

# INDUSTRIAL PROPERTY FOR LEASE

US HIGHWAY 395 S  
WASHOE VALLEY, NV 89704



## OFFERING SUMMARY

<b>Building SqFt</b>	66,300 SqFt
<b>Year Built</b>	2027
<b>Lot Size (SF)</b>	302,306.00 SqFt
<b>Parcel ID</b>	046-080-51
<b>Zoning Type</b>	Commercial
<b>Coordinates</b>	39.328451,-119.809046

## PROPERTY OVERVIEW

All needs met in this modern, full-featured industrial/flex space. Strategically located mid-way between Reno and Carson City just minutes from Freeway access. 66,300 sq.ft. with 24ft ceilings. Loading bays, fenced yard, and employee parking configurable on 6.94 AC plot. The perfect space for final mile distribution, manufacturers, contractors .

## PROPERTY HIGHLIGHTS

- The property consists of suites ranging from 3,500/sf to 66,300/sf of gross leasable space on 6.94 acres of land featuring fenced yard space, docs, and build to suit offices.
- Strategic Location Along US Highway 395  
Excellent access on a major north-south corridor in Washoe Valley/Washoe City 89704. Quick connectivity to Reno-Sparks (major industrial hub), Carson City, and broader Northern Nevada markets, with proximity to Tahoe-Reno Industrial Center growth drivers

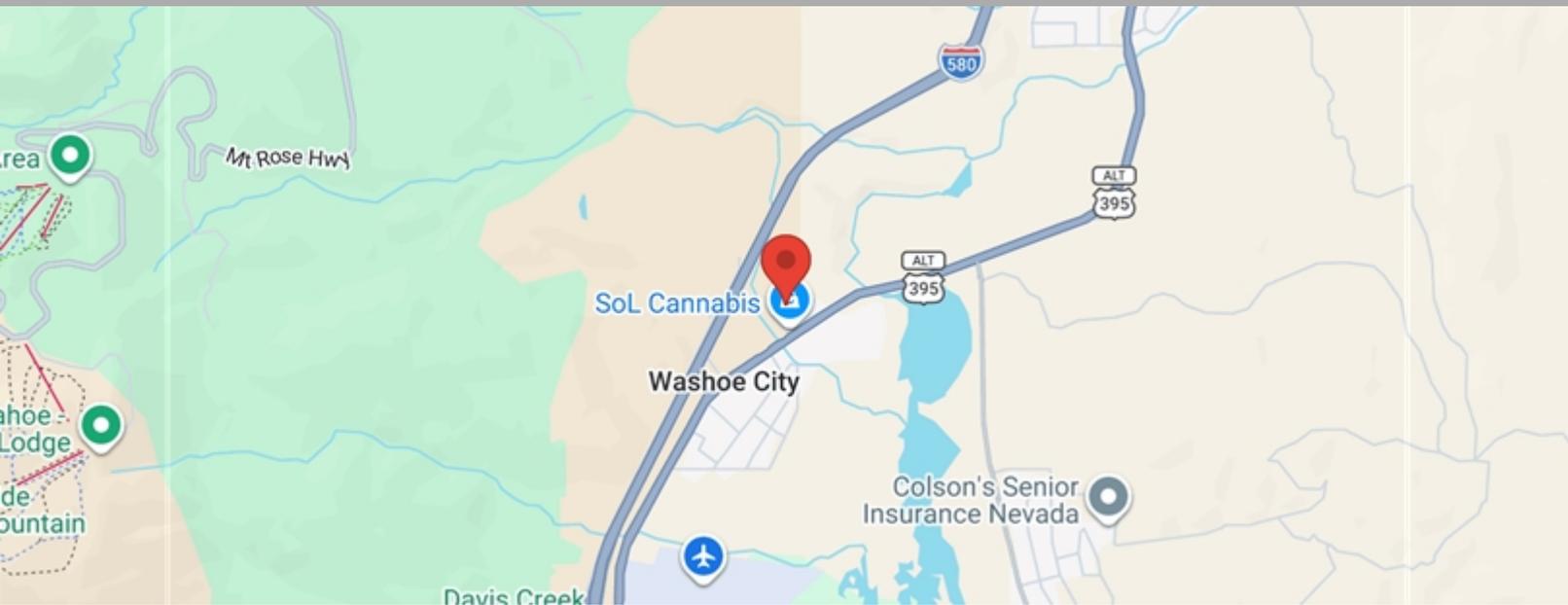
Remax Gold Commercial  
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	461	3,861	9,626
2010 Population	457	4,580	11,410
2025 Population	466	5,471	13,015
2030 Population	482	6,012	13,714
2025-2030 Growth Rate	0.68 %	1.9 %	1.05 %
2025 Daytime Population	340	4,815	10,283

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	9	107	202
\$15000-24999	0	33	78
\$25000-34999	4	47	118
\$35000-49999	15	107	210
\$50000-74999	28	240	488
\$75000-99999	46	287	578
\$100000-149999	36	371	986
\$150000-199999	23	262	669
\$200000 or greater	41	753	1,845
Median HH Income	\$ 99,246	\$ 135,867	\$ 145,440
Average HH Income	\$ 138,869	\$ 208,821	\$ 215,810

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	178	1,420	3,567
2010 Total Households	185	1,784	4,447
2025 Total Households	203	2,207	5,174
2030 Total Households	213	2,439	5,482
2025 Average Household Size	2.3	2.48	2.51
2025 Owner Occupied Housing	185	2,071	4,812
2030 Owner Occupied Housing	196	2,309	5,135
2025 Renter Occupied Housing	18	136	362
2030 Renter Occupied Housing	16	130	347
2025 Vacant Housing	5	136	234
2025 Total Housing	208	2,343	5,408

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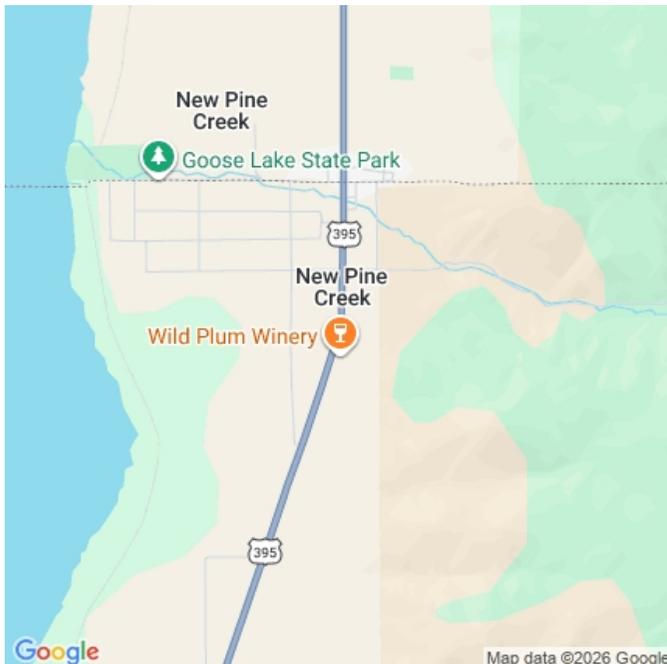
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## ABOUT WASHOE VALLEY

Washoe Valley is a census-designated place (CDP) in Washoe County, Nevada, United States. It corresponds closely to the unincorporated community of New Washoe City. The population was 3,019 at the 2010 census.



### CITY OF WASHOE VALLEY

County Washoe

### AREA

City 5 sq mi

Land 5 sq mi

Elevation 5086 ft

### POPULATION

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