

For Lease

# E. 2nd St. & Kirman Ave.



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845 E. 2nd St.  
Reno, NV 89502

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## 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
2025 Population	18,151	140,110	258,040
2025 Average Household Income	\$72,099	\$82,920	\$99,663
2025 Total Households	9,423	60,394	107,580

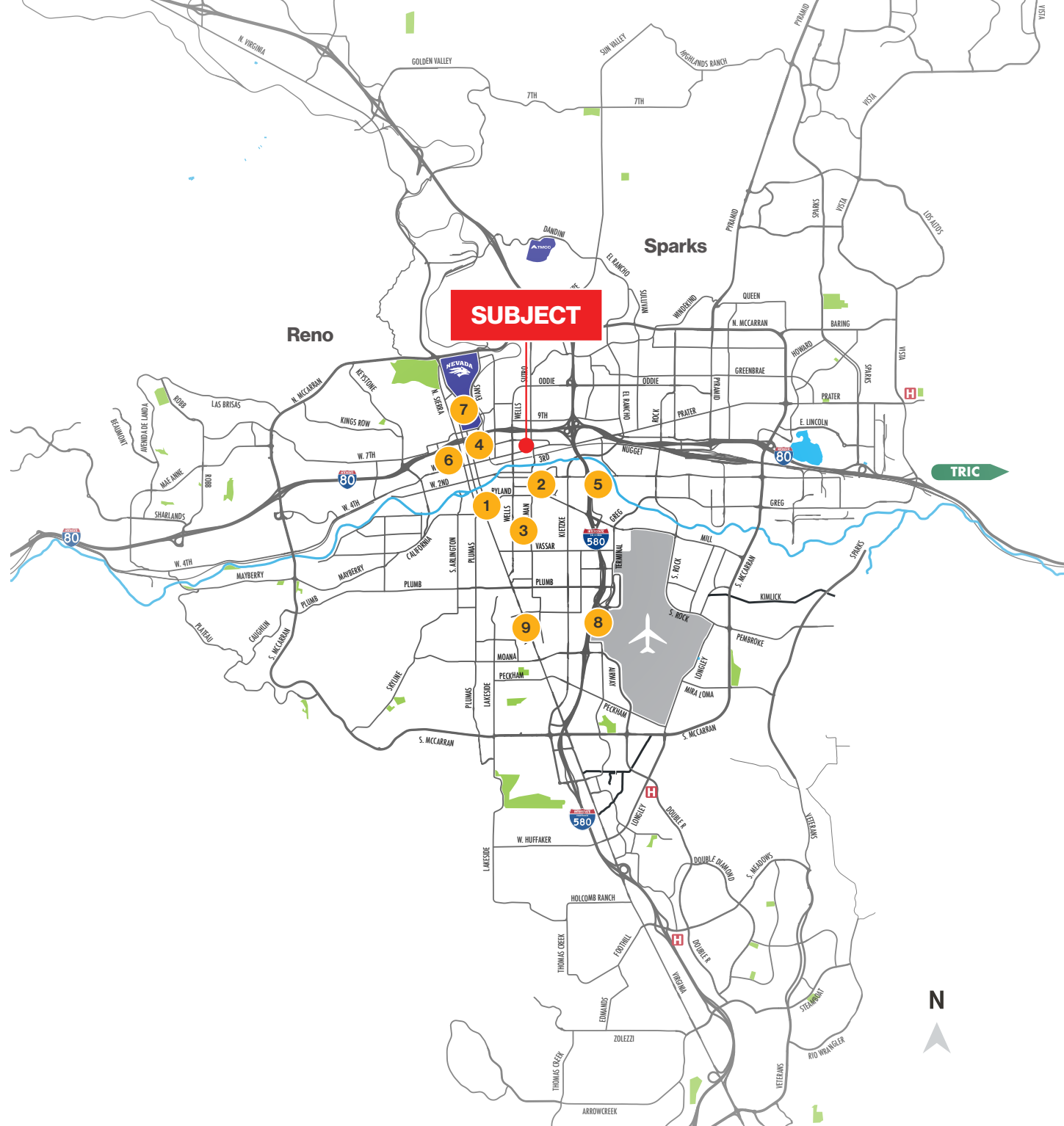


# Vicinity Map

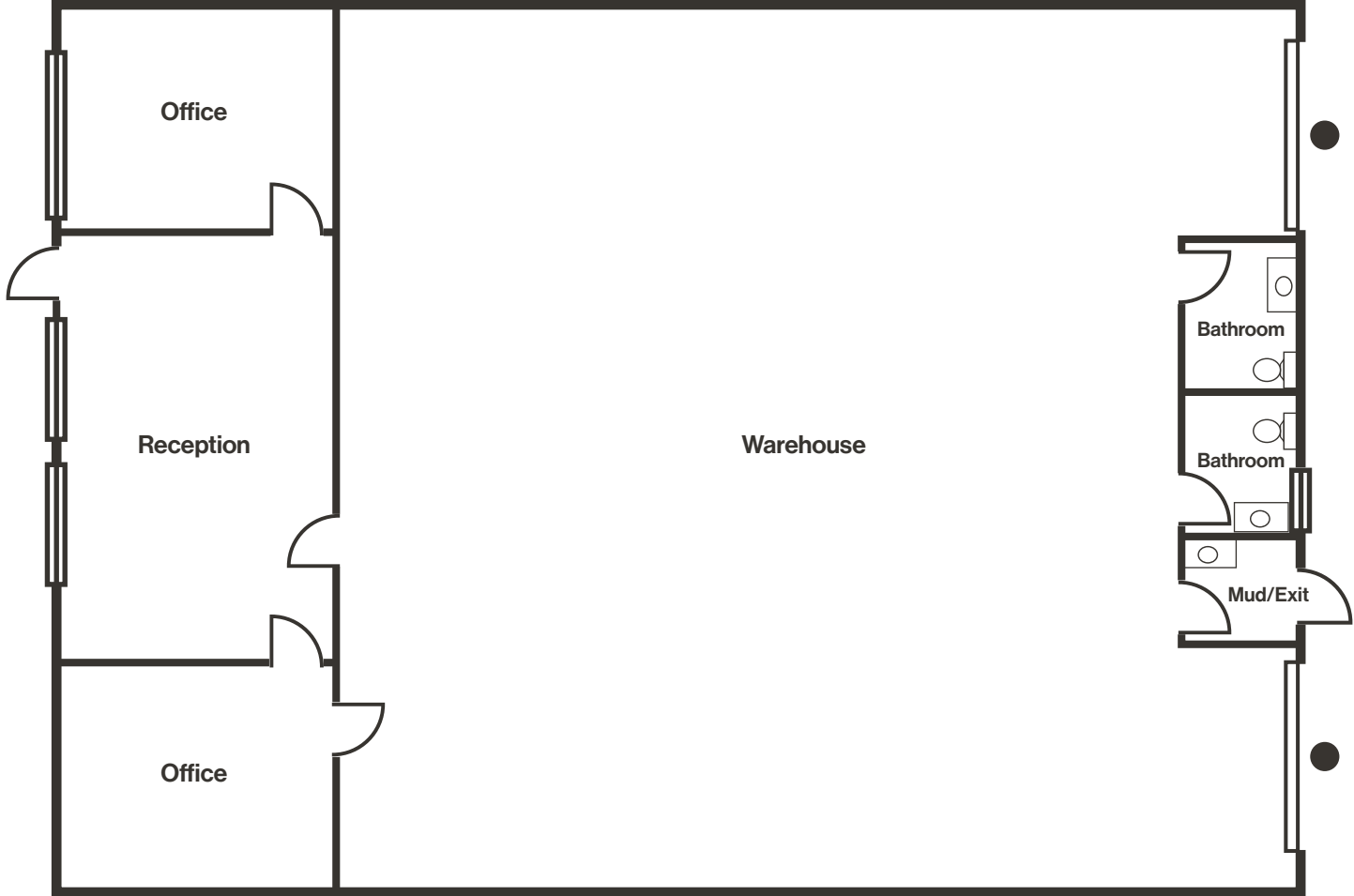
The property is strategically located in a dense and mature residential area servicing ±258,040 residents with an average household income of \$99,663 within a 5-mile radius.

## 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



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For inquiries please reach out to our team.

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