

PART OF LARGER CROSS-DOCK BUILDING
FOR LEASE WITH EXCELLENT FREEWAY
ACCESS IN A DESIRABLE RENO LOCATION

NEGOTIABLE
LEASE RATE

±217,757
AVAILABLE SF

36'
CLEAR
HEIGHT

ESFR
SPRINKER
SYSTEM



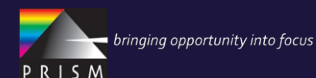
FOR LEASE

NORTH VALLEYS COMMERCE CENTER

9470 N VIRGINIA ST | RENO, NV 89506

NORTHVALLEYSINDUSTRIAL.COM

OWNED AND MANAGED BY



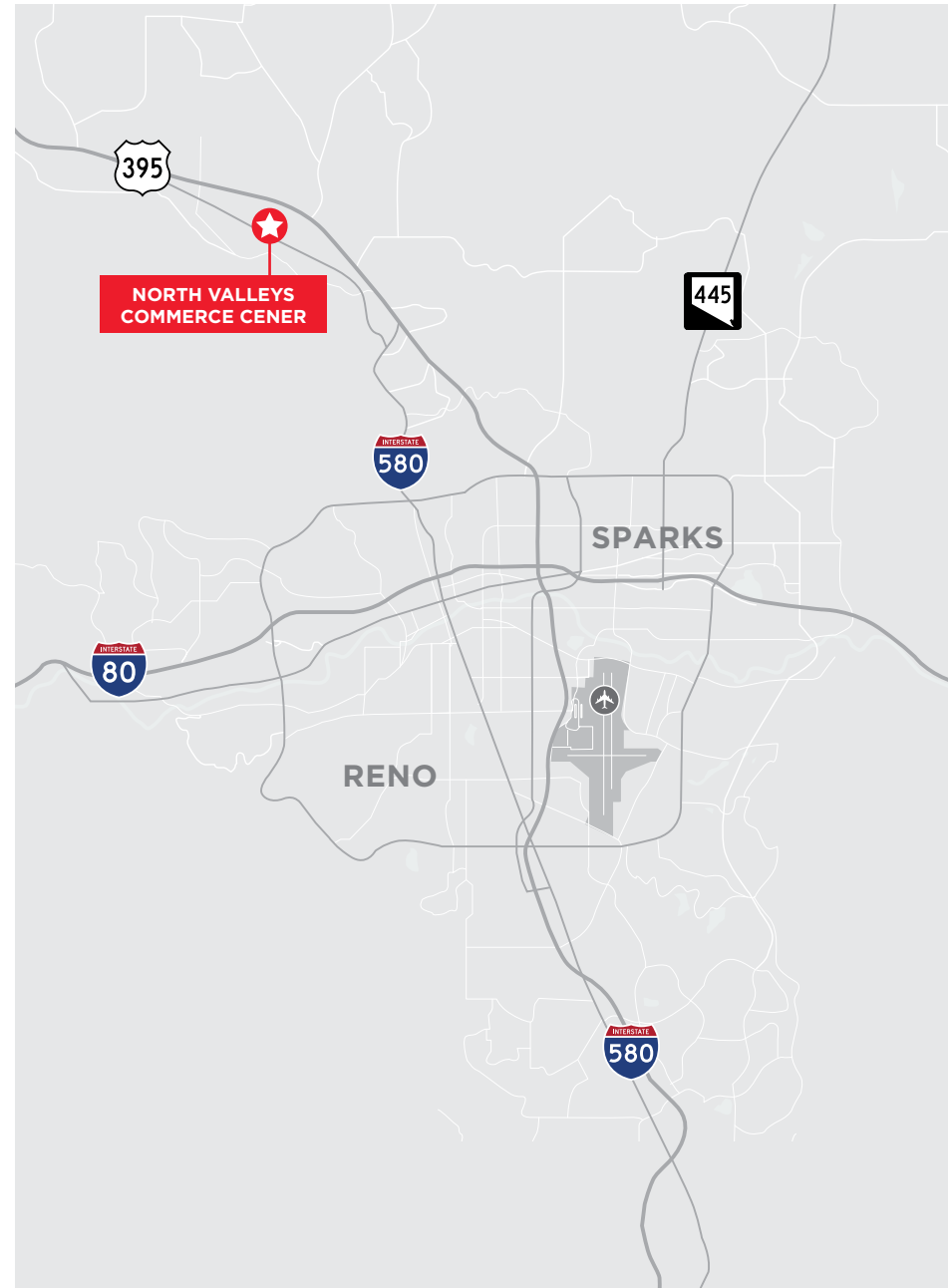
FOR LEASE

PROPERTY FEATURES

Lease Rate	Negotiable
Space	±217,757 SF
Office Size	±3,982 SF Main Office ±1,290 SF Shipping Office
Estimated Opex	\$0.14 PSF/Mo
Zoning	Industrial Commercial (IC)
Total Building Land Area	22.25 Acres
Monument Signage	Available w/ visibility on US-395

Property Highlights

- 36' min clear height inside first column
- 24 (9'X10') cross dock-high loading doors, 23 with 35,000 lb mechanical levelers, seals, lights, & z-guards
- 1 (9'X10') dock-high loading door with 72" wide 30,000 lb edge of dock mechanical leveler, dock seal, & z-guards
- 18 additional knock out panels for future dock doors
- 52' X 50' columns (typical)
- 2 (12'X14') drive in doors
- 800 Amps, ability to increase to 1,600 amps of 277/480 volt 3-phase power (subject to verification by the local utility)
- 60' speed bays
- LED lighting (approximately 25 FC at 36" AFF without racking) with motion sensors and photocells (for daylight harvesting)
- Parking: 100 auto; 24 trailer
- 7" floors, all floors are sealed and joints caulked
- 60 mil single ply TPO roof membrane with R-19 insulation above deck with 20 year warranty
- 2% skylights
- Excellent access to US-395, located ±7 miles from I-80 via Lemmon Dr & Stead Blvd
- Fenced and gated truck courts possible
- Make ready improvements including paint and flooring in offices, painted interior warehouse walls, and caulk in all warehouse floor joints



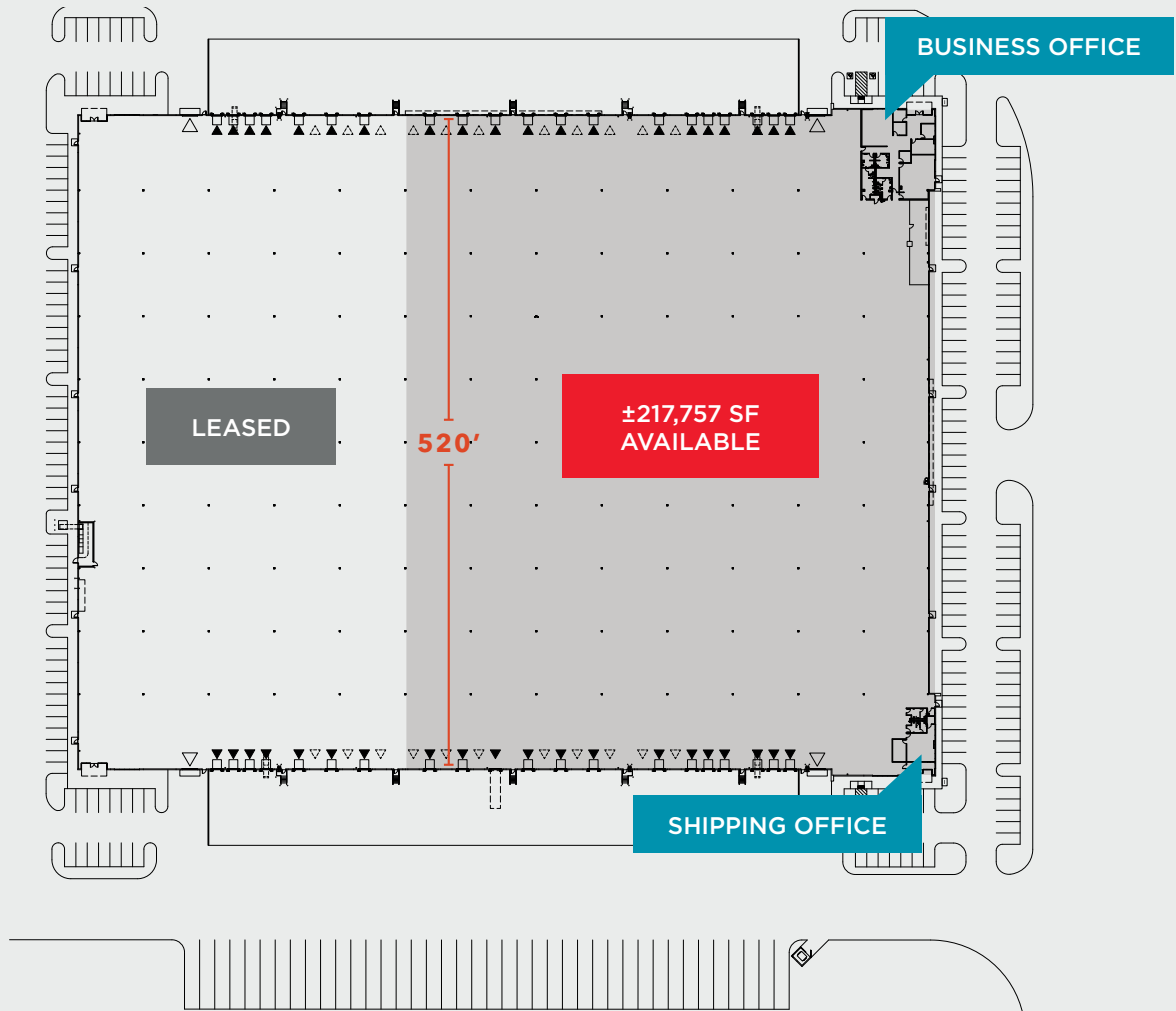
OWNED AND MANAGED BY



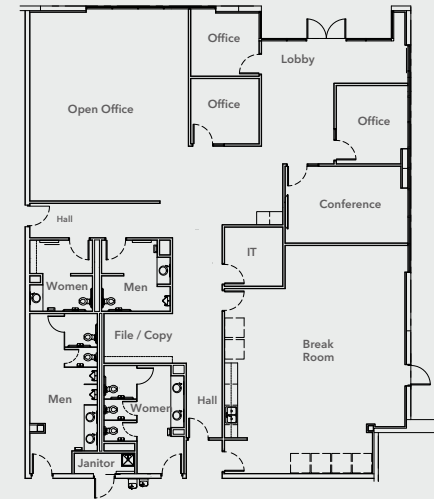
bringing opportunity into focus

Cushman & Wakefield | 2

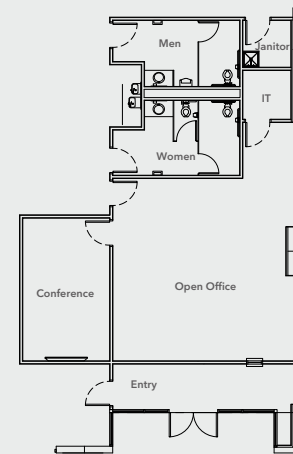
SITE PLAN



BUSINESS OFFICE: ±3,982 SF



SHIPPING OFFICE: ±1,290 SF



AREA OVERVIEW

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	11.0
Reno-Stead FBO	4.9
UPS Regional	12.9
FEDEX Express	11.8
FEDEX Ground	17.6
FEDEX LTL	10.3

DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
Population	38,068	76,257	200,769
Households	13,436	26,727	77,416
Avg, HH Incomes	\$107,672	\$108,066	\$102,188
Total Employees	3,974	10,824	51,352



NEVADA STATE INCENTIVES

- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workers' compensation rates
- State-qualified employee hiring incentive

HELPFUL LINKS

- **Business Costs**
<https://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**
<https://goed.nv.gov/programs-incentives/incentives/>
- **Cost of Living**
https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.pdf
- **Quality of Life**
<http://edawn.org/live-play/>

BUSINESS COST COMPARISONS

Tax Comparisons	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	4.9%	5%	7.4%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	1.378%	0.711% (2018)	No	No	No	0.09%	No
Monthly Property Tax (Based On \$25m Market Value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-10.59%	0.2%-7.2%	0.4%-5.4%	1.2%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.54%	5%	Up to 7.4%	Up to 9.9%	No

FOR LEASE

NORTH VALLEYS COMMERCE CENTER

9470 N VIRGINIA ST | RENO, NV 89506

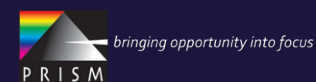
NORTHVALLEYSINDUSTRIAL.COM

FOR MORE INFORMATION, PLEASE CONTACT:

Mike Nevis, SIOR, CCIM
Vice Chairman
+1 775 232 6119
mike.nevis@cushwake.com
Lic. # S.0061759

Emily Jaenson
Industrial Specialist
+1 847 630 4739
emily.jaenson@cushwake.com
Lic. # S.0203962

OWNED AND MANAGED BY



cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-06.9.2026