

For Sublease

850 Commerce & I-80



850 Commerce Center Dr.
Fernley, NV 89408

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Listing Snapshot



Negotiable
Sublease Rate



Negotiable
Sublease Term



± 35,000 - 108,000+ SF*
Available Square Footage



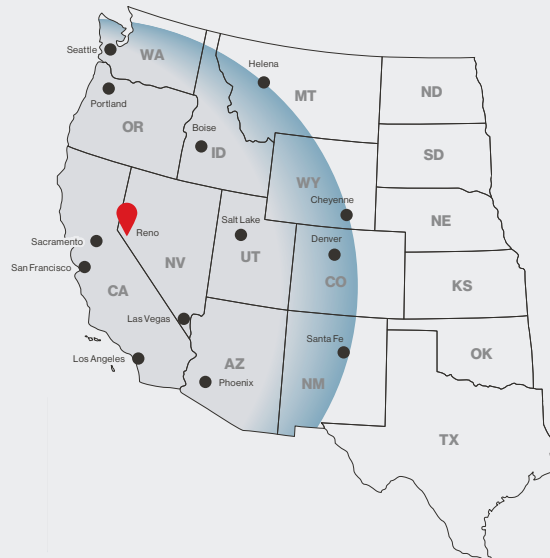
±0.90 AC
IOS

**Final SF amount is dependent upon the tenant's current availability at the time of initial sublease*

Property Highlights

- **Building Dimensions:** 470'x960' (cross-dock footprint)
- **Construction Type:** Concrete tilt-up panels with steel truss / purlin roof structure
- **Clear Height:** 36'
- **Sprinklers:** ESFR
- **Zoning:** Industrial (I)
- **Column Spacing:** 50'x56' typical bays; 60' speed bays at both dock walls; 50'x60' end bays
- **Total Building Power:** 3,000 Amp; capacity available to the sublease area to be verified based on tenant requirements
- **Warehouse Heat:** Through Wall Make Up Air Unit
- **Lighting:** LED 2'x4' LED recessed direct-indirect
- **Drive-In Door Dimensions:** 12'x14'
- **Truck Court:** 85' truck courts on both dock sides; 70' concrete aprons; 40' drive aisles around building
- **Car Parking Spaces:** 297 Total; 137 North + 132 South + 28 East
- **Roof:** Standing seam metal roof
- **Access Points:** Commerce Center Dr frontage; adjacent to I-80 and Main St.
- **Connectivity:** Spectrum fiber

Northern Nevada Transit Times



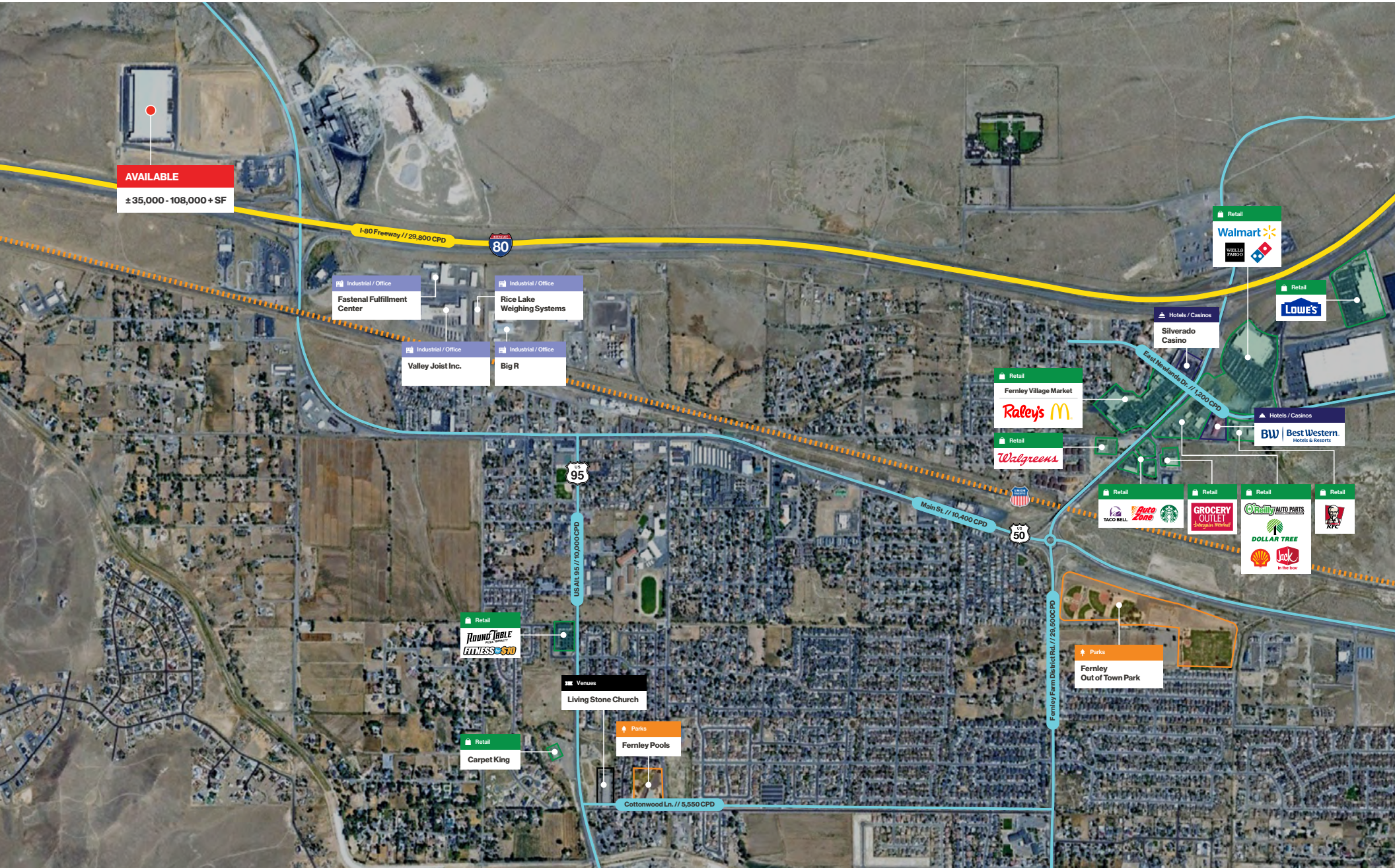
1-Day Truck Service

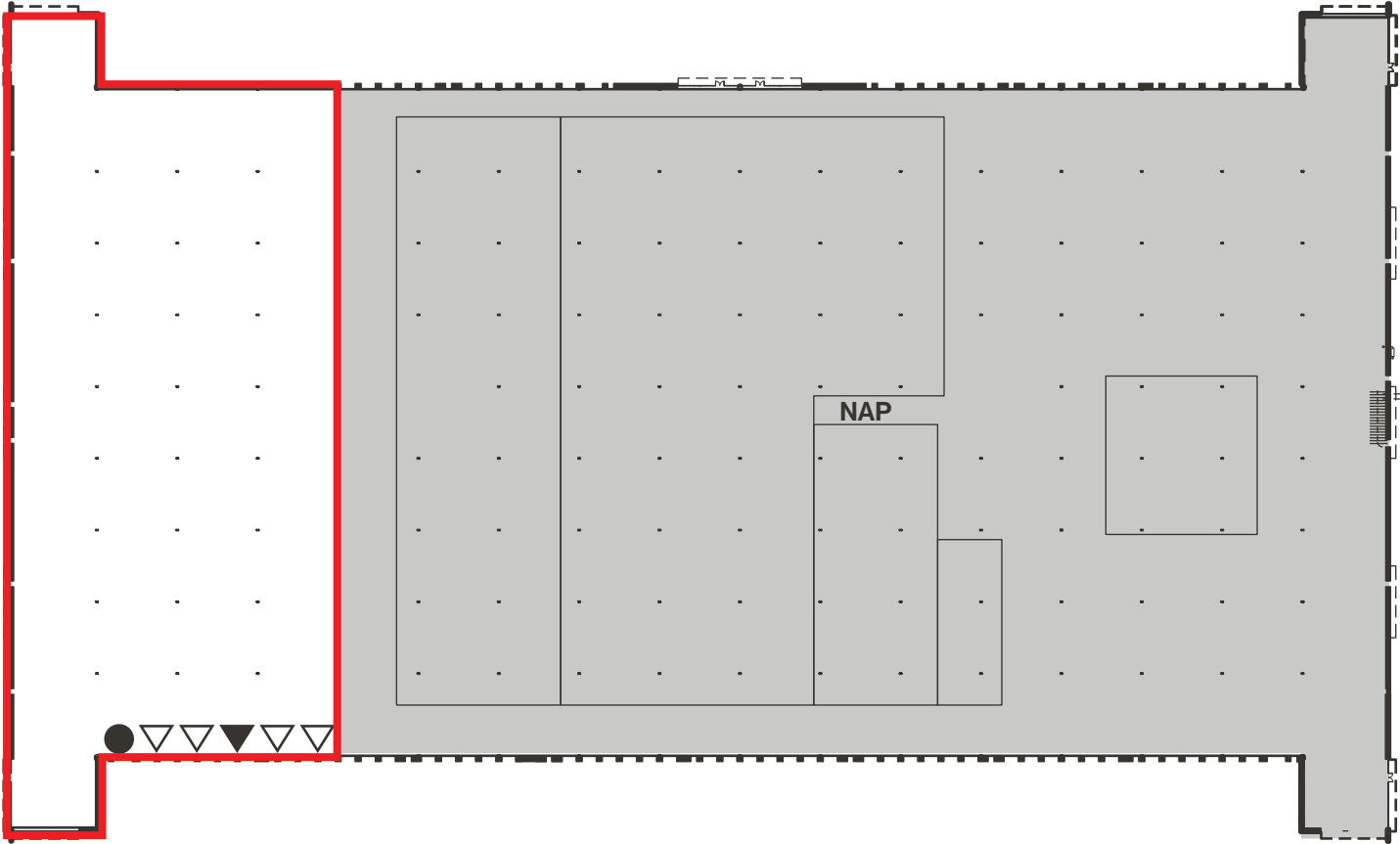
San Francisco, CA
Sacramento, CA
Los Angeles, CA
Portland, OR
Seattle, WA
Boise, ID
Salt Lake, UT
Las Vegas, NV
Phoenix, AZ

2-Day Truck Service

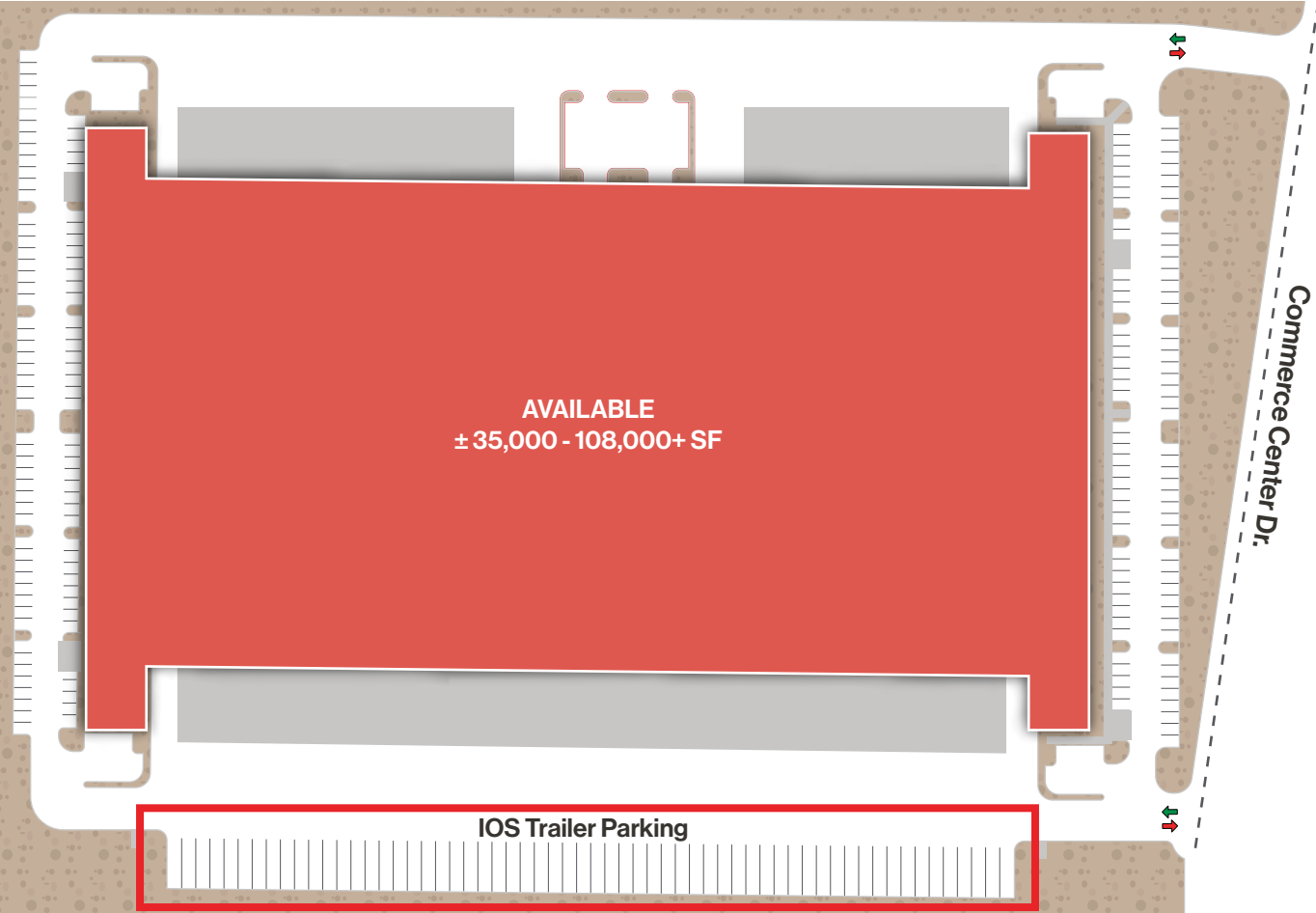
Helena, MT
Cheyenne, WY
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Site Plan



Property Photos



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