



FOR LEASE ±114,689 SF AVAILABLE
DIVISIBLE TO ±57,541 SF & ±57,148 SF

9555 N. VIRGINIA STREET

RENO, NV 89506

cushmanwakefield.com



PROPERTY FEATURES

	SUITE 200	SUITE 300
Lease Rate	Negotiable	Negotiable
OPEX	Est. \$0.16/PSF/mo	Est. \$0.16/PSF/mo
Total Industrial Warehouse Space	±57,541 SF	±57,148 SF
Total Office Space	±1,305 SF	±2,000 SF
Dock-High Doors	7 dock high doors (4 with pit-type mechanical levelers)	4 dock high doors (all with pit-type levelers) <i>*Ability to add additional doors at knock out panels</i>
Grade Doors	1 Grade level door	1 Grade level door
Ceiling Height	32' clear height	32' clear height
Power	400 amps 277/480 volt 3-phase	400 amps 277/480 volt 3-phase
Lighting	LED lighting system rated at 30 foot candles @ 36" AFF unobstructed	LED lighting system rated at 30 foot candles @ 36" AFF unobstructed
Sprinkler	ESFR	ESFR
Available	Now	November 1, 2026

AREA OVERVIEW

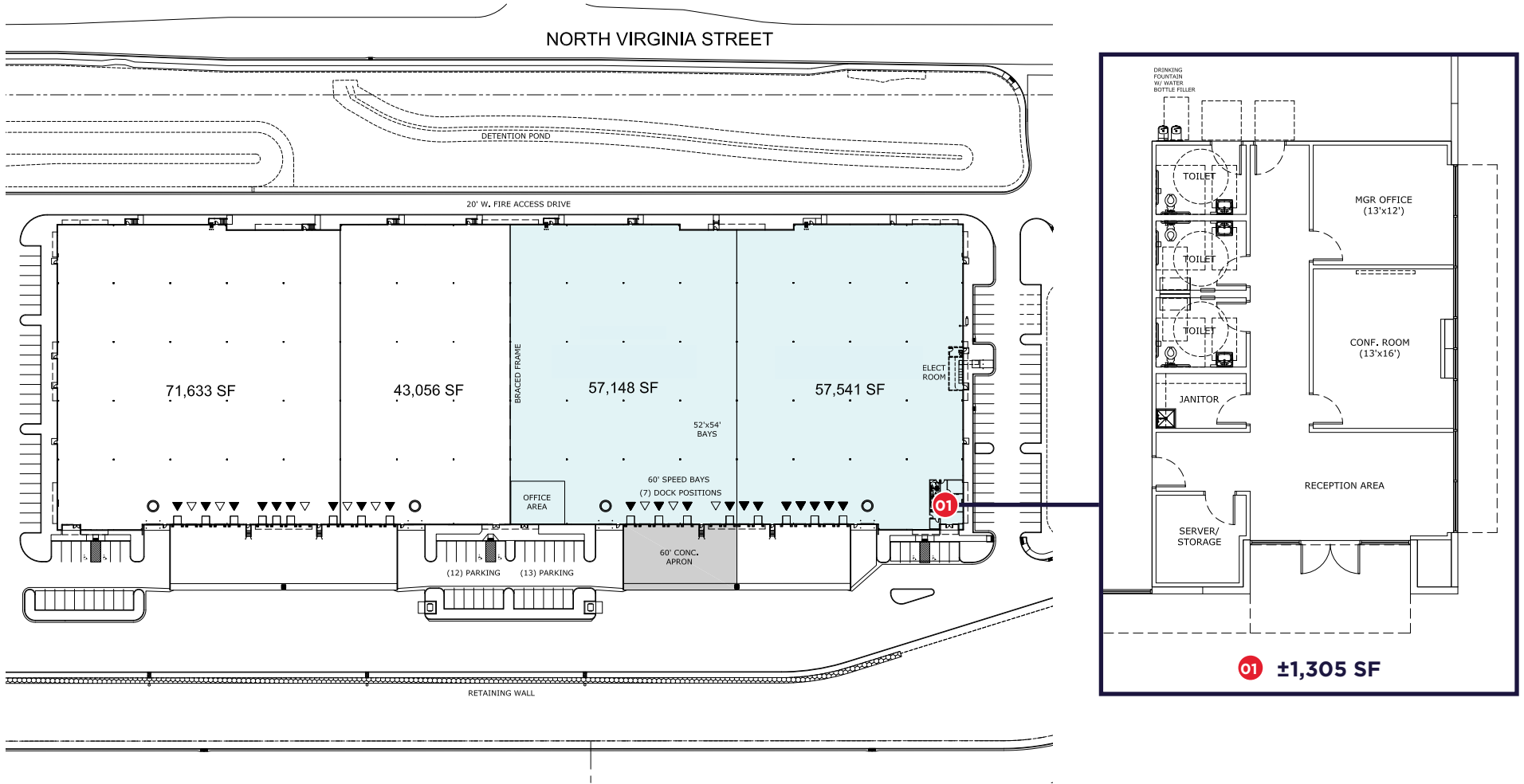
- Excellent access to US 395
- Abundant labor pool
- Professionally managed
- Located within a 1.3M SF Class A Industrial Project



SITE PLAN & OFFICE PLAN



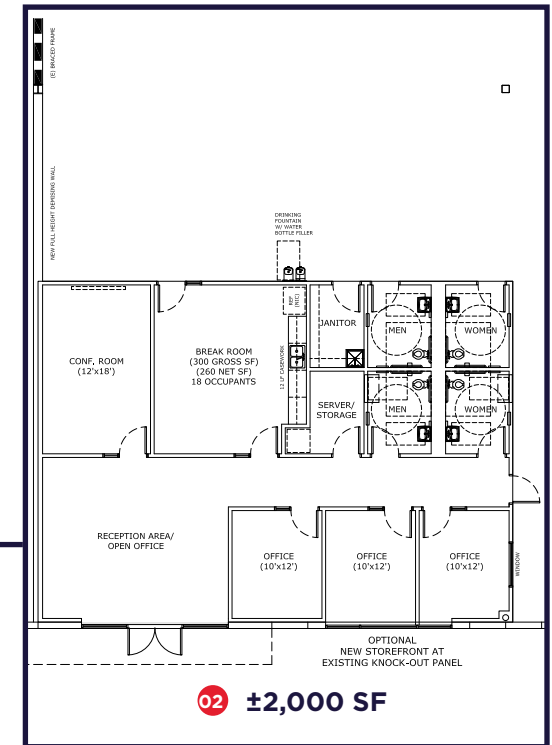
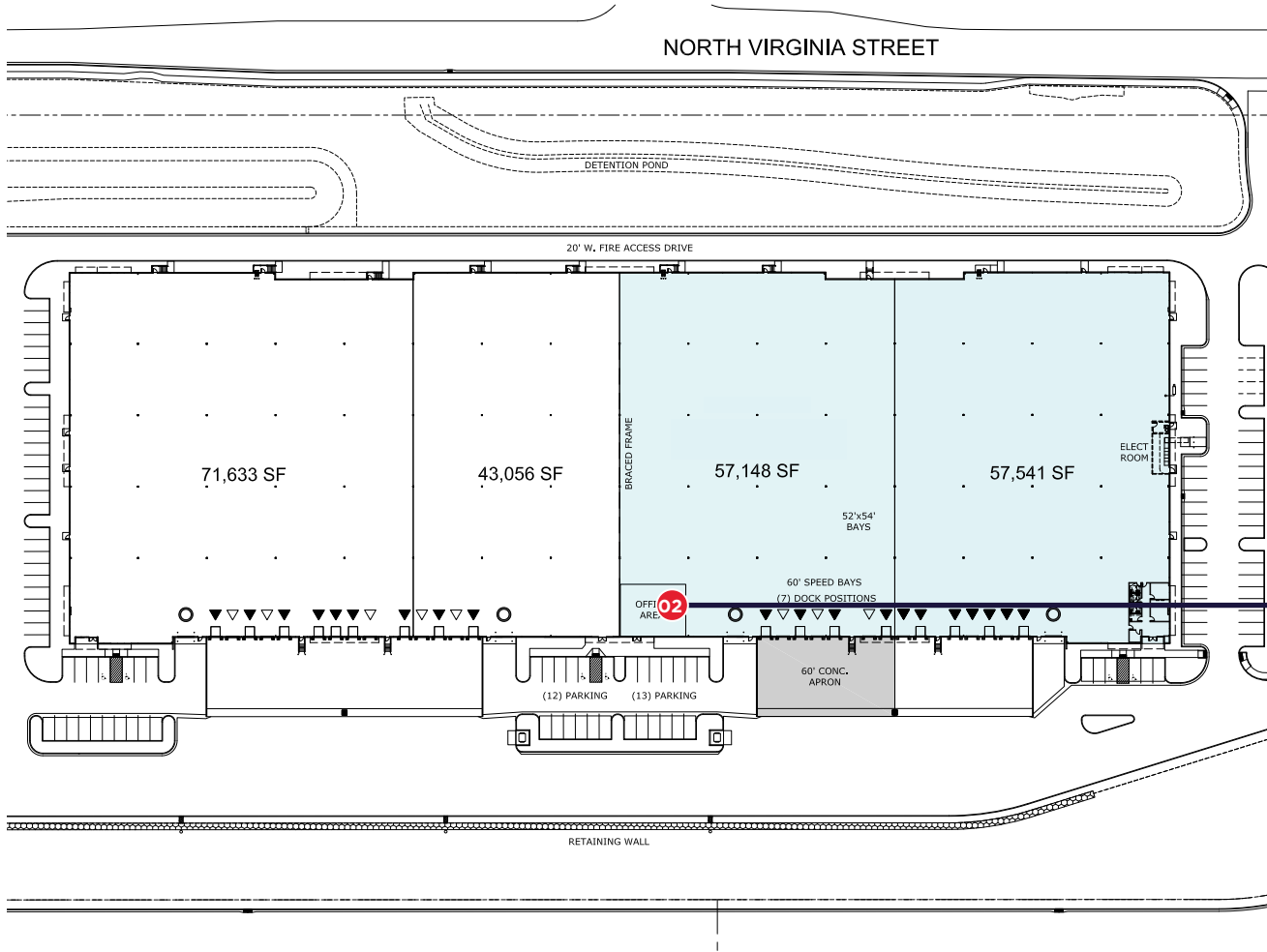
SUITE 200



SITE PLAN & OFFICE PLAN



SUITE 300



NORTH VALLEYS NEIGHBORING TENANTS



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SUITE 300 | ±57,148 SF

FOR MORE INFORMATION, PLEASE CONTACT:

Mike Nevis, SIOR, CCIM

Vice Chairman

+1 775 232 6119

mike.nevis@cushwake.com

Lic. # S.0061759

Emily Jaenson

Industrial Specialist

+1 847 630 4739

emily.jaenson@cushwake.com

Lic. # S.0203962



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