

# 9835 N. Virginia Street

RENO, NEVADA

±178,880 SF  
For Lease



- Demise-to-suit tenant requirements
- Clear Height 32' with ESFR sprinkler system
- Painted white metal decking vs OSB
- Insulated sandwiched concrete panels
- 100% concrete truck courts and drives



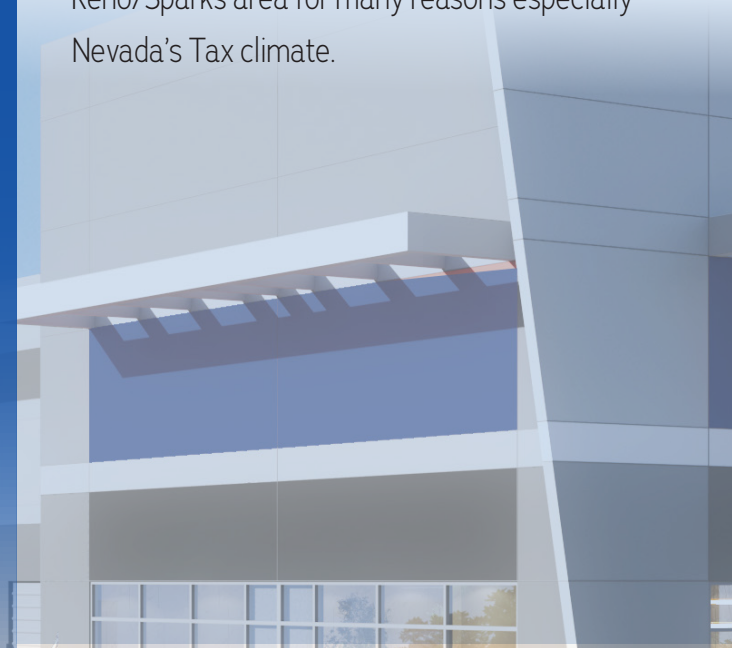
**CBRE**

# PROPERTY HIGHLIGHTS

Square Feet	±178,880
Divisibility To	± 40,560
Building Dimensions	676' x 260'
Construction Type	Concrete Tilt-Up
Acres	±11.20
Zoning	IC (Industrial Commercial)
Configuration	Front Loading
Office	BTS standard industrial grade build-out
Roof	Metal Deck Roof Structure
Clear Height	32'
Skylights	1%
Sprinklers	ESFR (Early Suppression, Fast Response)
Power	Two - 2,000 Amp electrical services
Column Spacing	52' x 50' Typical with 60' speed bays
Floor Slab	7" 4,000 Psi
Warehouse Heat	80/20 Outside air roof mounted, gas fired make-up air units
Lighting	LED fixtures on motion sensors, 25 ft+ footcandle at 36" in speed bays
Dock Positions	25 Dock doors with vision panel, Z guards and bumpers
Dock Equipment	11 Dock doors to be equipped with 40,000 lb levelers
Grade Level Doors	4 Doors - 14' x 16'
Auto Parking Spaces	86 Available

**This industrial building** is located in close proximity, just off of U.S. 395 at the Stead Boulevard exit and has a direct adjacency to the North Virginia corridor.

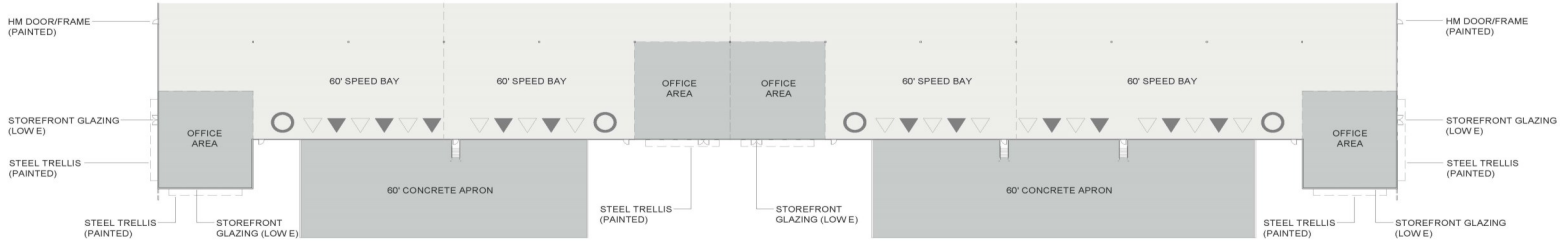
**Reno continues to be one of the nation's strongest industrial markets** and continues to offer the end user the most state-of-the-art industrial buildings. Northern Nevada continues to see out of state companies relocating to the Reno/Sparks area for many reasons especially Nevada's Tax climate.



# SITE PLAN



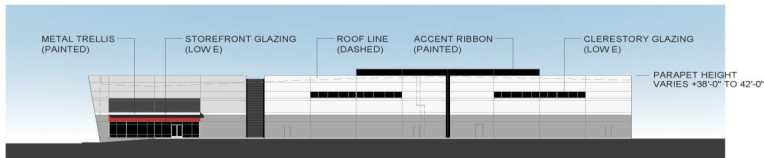
# SITE ELEVATIONS



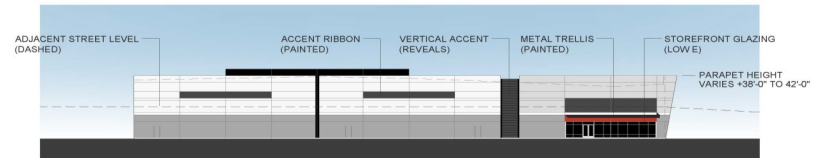
Partial Plan



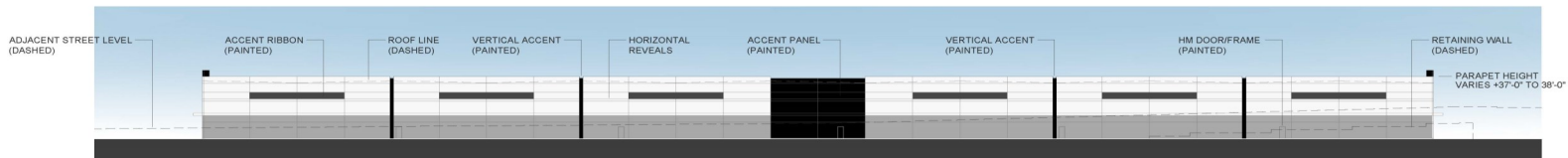
East Elevation (Interior)



North Elevation (North Virginia)



South Elevation



West Elevation (Interior)



**CONTACT:**

**GREG SHUTT**  
 Executive Vice President  
 Lic. BS.0046346  
 T +1 775 823 6923  
 greg.shutt@cbre.com | www.cbre.com/reno

# 9835 N. Virginia Street

RENO, NEVADA



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio\_March2026