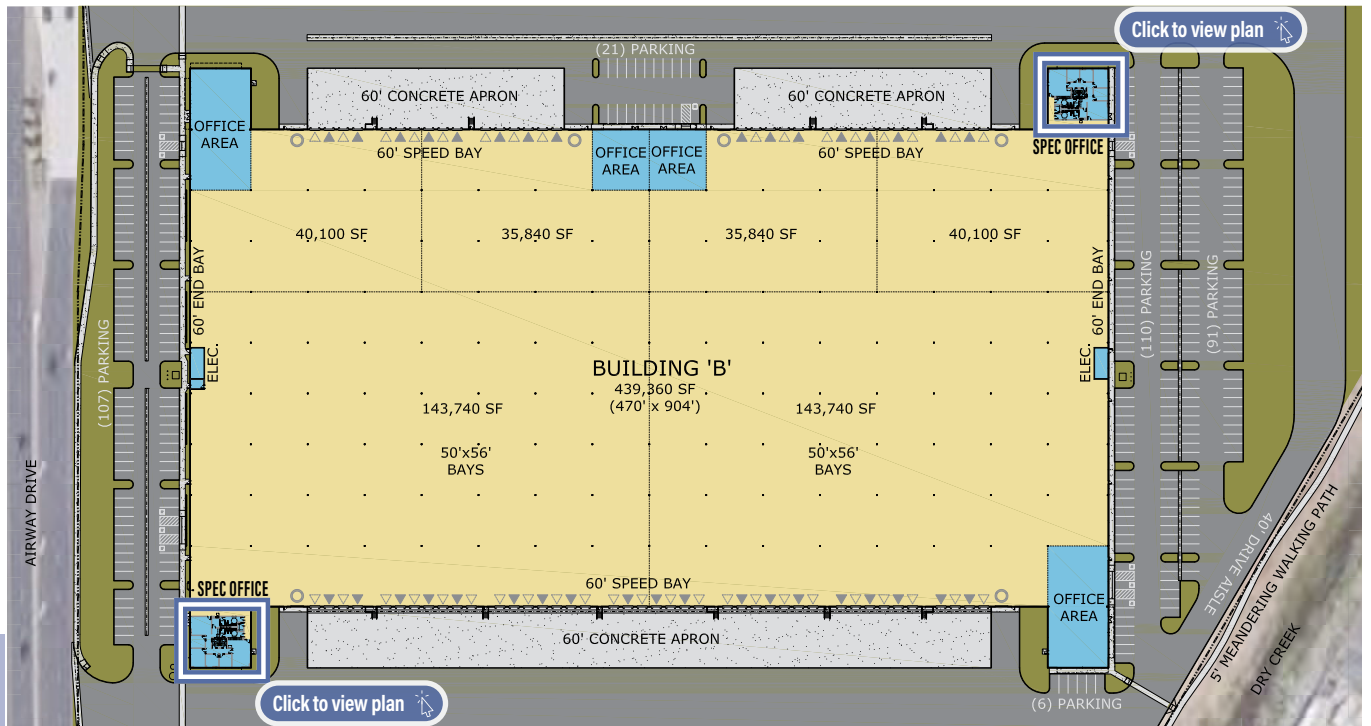
# DIVISIBILITY OPTIONS BUILDING B



## OPTION 1



## OPTION 2





# BUILDING C

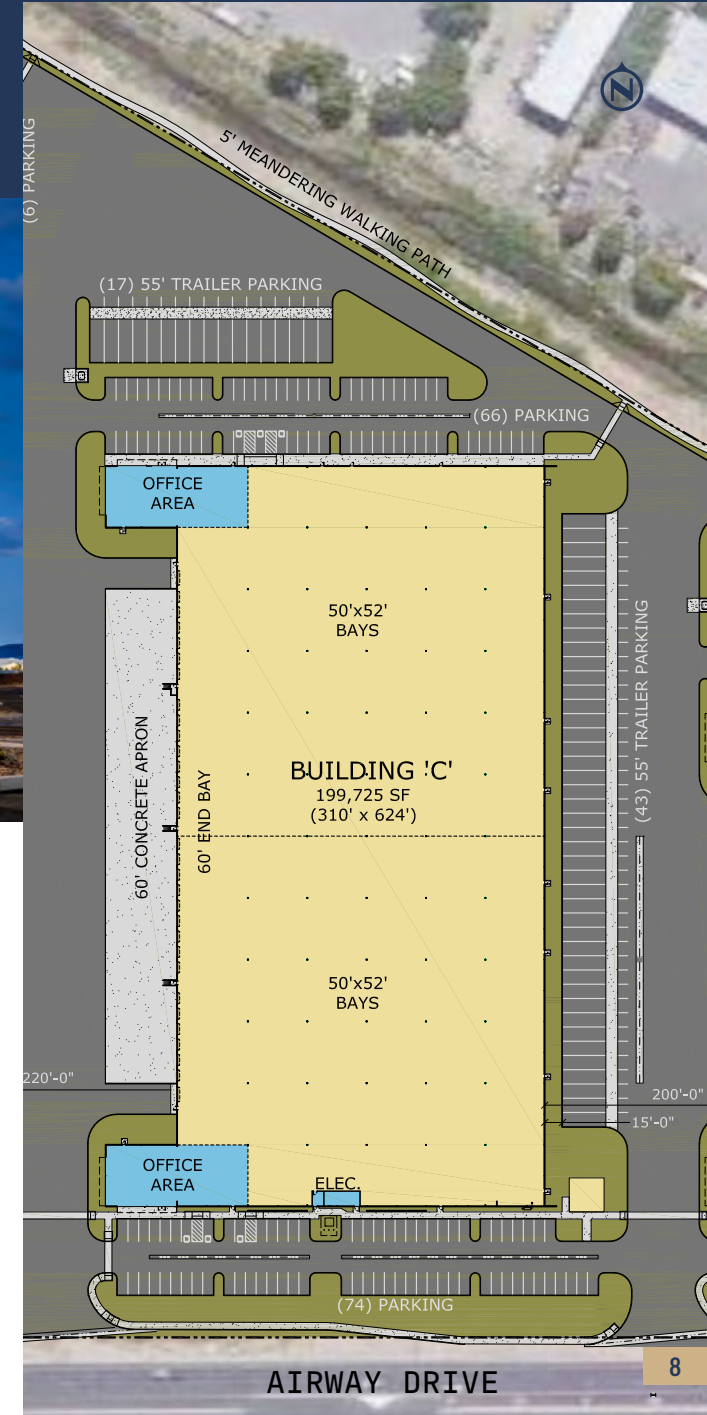
- TOTAL BUILDING SIZE: ±199,725 SF
- DIVISIBLE TO: ±99,862 SF

# SITE PLAN



## BUILDING C SPECS

- Dimensions: ±310' x 624'
- Clear Height: ±32'
- Column Space: ±50' x 52'
- Power: 4,000 Amps, 480/277 Volt, 3-Phase
- 29 Dock Doors
- 2 Drive-In Doors
- 140 Auto Parking Spaces
- ±60 Trailer Parking Spaces (shared)
- Zoning: MA - Mixed Use - Airport



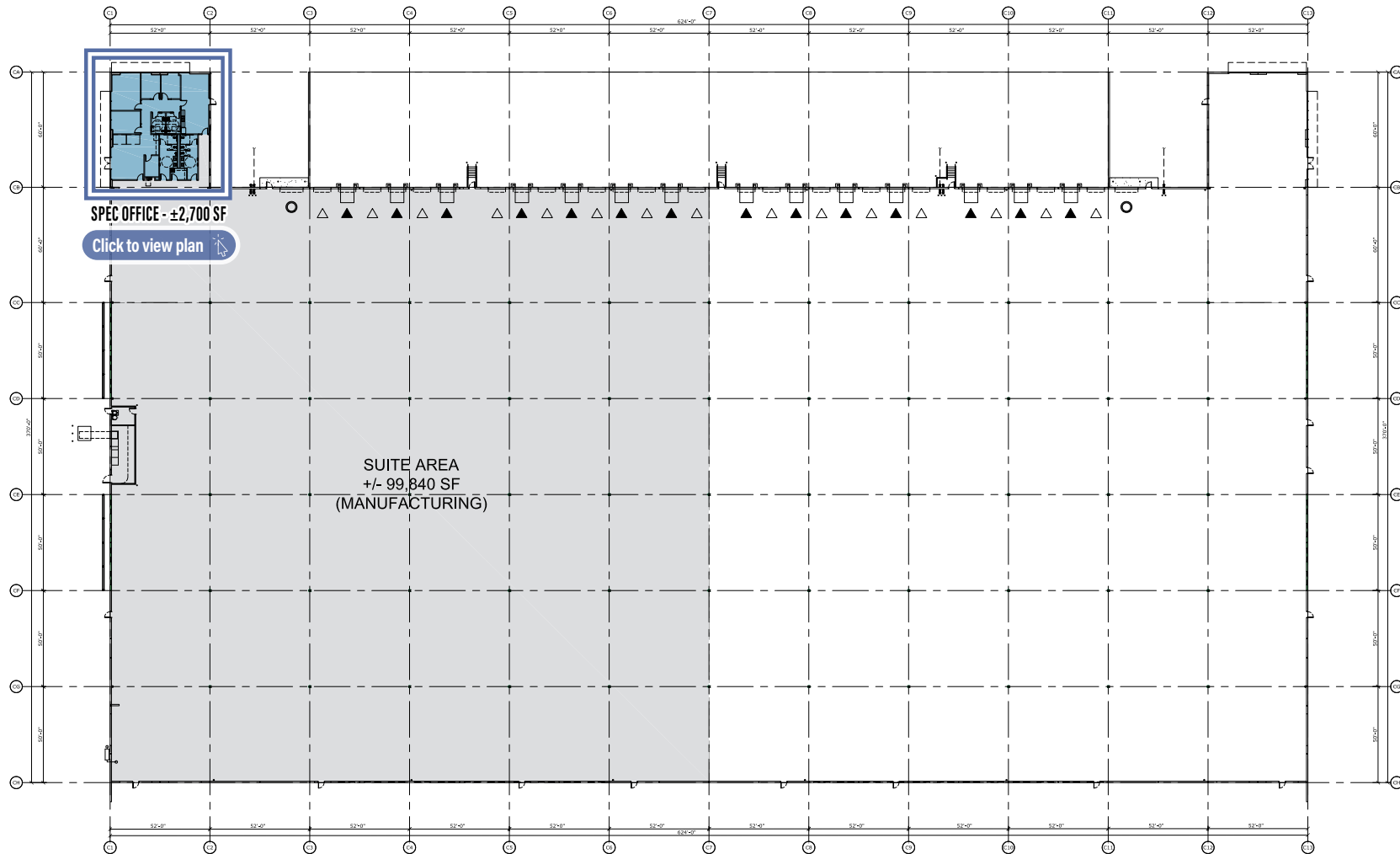




# BUILDING C

# SPECULATIVE OFFICE

- TOTAL BUILDING SIZE: ±199,725 SF
- DIVISIBLE TO: ±99,862 SF
- SPEC OFFICE: ±2,700 SF





# LOCATION ACCESS



# TRUCK DRIVE-TIMES





# AREA DEMOGRAPHICS

WITHIN A 45-MINUTE DRIVE

(2022 ESTIMATES)



## 622,665

2022 Population  
(45-min Drive)



## \$105,021

2022 Average  
HH Income  
(45-min Drive)

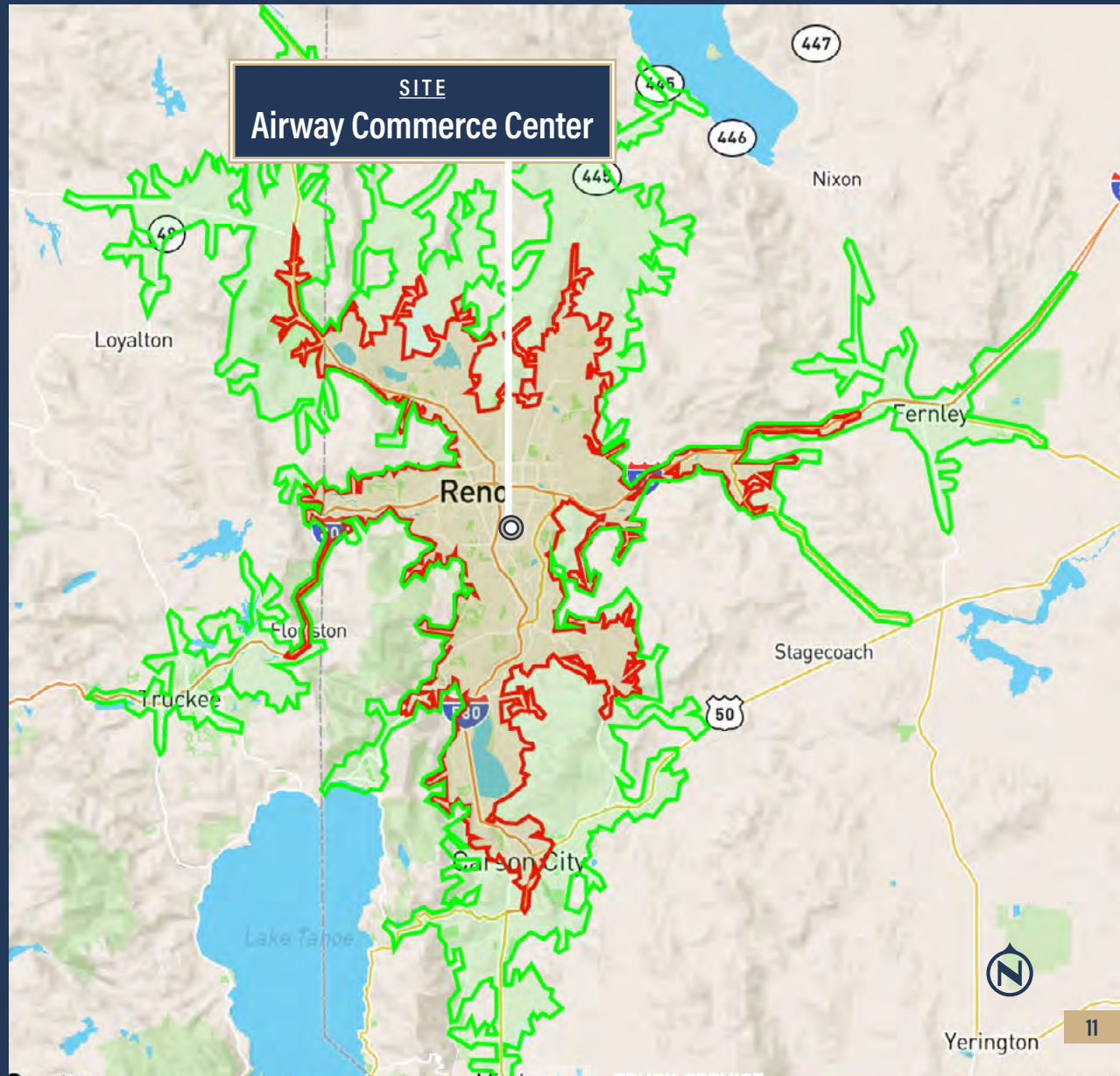


## \$462,658

2022 Average  
Household Value  
(45-min Drive)

	30-MIN DRIVE	45-MIN DRIVE
TOTAL POPULATION	523,023	622,665
TOTAL HOUSEHOLDS	207,232	246,054
MILLENNIAL POPULATION % (AGE 25-39)	25.0%	24.5%
GEN X POPULATION % (AGE 40-55)	19.3%	19.5%
MEDIAN HOUSEHOLD INCOME	\$77,954	\$78,247
HOUSEHOLD INCOME > \$100,000	43,074	50,724
MANUFACTURING WORKERS	22,075	26,442
WAREHOUSE/DISTRIBUTION WORKERS	13,263	19,750

30-MIN DRIVE 45-MIN DRIVE



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