

For Lease

E. 2nd St. & Kirman Ave.



[Click for a Virtual Tour](#) 

845 E. 2nd St.
Reno, NV 89502

Michael Keating, SIOR
Partner
775.386.9727
mkeating@logicCRE.com
S.0174942

Point of contact

Michael Dorn
Vice President
775.453.4436
mdorn@logicCRE.com
S.0189635

Michael Keating Jr.
Associate
775.843.0125
mjrkeating@logiccre.com
S.0200781

Listing Snapshot



\$1.40 NNN
Warehouse Lease Rate



± 3,500 SF
Available Square Footage



\$0.17 PSF
Net Estimate Price PSF



012-073-13
Parcel Number

Property Highlights

- 75% warehouse/ 25% office space
- Reception/entry and 2 private offices
- 10'9" clear height
- (2) 10' Grade height roll up doors
- Central heating and cooling in warehouse
- (2) Warehouse restrooms
- Warehouse sink
- Fenced yard for additional parking with 21' sliding gate
- Charter & AT&T fiber available
- Led lighting
- 225 Amp, 208V, 3-phase power

Demographics

	1-mile	3-mile	5-mile
2026 Population	18,545	141,883	260,783
2025 Average Household Income	\$77,501	\$87,586	\$105,807
2026 Total Households	9,654	61,429	109,172



Vicinity Map

The property is strategically located in a dense and mature residential area servicing ±260,783 residents with an average household income of \$105,807 within a 5-mile radius.

Amenities within a 3-mile radius

- 1

MidTown
- 0.37 miles
- 2

Renown Regional Medical Center
- 0.72 miles
- 3

Reno VA Medical Center
- 0.80 miles
- 4

Downtown Reno
- 0.84 miles
- 5

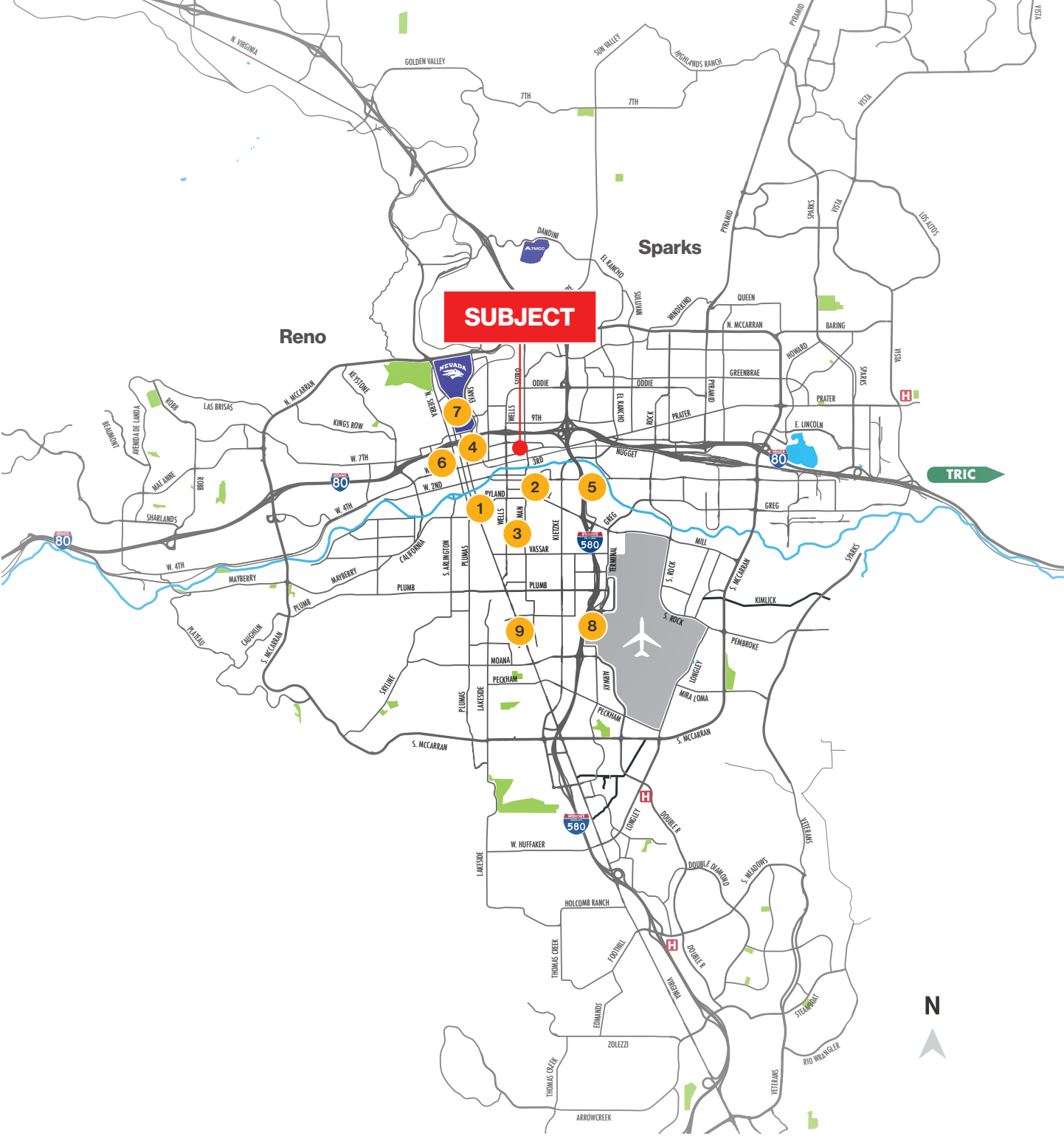
Grand Sierra Resort and Casino
- 1.04 miles
- 6

Saint Mary's Regional Medical Center
- 1.08 miles
- 7

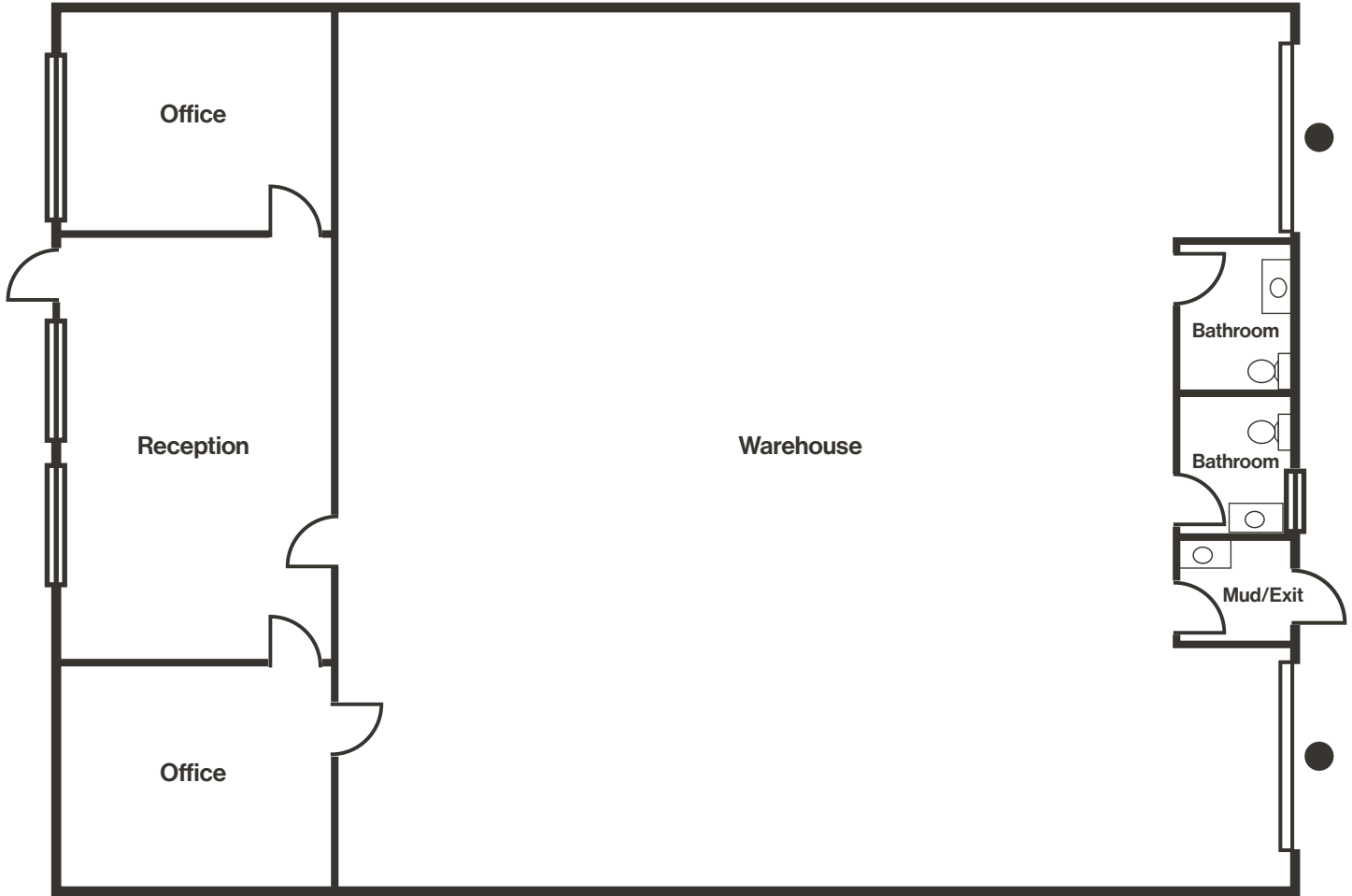
University of Nevada, Reno
- 1.50 miles
- 8

Reno-Tahoe International Airport
- 1.94 miles
- 9

Peppermill Resort Spa Casino
- 2.08 miles







Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Michael Keating, SIOR

Partner
775.386.9727
mkeating@logicCRE.com
S.0174942

Point of contact

Michael Dorn

Vice President
775.453.4436
mdorn@logicCRE.com
S.0189635

Michael Keating Jr.

Associate
775.843.0125
mjrkeating@logiccre.com
S.0200781