



WAREHOUSE + OFFICE SPACES FOR  
LEASE WITH EXCELLENT FREEWAY  
ACCESS IN A DESIRABLE RENO LOCATION

**±50,000**  
AVAILABLE SF

**ESFR**  
SPRINKLER SYSTEM

**30'**  
CLEAR HEIGHT

**NEGOTIABLE**  
LEASE RATE



FOR LEASE +27,500 SF & +22,500 SF AVAILABLE,  
TOTALING ±50,000 SF (CROSS-DOCKED)

# SOUTHWEST COMMERCE CENTER I

875 E PATRIOT BLVD, SUITES 201 & 202 | RENO, NV 89511

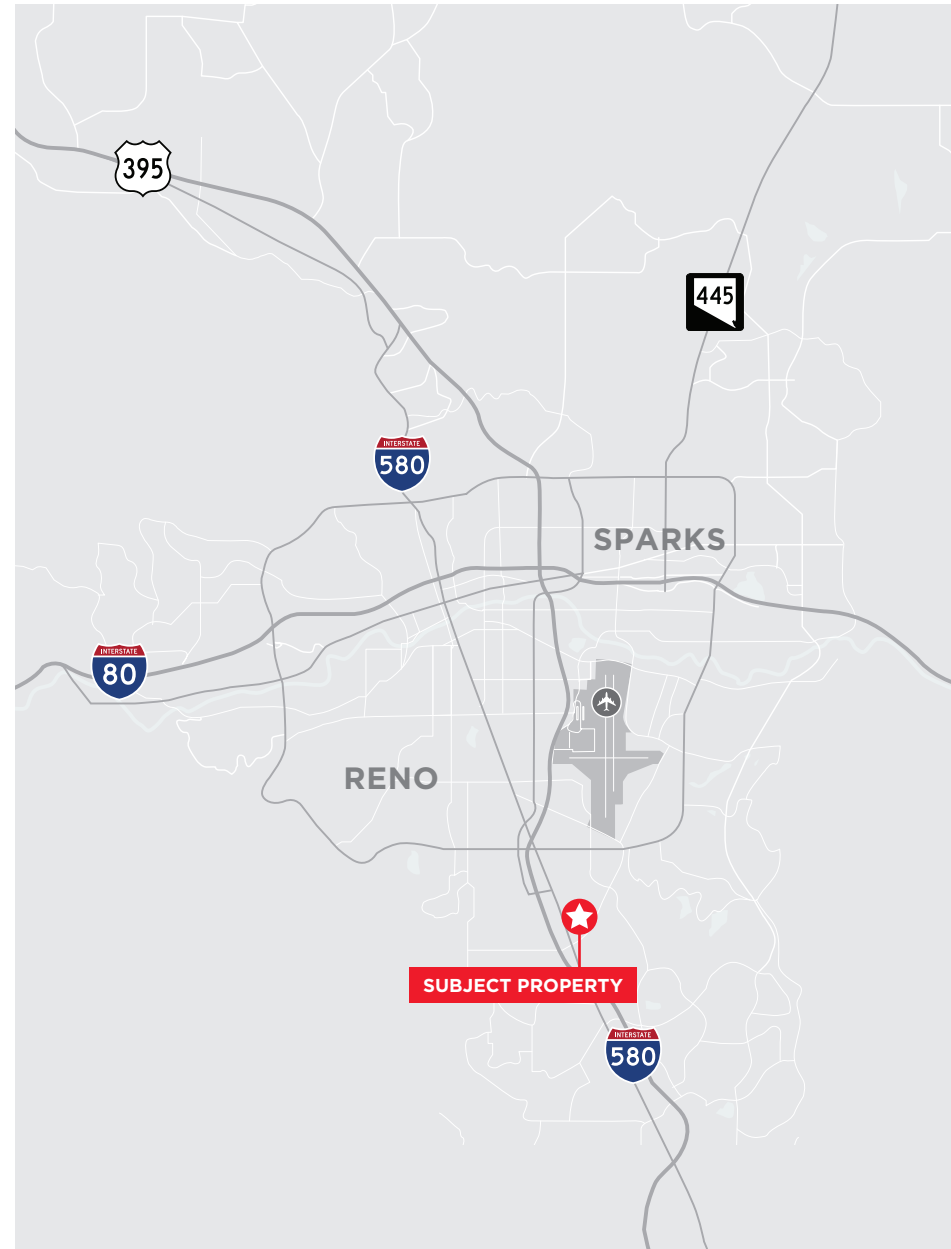
FOR LEASE

# SUITE 201 PROPERTY FEATURES

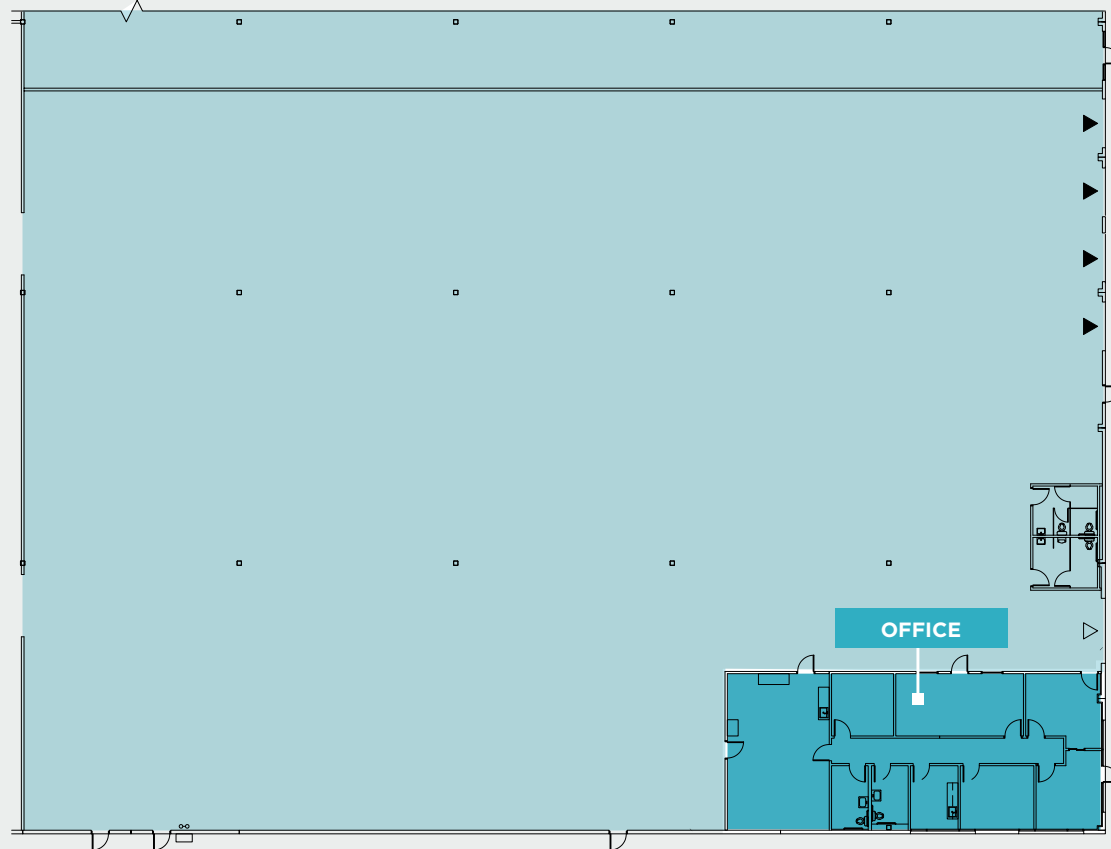
Lease Rate	Negotiable
Space	27,500 SF building available 2,350 SF office
Estimated OPEX	\$0.16/SF/Month
Availability Date	Now

## Property Highlights

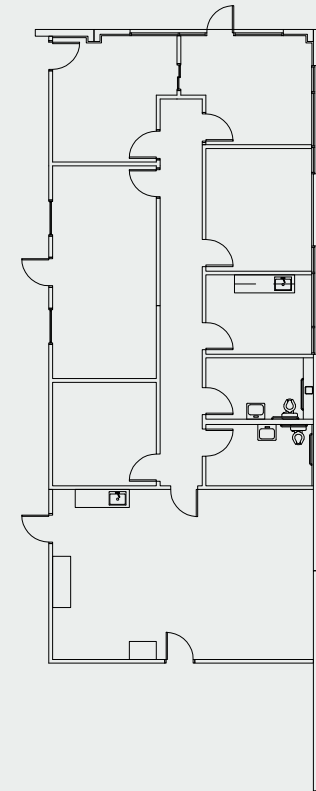
- 30' clear height
- 50' X 40' column spacing
- 200A, 277/480V, 3-phase power (TBV)
- 4 dock-high doors
- 1 grade-level door
- ESFR sprinkler system



# SUITE 201



2,350 SF OFFICE



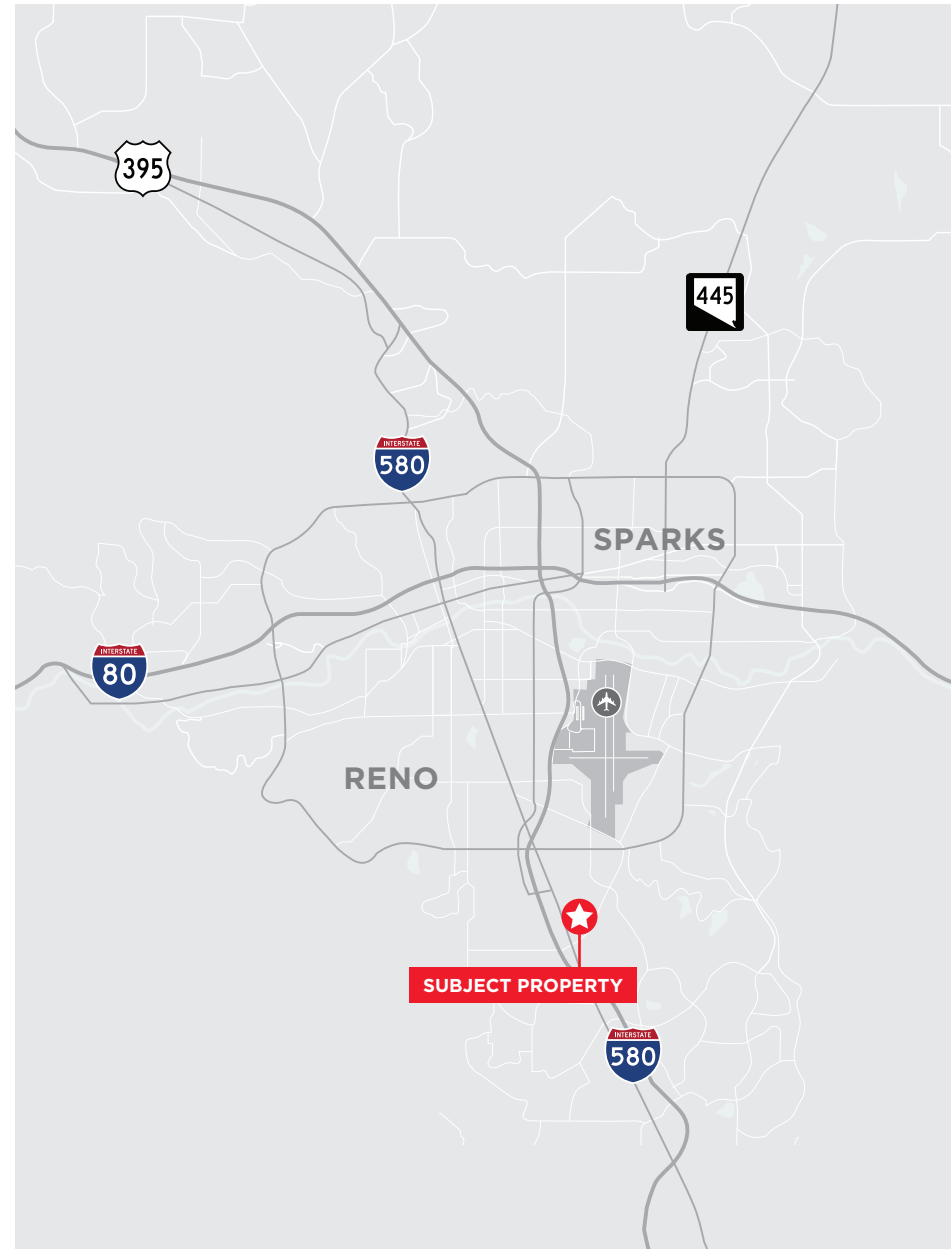
FOR LEASE

# SUITE 202 PROPERTY FEATURES

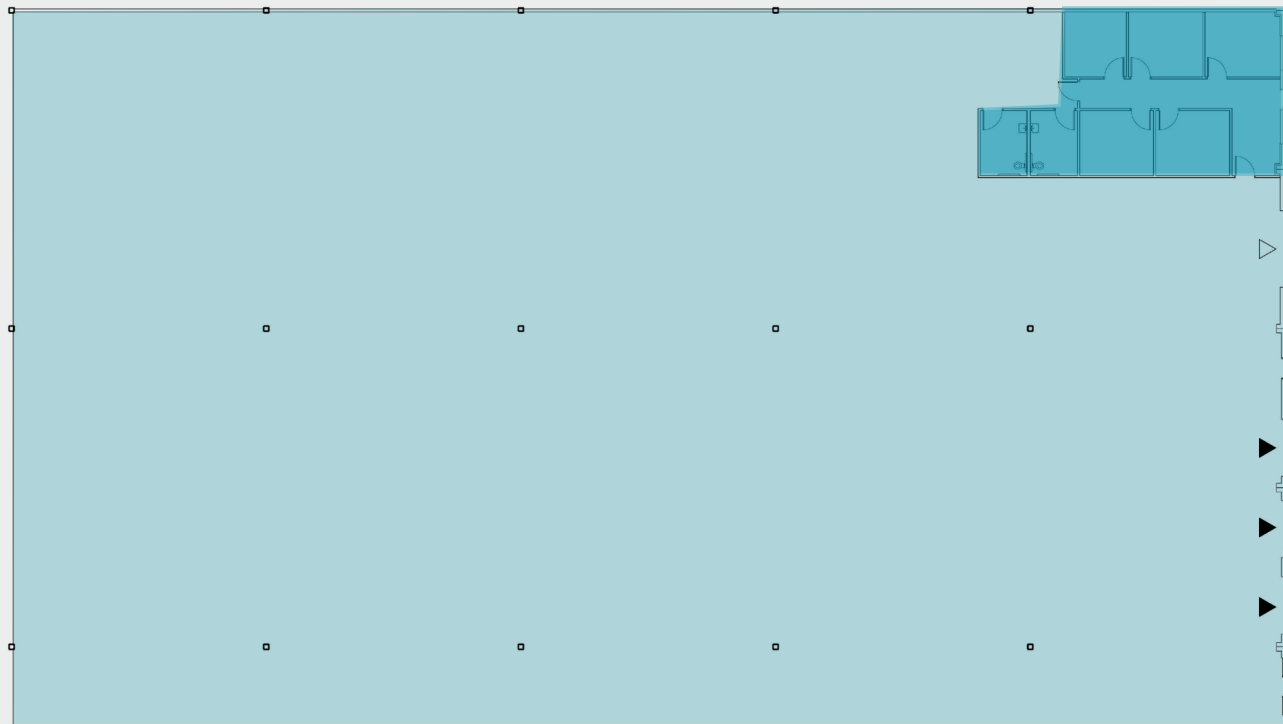
Lease Rate	Negotiable
Space	±22,500 SF building available ±1,035 SF office
Estimated OPEX	\$0.16/SF/Month
Availability Date	Now

## Property Highlights

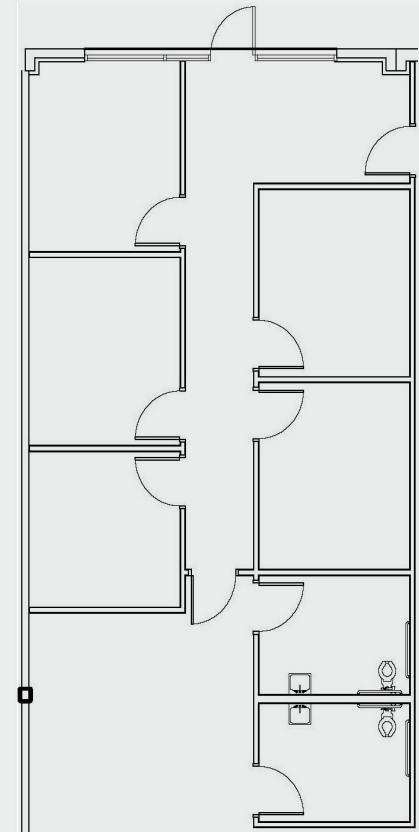
- 30' clear height
- 50' X 40' column spacing
- 200 amps, 277/480V, 3-phase power (TBV)
- 3 dock-high doors
- 1 grade-level door
- ESFR sprinkler system



# SUITE 202



## 1,035 SF OFFICE



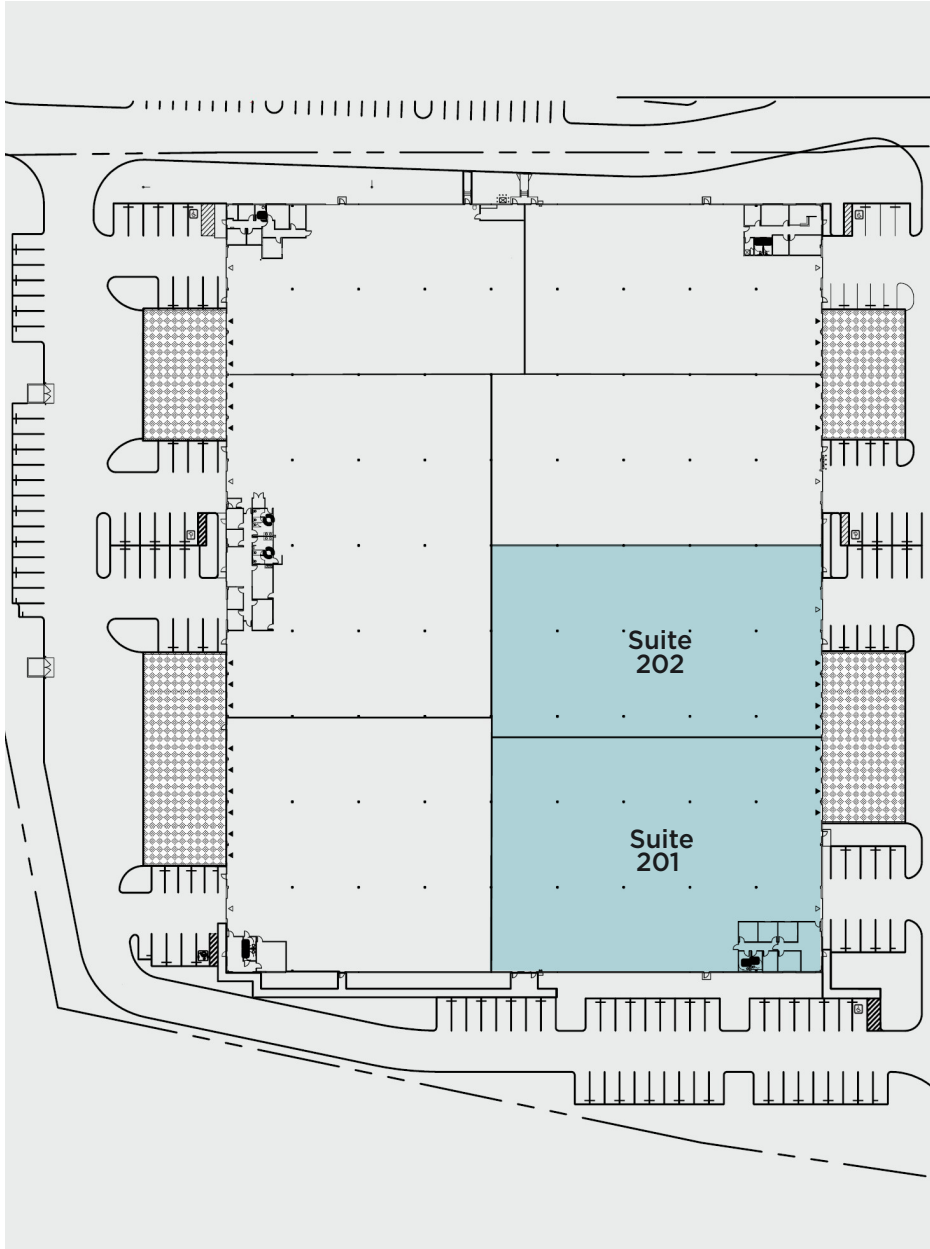
FOR LEASE

# SUITES 201 & 202 COMBINED FEATURES

Lease Rate	Negotiable
Space	±50,000 SF building available ±3,385 SF office
Estimated OPEX	\$0.16/SF/Month
Availability Date	Now

### Property Highlights

- Cross-docked
- 30' clear height
- 50' X 40' column spacing
- 400A, 277/480V, 3-phase power (TBV)
- 7 dock-high doors
- 2 grade-level door
- Great South Reno location
- Excellent access to HWY 580 and McCarran loop
- Professionally managed
- Project is 1MM SF



# CORPORATE NEIGHBORS



FOR LEASE

# SOUTHWEST COMMERCE CENTER I

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FOR MORE INFORMATION, PLEASE CONTACT:

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