

For Lease

Echo Ave. & Mt. Bismark St.



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5601 Echo Ave.
Reno, NV 89506

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Listing Snapshot



\$0.65-\$0.70 PSF NNN
Building Lease Rate



\$0.10-\$0.16 PSF NNN
Yard Lease Rate



± 4,100 – 25,400 SF
Available Square Footage



\$0.12 PSF
NNN Expense

Property Highlights

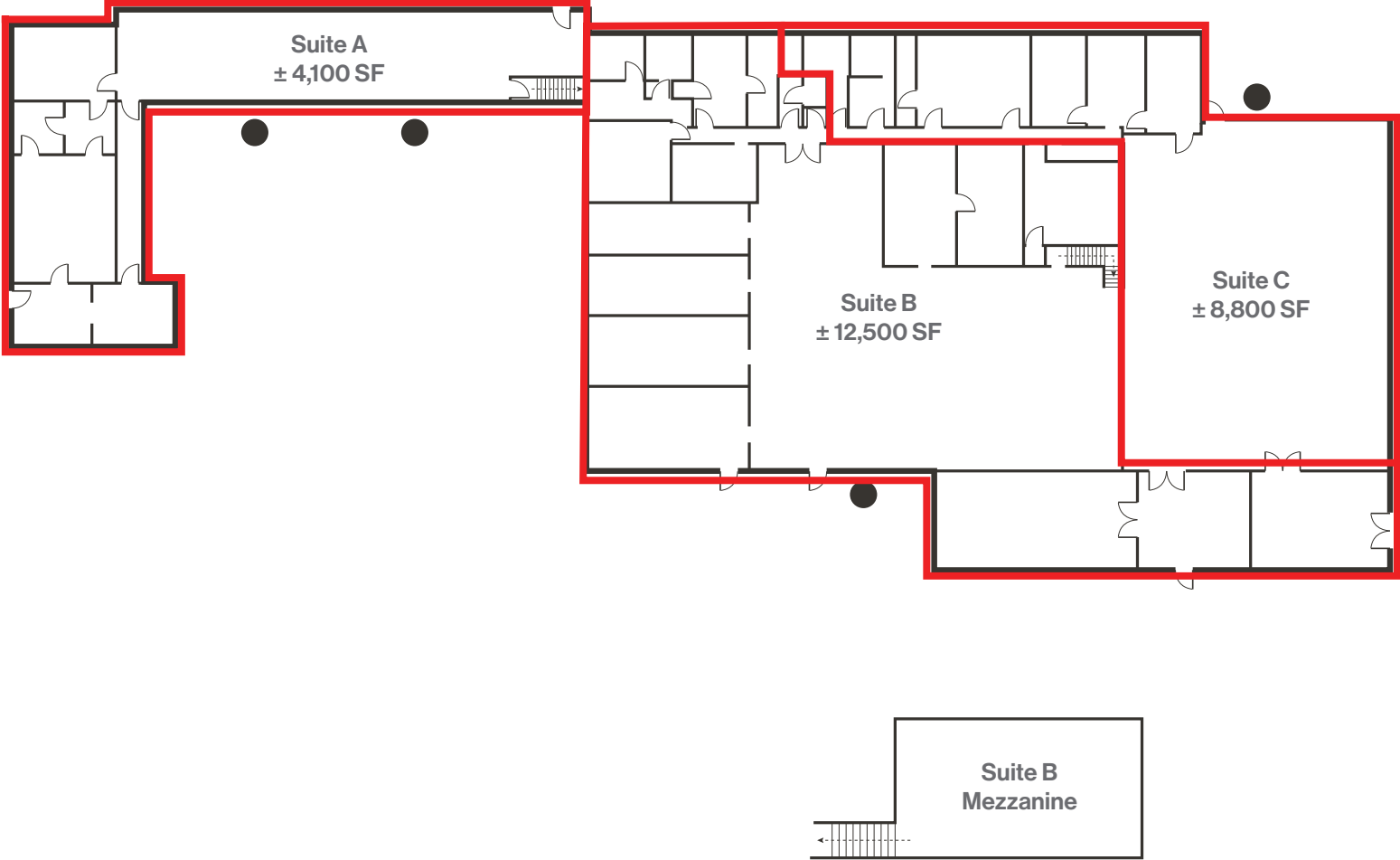
- Multi-building industrial property
- Power:
 - Multiple configurations available
- Manufacturing & logistics focused area
- Easy access from Stead Blvd.

Demographics

	1-mile	3-mile	5-mile
2025 Population	3,111	35,008	48,790
2025 Average Household Income	\$89,004	\$100,598	\$103,641
2025 Total Households	1,014	11,875	16,970







Site Plan

 Subject  Leased  Grade Level Door

Option A:



\$0.65 PSF NNN

Building Lease Rate

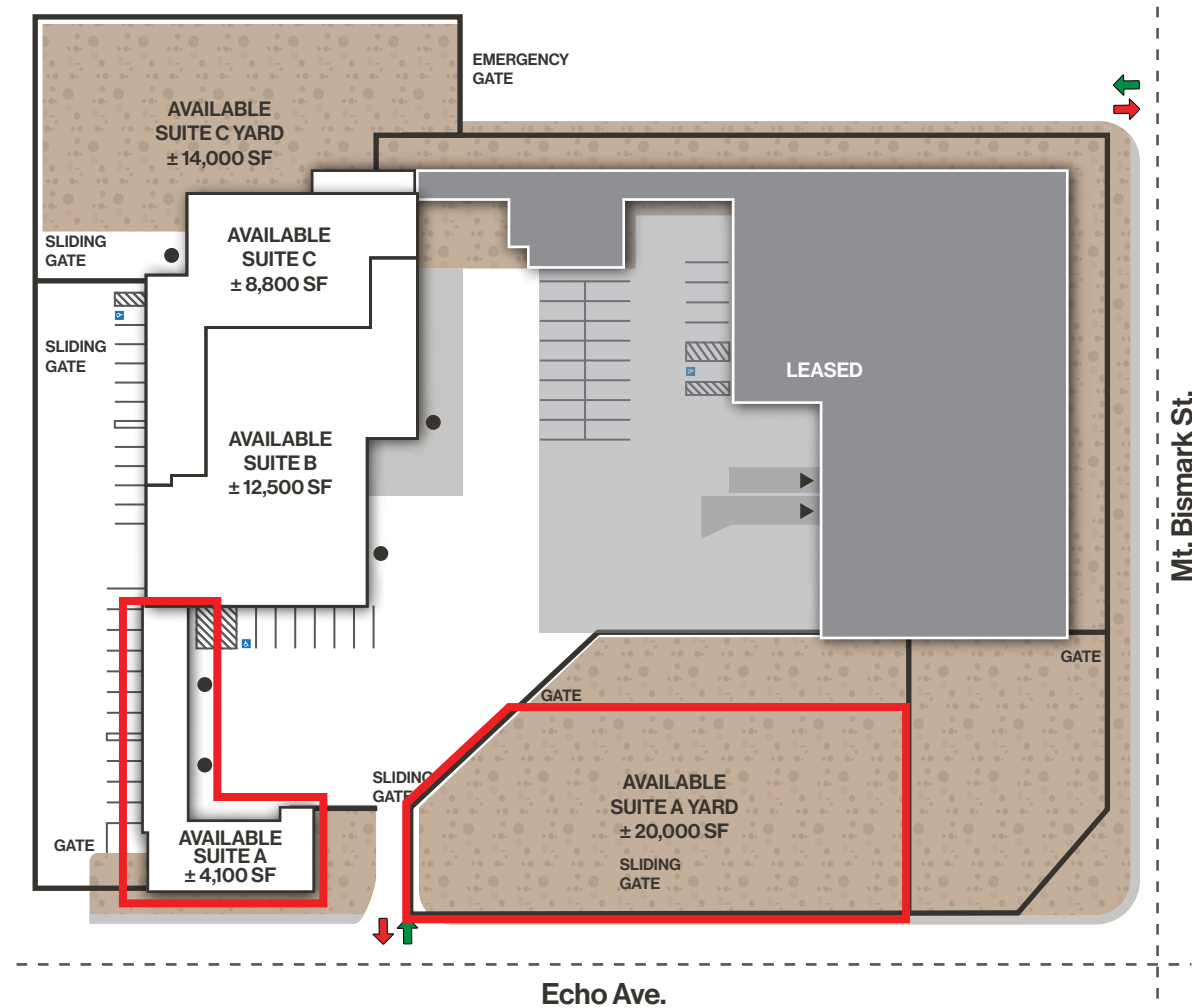


\$0.16 PSF NNN

Yard Lease Rate

Suite A with Suite A Yard

- Building: $\pm 4,100$ SF
- Yard Space: $\pm 20,000$ SF
- Power: 225 Amps, 208 V, 3-Phase
- Clear Height: 10'
- Two (2) 10'x8' grade level doors



Site Plan

 Subject  Leased  Grade Level Door

Option B:

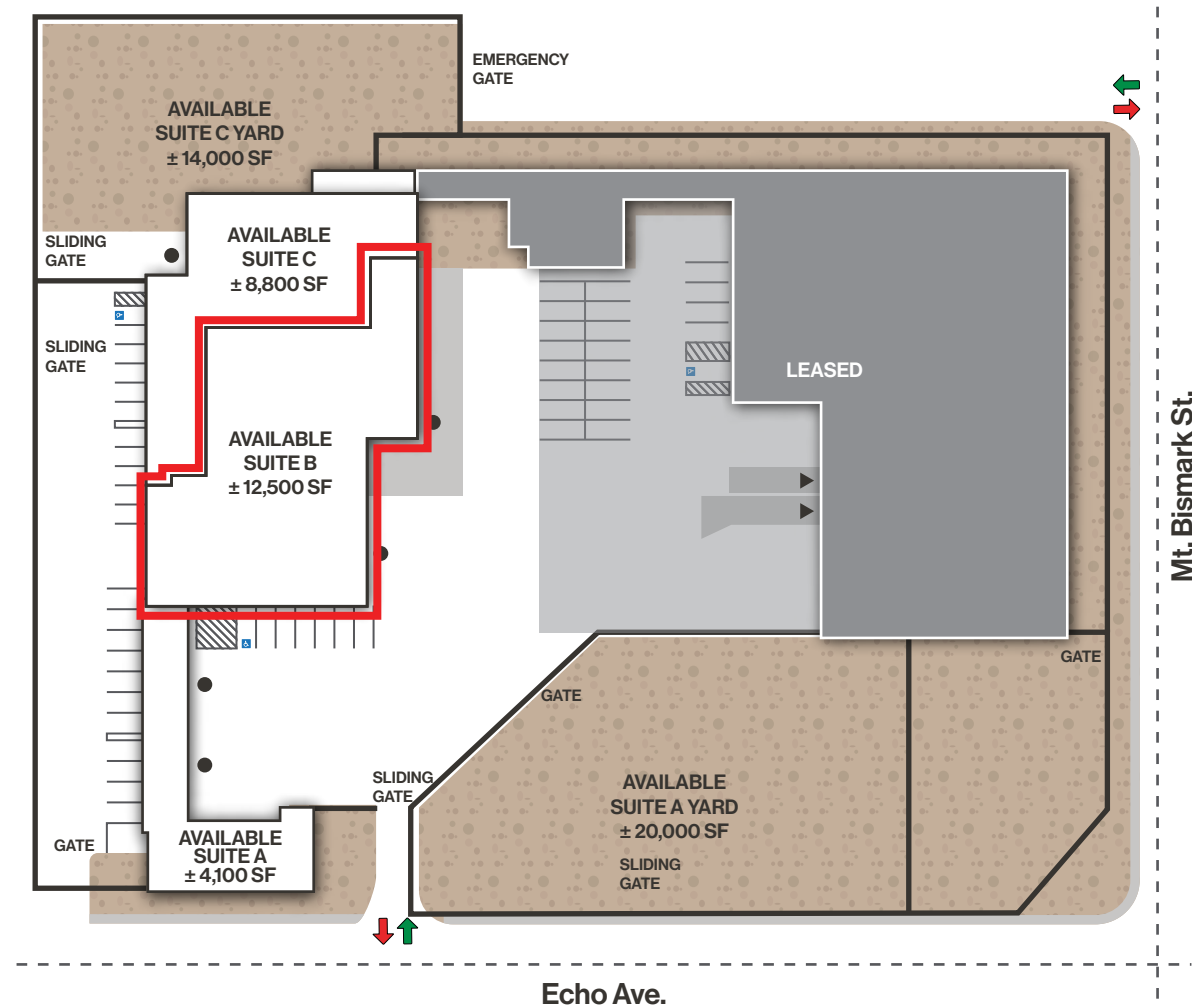


\$0.70 PSF NNN

Building Lease Rate

Suite B

- Building: $\pm 12,500$ SF
- Power: 1000 Amps, 208 V, 3-Phase
- Clear Height: 23'
- One (1) 14'x10' grade level door
- One (1) 10'x8' grade level door



Site Plan

 Subject  Leased  Grade Level Door

Option C:



\$0.65 PSF NNN

Building Lease Rate

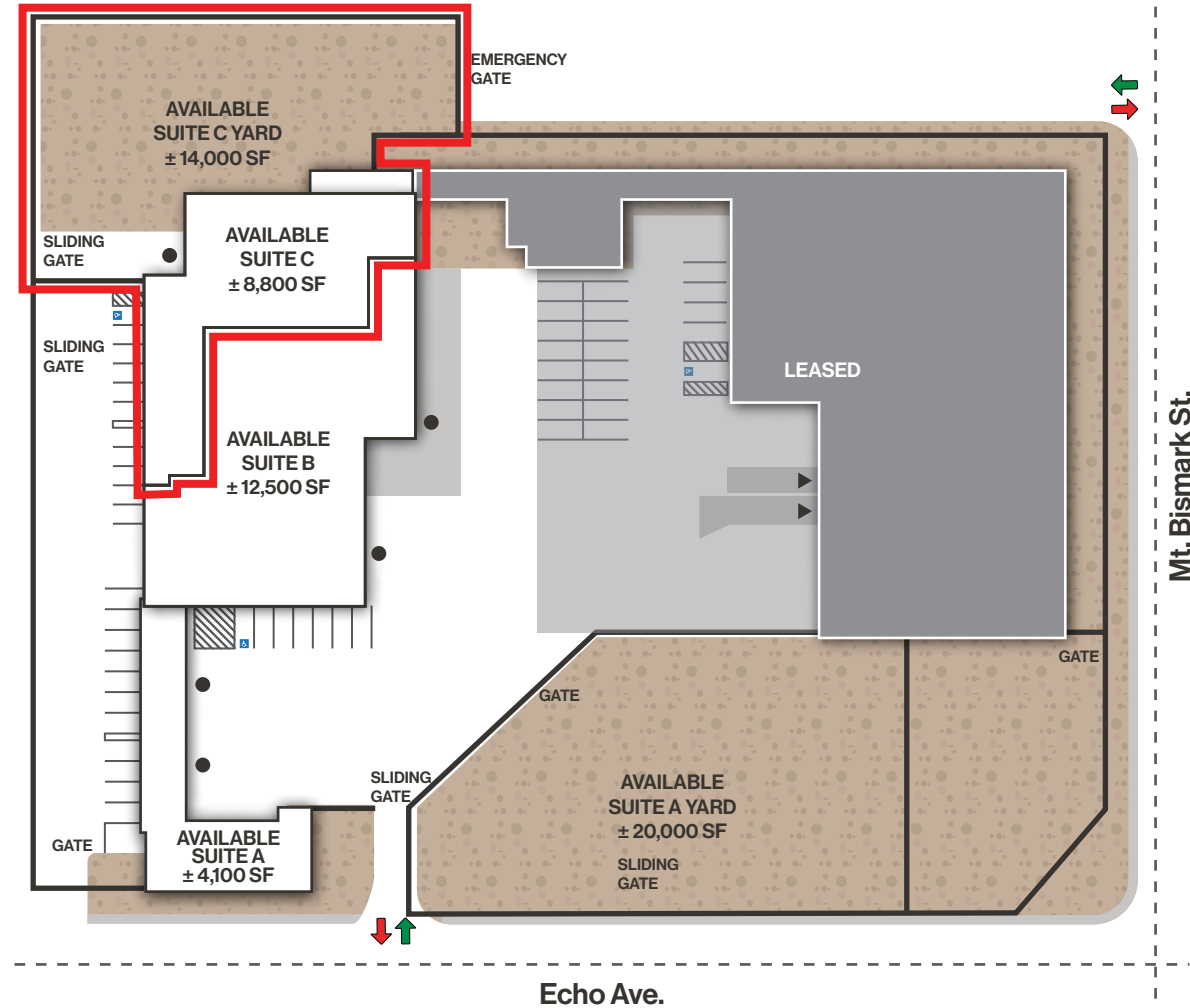


\$0.10 PSF NNN

Yard Lease Rate

Suite C with Suite C Yard

- Building: $\pm 8,800$ SF
- Yard Space: $\pm 14,000$ SF
- Power: 450 Amps, 208 V, 3-Phase
- Clear Height: 14'
- One (1) 10'x10' grade level door



Site Plan

 Subject  Leased  Grade Level Door

Option D:



\$0.65 PSF NNN

Building Lease Rate

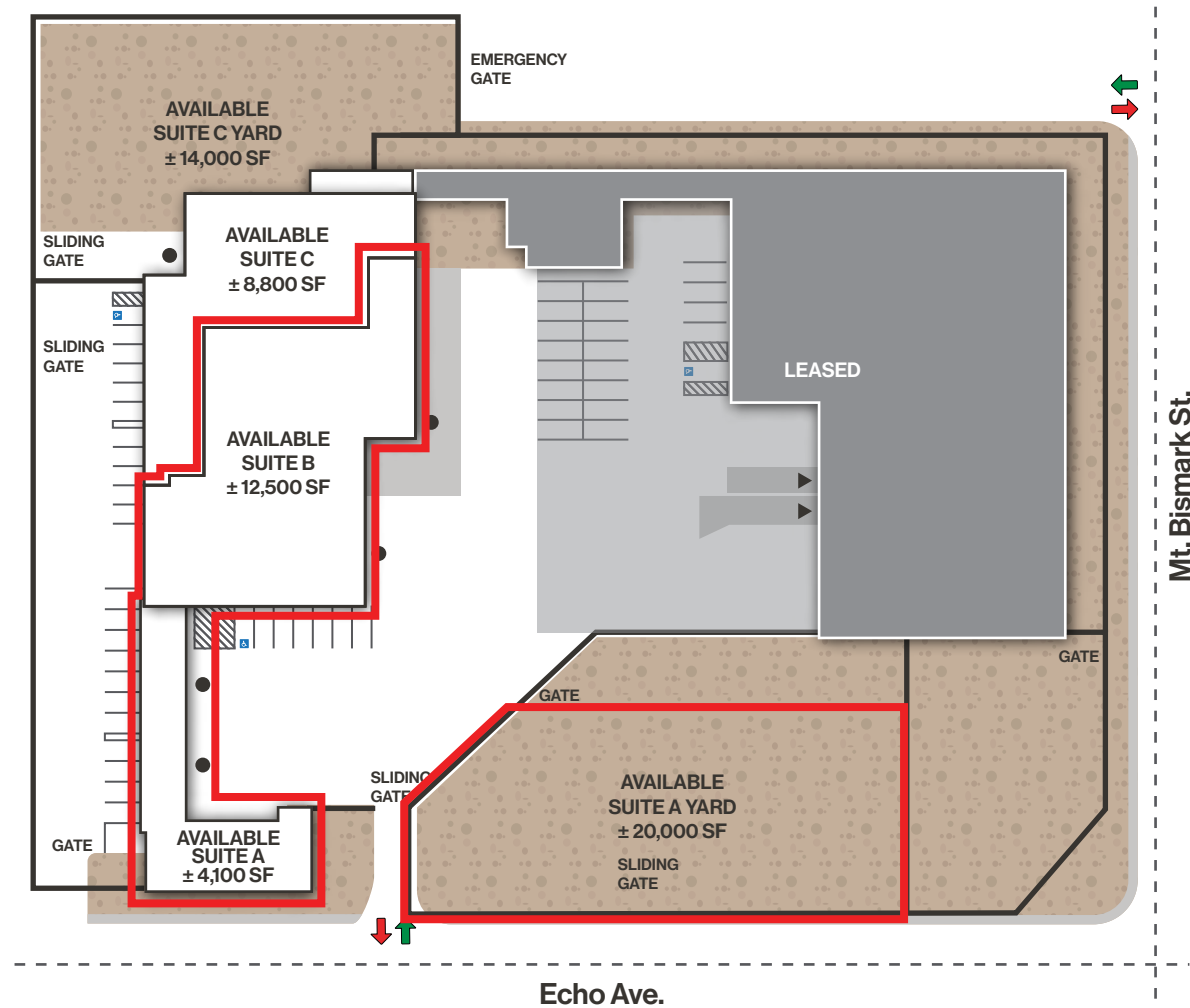


\$0.16 PSF NNN

Yard Lease Rate

Suits A&B with Suite A yard

- Building ± 16,600 SF
- Yard: ± 20,000 SF
- Power: 225 Amps, 208 V, 3-Phase in Suite A
1000 Amps, 208 V, 3-Phase in Suite B
- Clear Height: 10' - 23'
- One (1) 14'x10' grade level door
- Three (3) 10'x8' grade level doors



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Site Plan

 Subject  Leased  Grade Level Door

Option E:



\$0.65 PSF NNN

Building Lease Rate

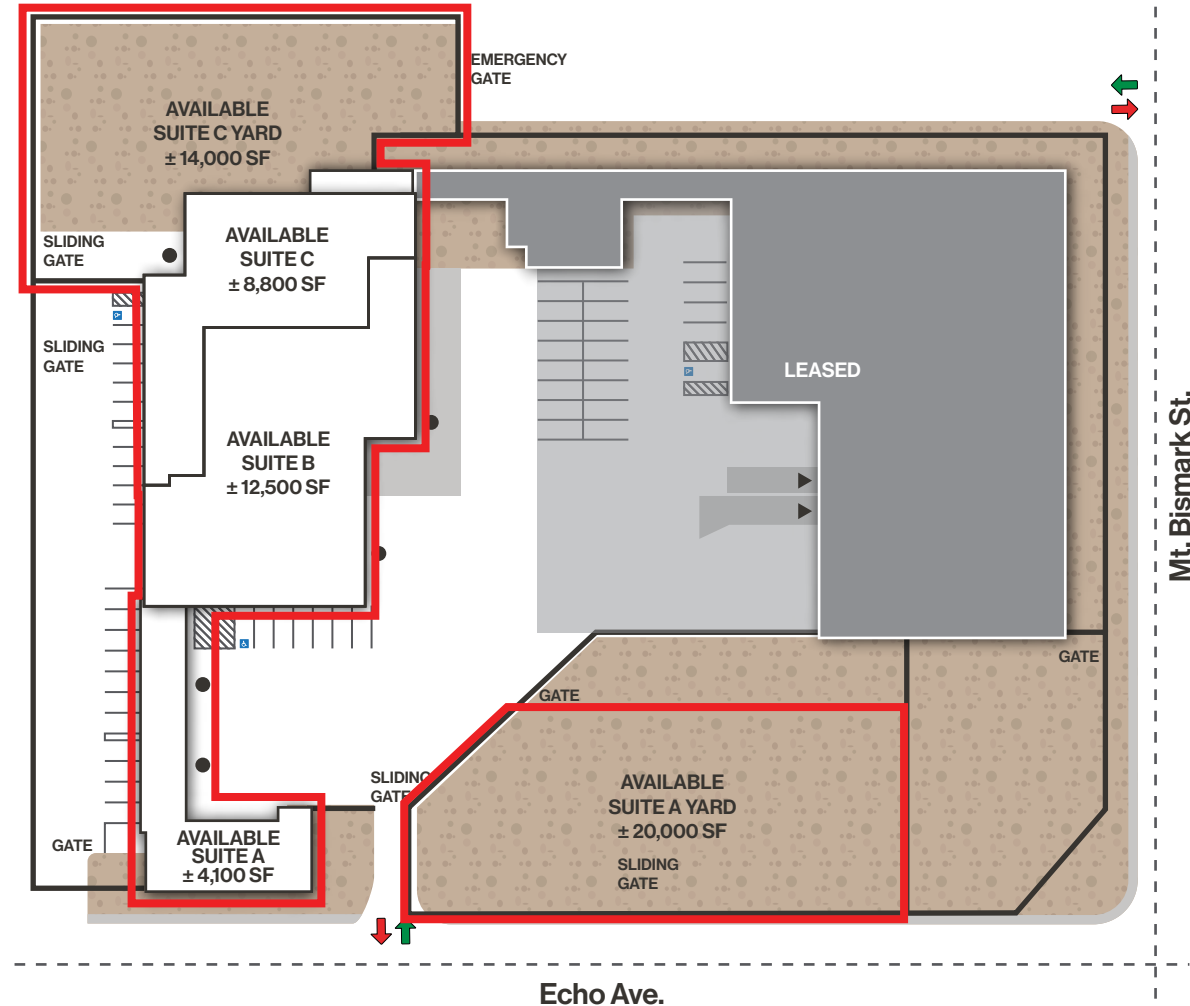


\$0.12 PSF NNN

Yard Lease Rate

Suites A, B, & C with Suite A & C yard

- Building: $\pm 25,400$ SF
- Yard: $\pm 34,000$ SF
- Power: 225 Amps, 208 V, 3-Phase in Suite A
1000 Amps, 208 V, 3-Phase in Suite B
450 Amps, 208 V, 3-Phase in Suite C
- Clear Height: 10'-23'
- One (1) 14'x10' grade level door
- Three (3) 10'x8' grade level doors
- One (1) 10'x10' grade level door



Property Photos



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