

For Sublease

# S. Rock Blvd. & S. McCarran Blvd.




1135 S. Rock Blvd.  
Suite 330  
Reno, NV 89502

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# Listing Snapshot

**\$0.99 PSF NNN**  
Lease Rate

**± 24,250 SF**  
Available Square Footage

**4/30/27**  
Master Lease – Expires

**\$0.24 PSF**  
NNN Expense

## Property Highlights

- Large flex industrial space for Sublease
- Easy access from S. McCarran Blvd.
- Near Reno-Tahoe International Airport
- Power: 400 Amp, 208V, 3-phase
- One (1) 12’x14’ grade-level door
- Four (4) dock doors
- Clear height: 24’
- Fully-built out office
- LED lighting throughout

Potential for direct lease - Contact Broker for details

## Demographics

	1-mile	3-mile	5-mile
2025 Population	6,315	63,870	221,320
2025 Average Household Income	\$104,952	\$83,592	\$102,137
2025 Total Households	2,564	27,180	94,041

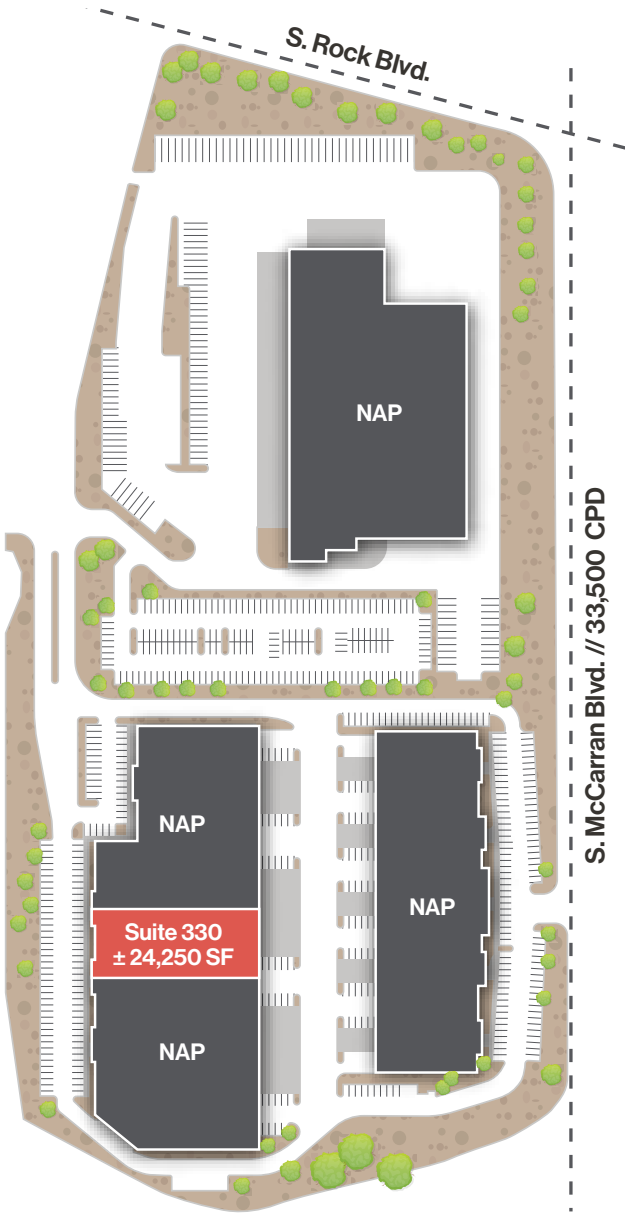




## Aerial







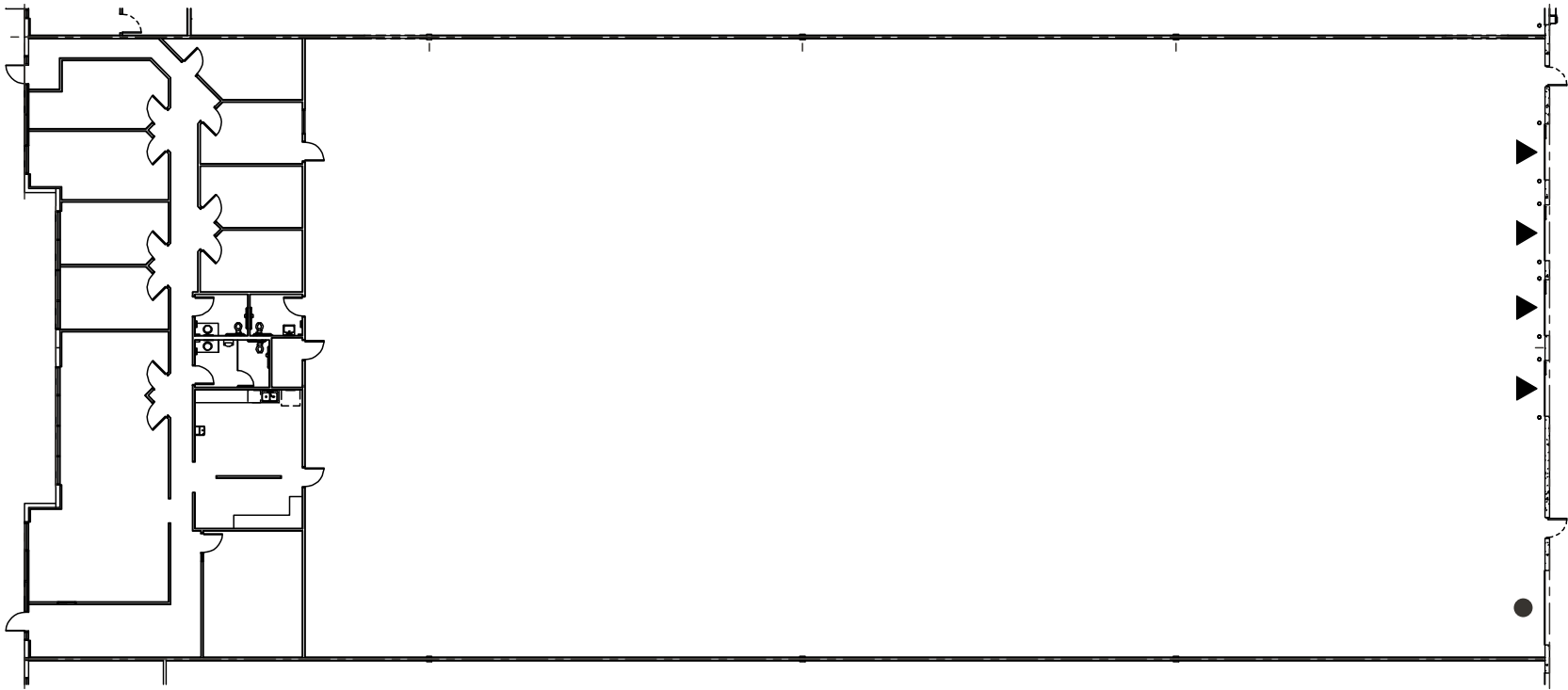
Floor Plan | Suite 330

Office: ± 4,235 SF

Warehouse: ± 20,015 SF

Total: ± 24,250 SF

▲ Dock Door    ● Grade Level Door



Property Photos



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For inquiries please reach out to our team.

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