



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

±51,500
AVAILABLE SF

ESFR
SPRINKLER SYSTEM

30'
CLEAR HEIGHT

NEGOTIABLE
LEASE RATE



FOR LEASE **+27,500 SF** & **+24,000 SF** AVAILABLE,
TOTALING **+51,500 SF** (CROSS-DOCKED)

SOUTHWEST COMMERCE CENTER I

875 E PATRIOT BLVD, SUITES 201 & 208 | RENO, NV 89511

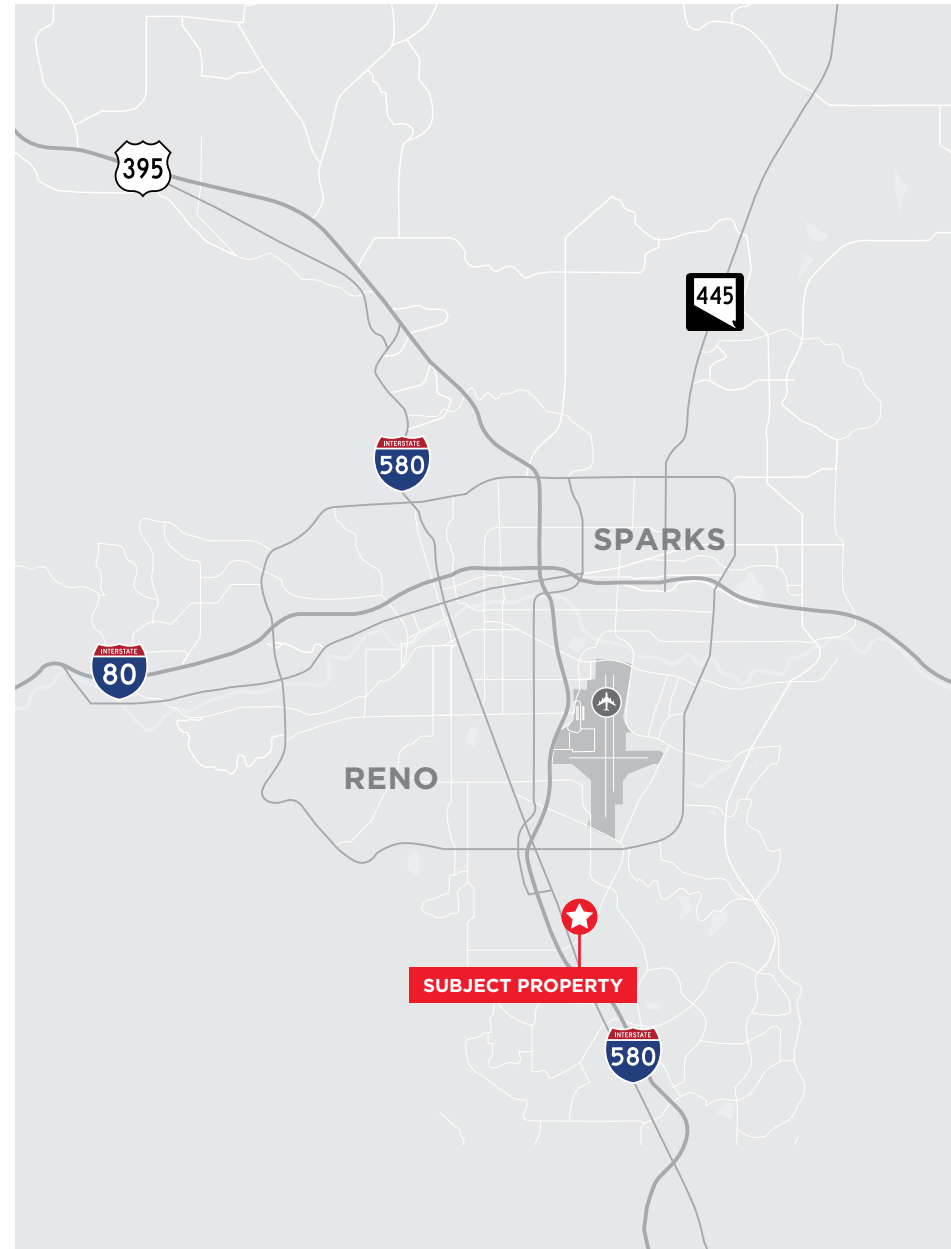
FOR LEASE

SUITE 201 PROPERTY FEATURES

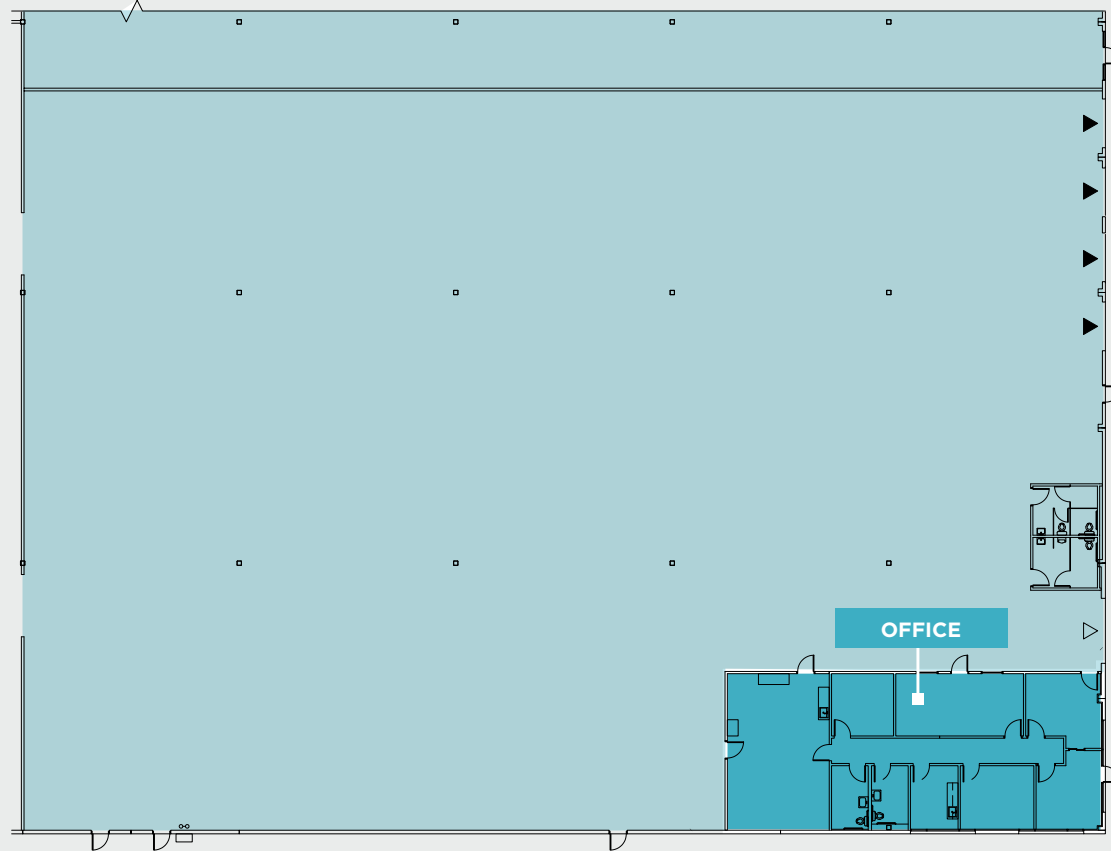
Lease Rate	Negotiable
Space	27,500 SF building available 2,350 SF office
Estimated OPEX	\$0.16/SF/Month
Availability Date	Now

Property Highlights

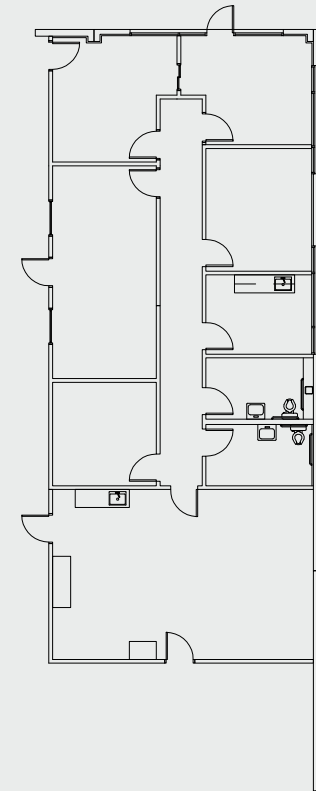
- 30' clear height
- 50' X 40' column spacing
- 200A, 277/480V, 3-phase power (TBV)
- 4 dock-high doors
- 1 grade-level door
- ESFR sprinkler system



SUITE 201



2,350 SF OFFICE



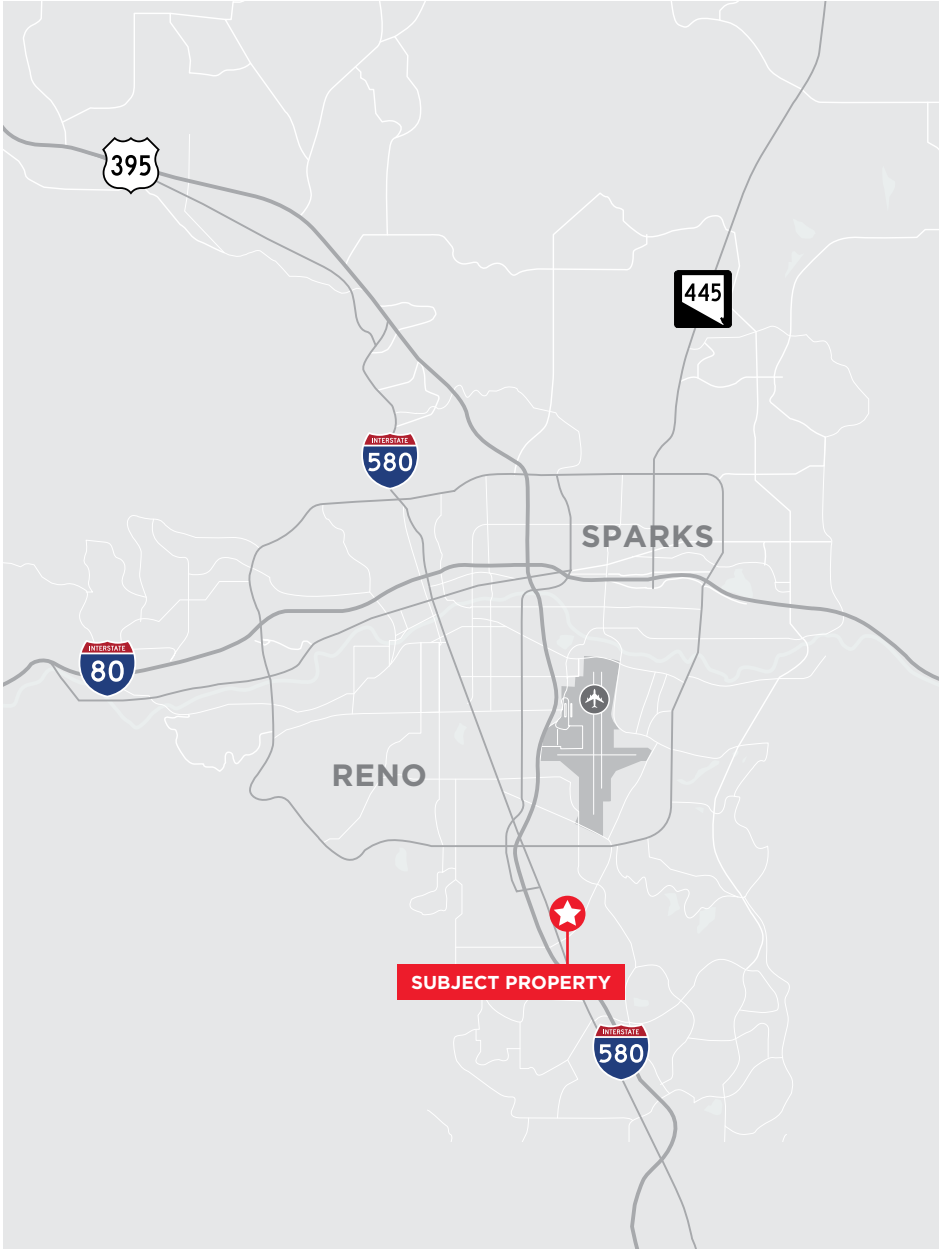
FOR LEASE

SUITE 208 PROPERTY FEATURES

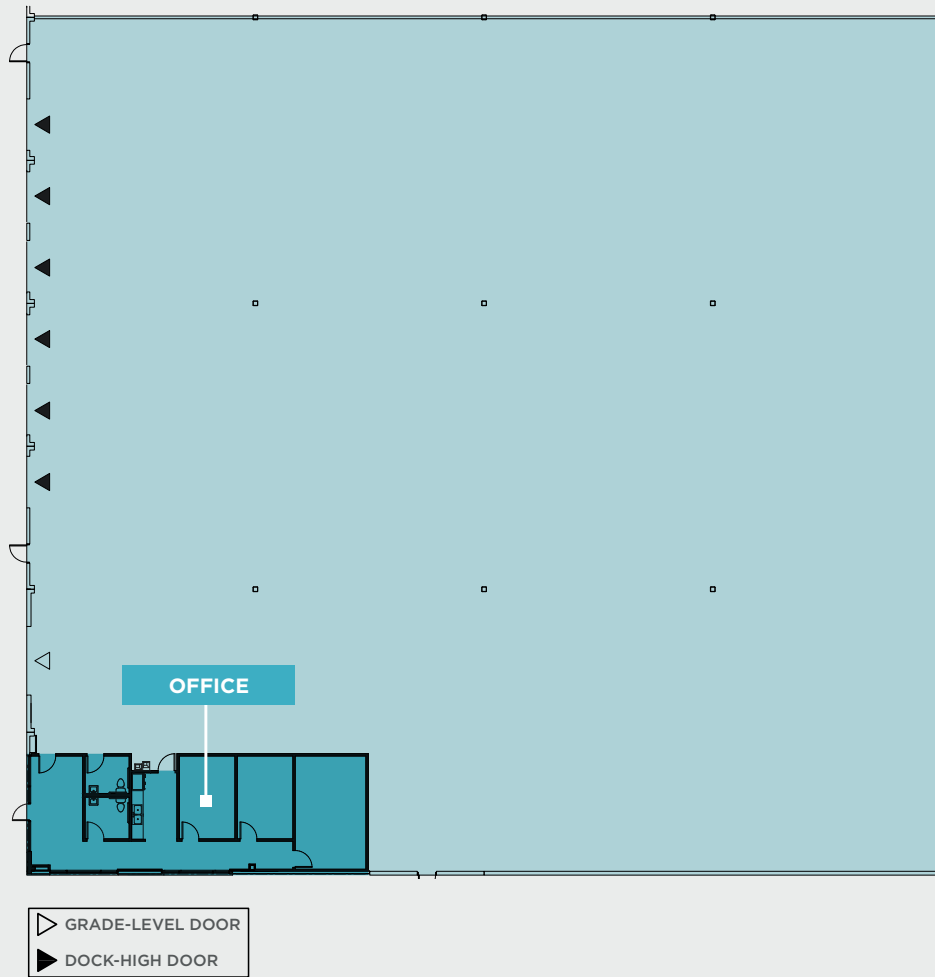
Lease Rate	Negotiable
Space	±24,000 SF building available ±1,257 SF office
Estimated OPEX	\$0.16/SF/Month
Availability Date	Now

Property Highlights

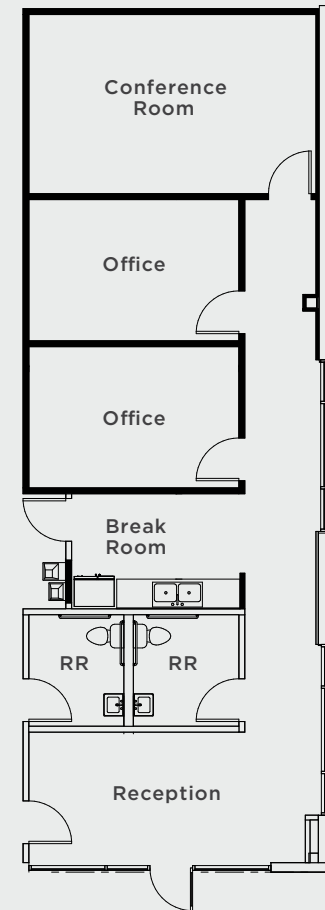
- 30' clear height
- 50' X 40' column spacing
- 225A, 277/480V, 3-phase power (TBV)
- 6 dock-high doors
- 1 grade-level door
- ESFR sprinkler system



SUITE 208



±1,257 SF OFFICE



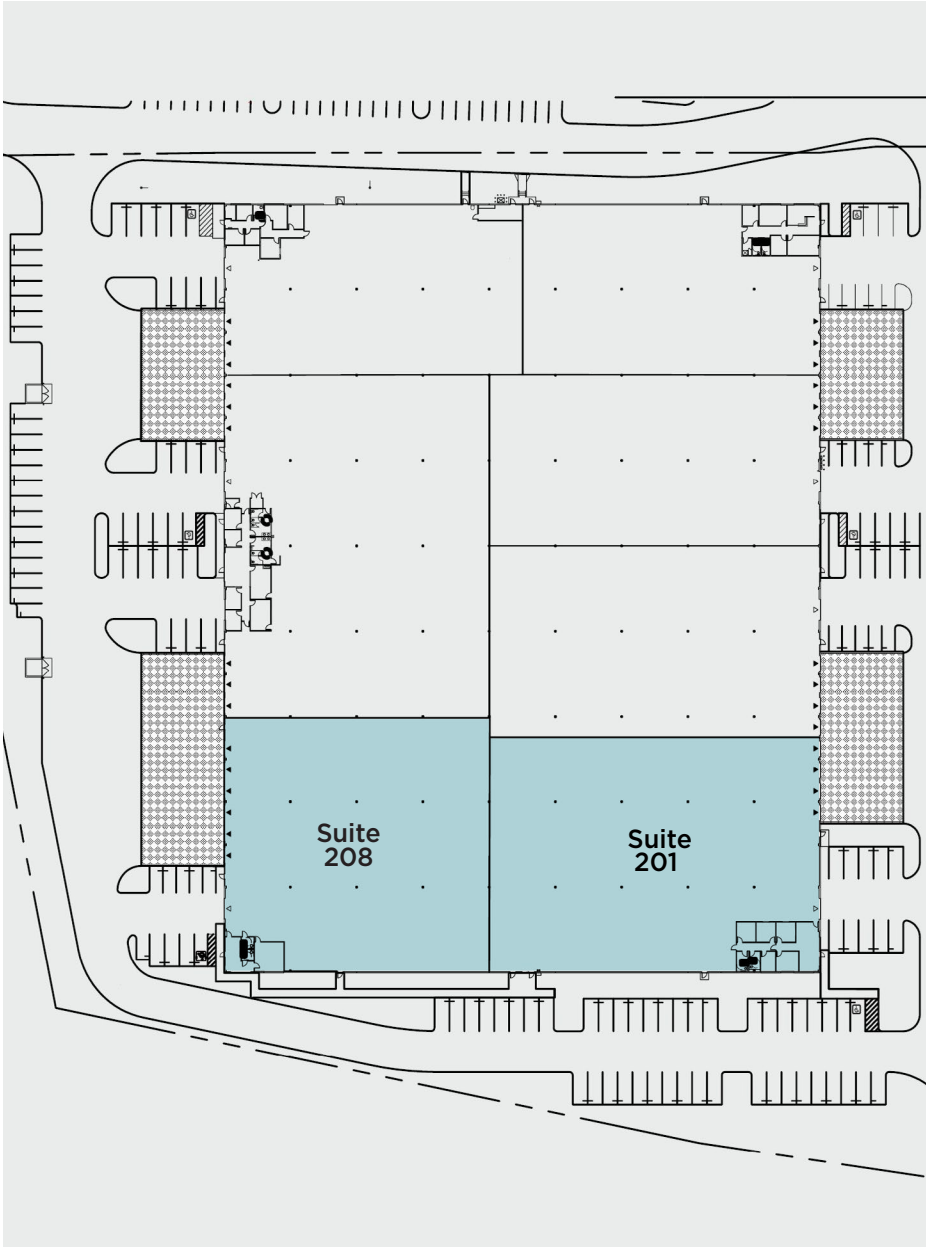
FOR LEASE

SUITES 201 & 208 COMBINED FEATURES

Lease Rate	Negotiable
Space	±51,500 SF building available ±3,607 SF office
Estimated OPEX	\$0.16/SF/Month
Availability Date	Now

Property Highlights

- Cross-docked
- 30' clear height
- 50' X 40' column spacing
- 425A, 277/480V, 3-phase power (TBV)
- 10 dock-high doors
- 2 grade-level door
- ESFR sprinkler system
- 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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