

**STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT FOR SALE OR LEASE**

**875**

**PANTHER DRIVE**

**LEASE RATE:  
\$0.95/SF NNN**

**Reno, Nevada**

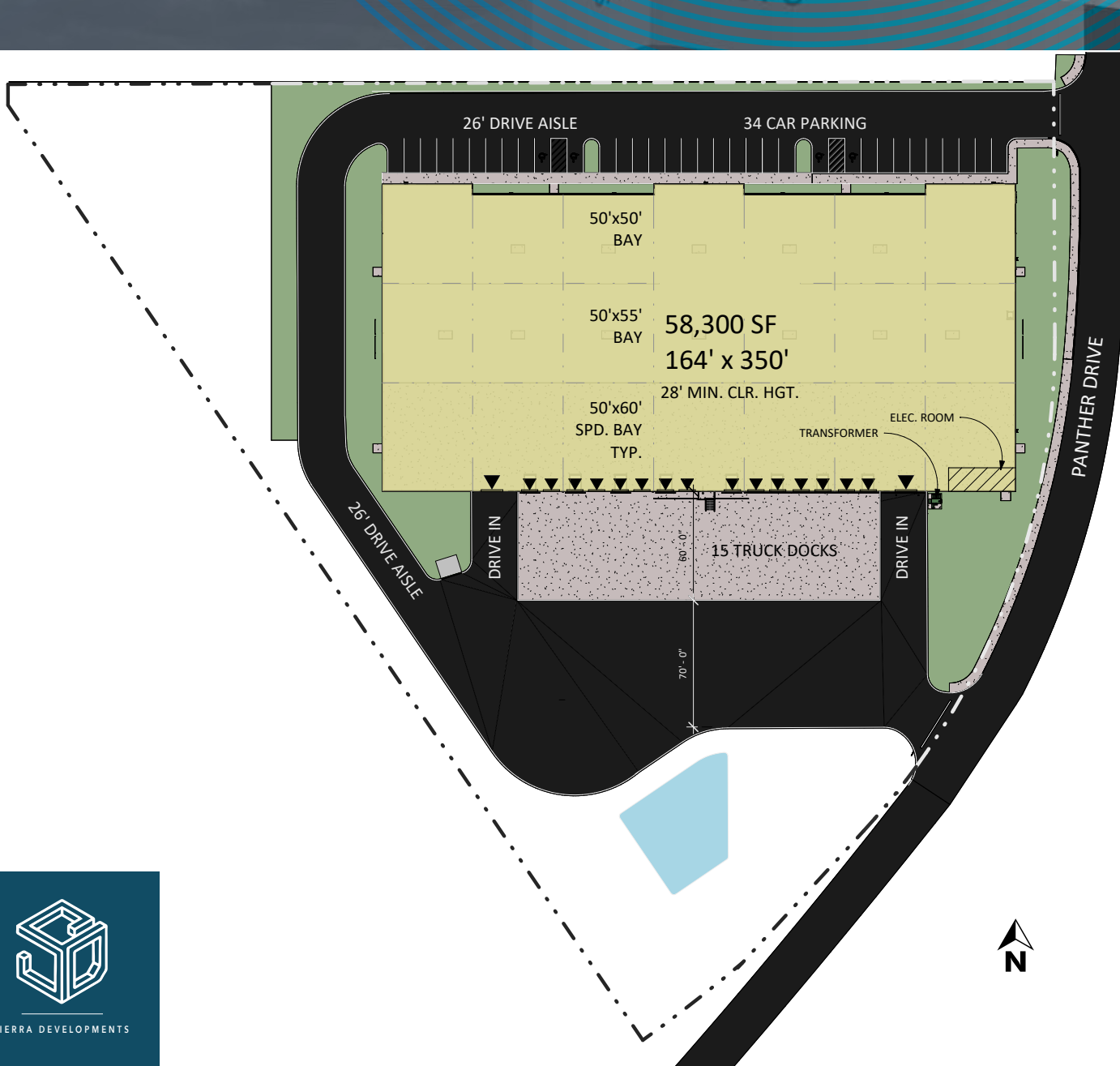


SIERRA DEVELOPMENTS

**58,300 SF | BUILDING COMPLETE & READY FOR OCCUPANCY!**

**CBRE**

# SITE PLAN OVERVIEW

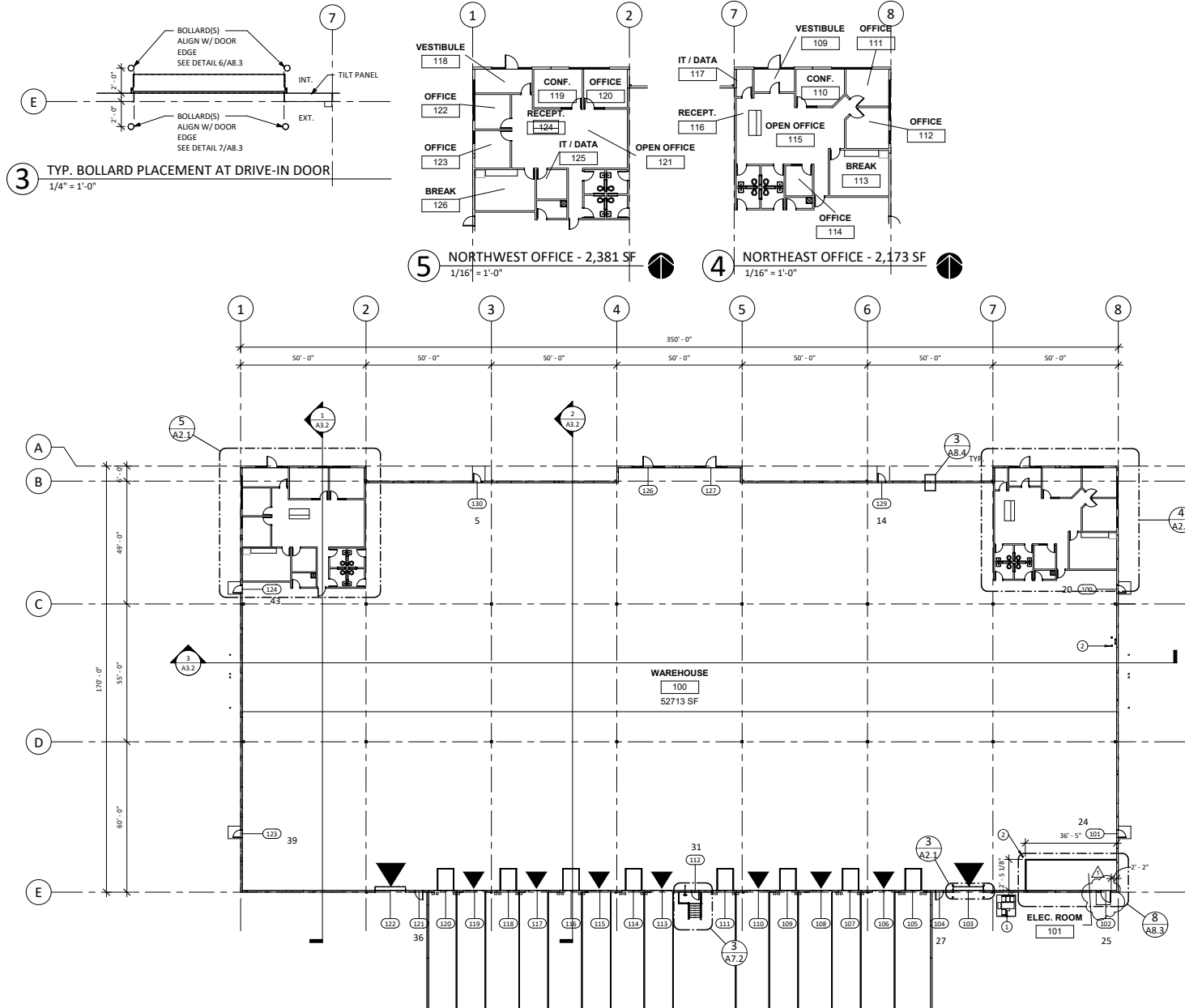


## Building Specs:

- Lease Rate: \$0.95/SF NNN
- Available: ±58,300 SF
- Divisible to ±29,150 SF
- Building Dimensions: 350' x 164'
- Office 1: ±2,381 SF and Office 2: ±2,173 SF
- Clear Height: 28'
- Dock-High Doors: 15 Dock doors total; 8 dock doors with 35,000 lbs mechanical leveler
- Grade Level Doors: 2
- ESFR Sprinklers
- Power: 2,000 Amps, 277/480 Volts, 3-Phase
- Clerestory windows around building perimeter
- 1 % Skylights
- 6" Reinforced slab on grade

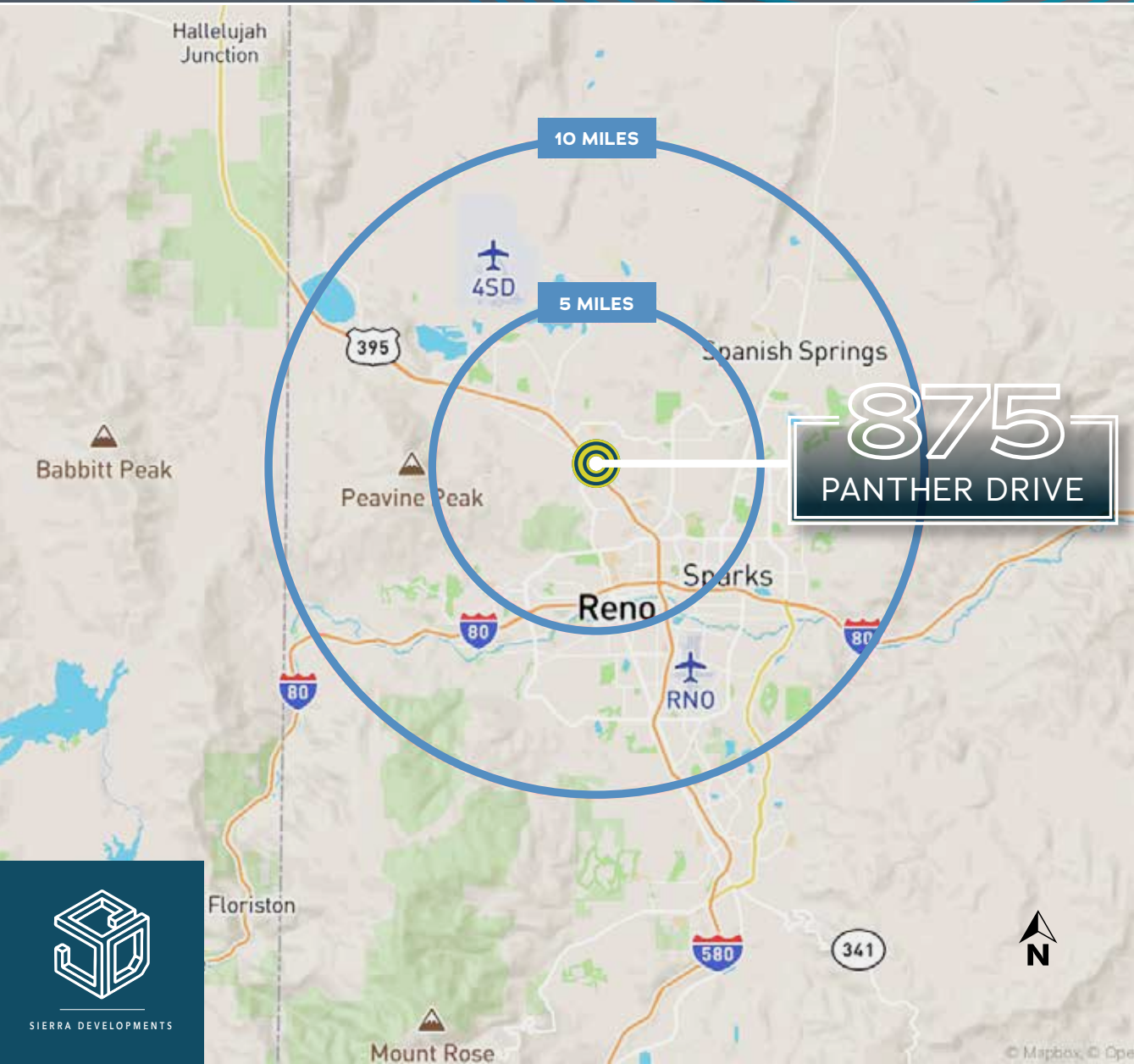


# SITE PLAN SPEC OFFICES





# LOCATION OVERVIEW



## 2023 Demographics:



### POPULATION

5-mile radius: 180,923  
10-mile radius: 413,570



### HOUSEHOLDS

5-mile radius: 69,799  
10-mile radius: 164,081



### AVG. HOUSEHOLD INCOME

5-mile radius: \$81,082  
10-mile radius: \$100,39



### EMPLOYED POPULATION

5-mile radius: 87,290  
10-mile radius: 203,423

Source: Esri.



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# AREA AMENITIES



**GREAT FREEWAY  
VISIBILITY /  
ADJACENCY**



**EASY ACCESS  
TO U.S. 395 /  
I-580 / I-80**



**ONLY THREE  
MILES FROM  
N MCCARRAN /  
RENO METRO**

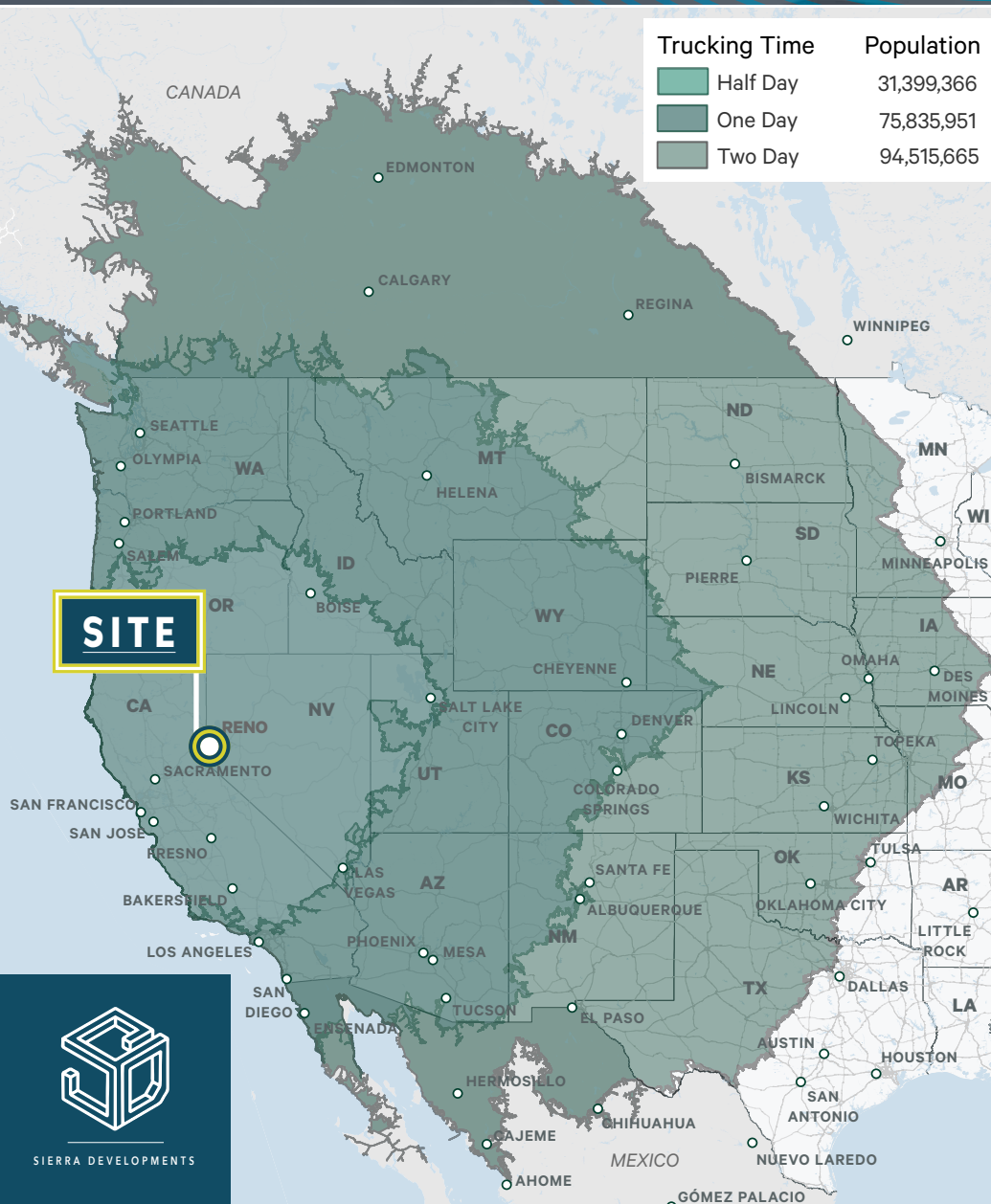
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# COAST-TO-COAST TRUCKING SERVICE



Reaching a population of **±201M** in 1-2 days





Reno, Nevada

# 875

## PANTHER DRIVE

Exclusively Listed By:

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