



CLARION PARTNERS

For Lease



Lear 400 Industrial Center  
12995 Echo Ct.  
Reno, NV 89506

±252,500 SF Available



## BUILDING HIGHLIGHTS

- ±252,500 SF (divisible to 50,000 SF, 90,000 SF, and 112,000 SF)
- ±8,891 SF office
- 23 dock-high doors with pit-type mechanical levelers
- 14 knock-out panels for future doors
- 5 grade-level doors
- ESFR
- 30' clear height
- 50' x 50' column spacing
- 2400 amps, 277/480V, 3-phase power (*expandable to 8,000 amps at an additional cost*)
- Available 3/1/2026



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.

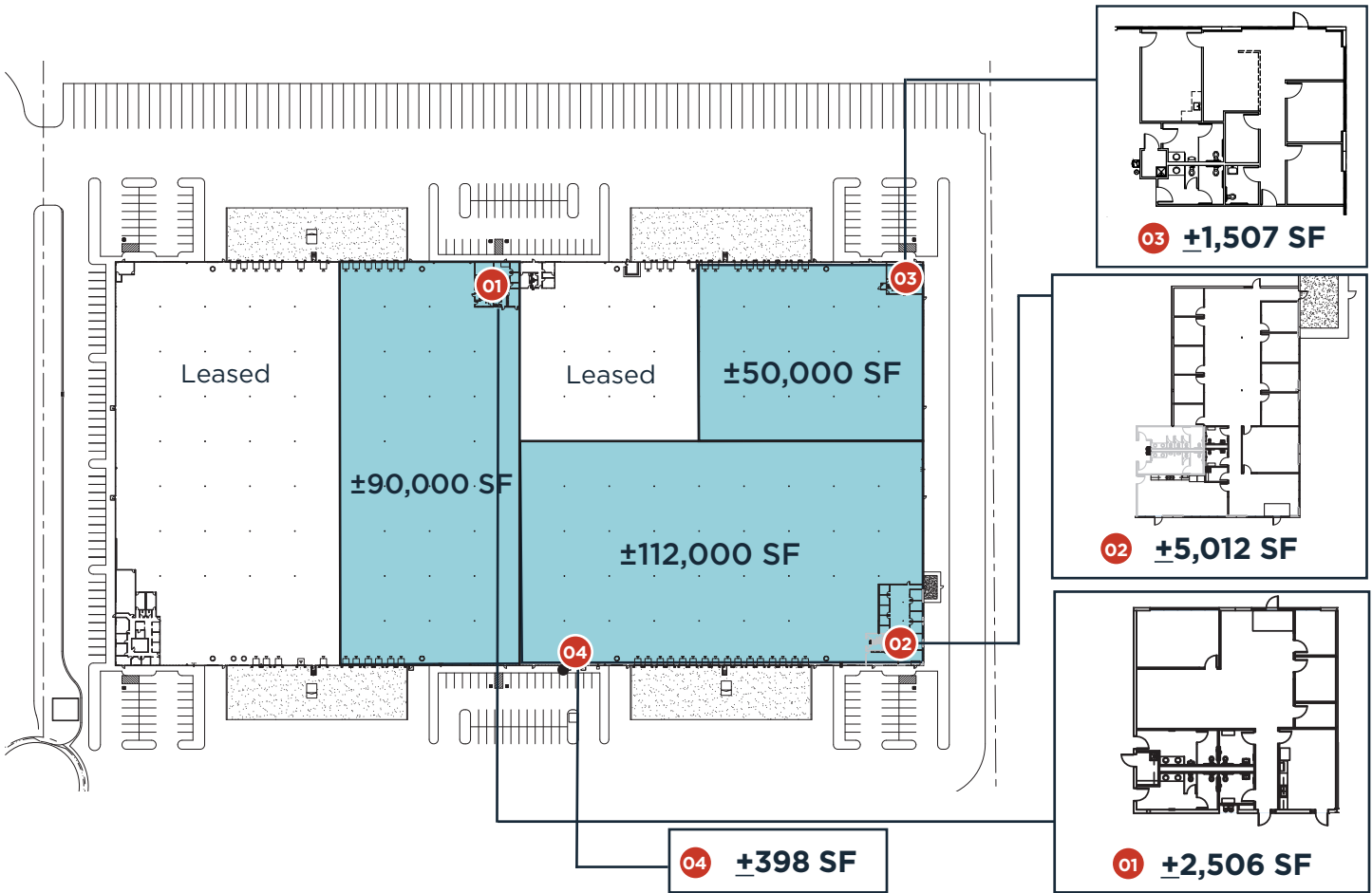


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PROPERTY PHOTOS





### ADDITIONAL BUILDING HIGHLIGHTS

- ±252,500 SF (divisible to 50,000 SF, 90,000 SF, and 112,000 SF)
- Cross-docked
- LED lighting system
- Cambridge direct-fired heating units
- 139 auto parking spaces
- 50 trailer stalls
- Built in 2005
- Located in the 1.4M SF Lear Industrial Center in close proximity to US 395 and I-80



**CLARION PARTNERS**

[www.clarionpartners.com](http://www.clarionpartners.com)

For more information on this opportunity, please contact:



**Mike Nevis, SIOR, CCIM**

Vice Chair | NV License S.0061759  
+1 775 232 6119

[mike.nevis@cushwake.com](mailto:mike.nevis@cushwake.com)



**Emily Jaenson**

Associate | NV License S.0203962  
+1 847 630 4739

[emily.jaenson@cushwake.com](mailto:emily.jaenson@cushwake.com)

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