

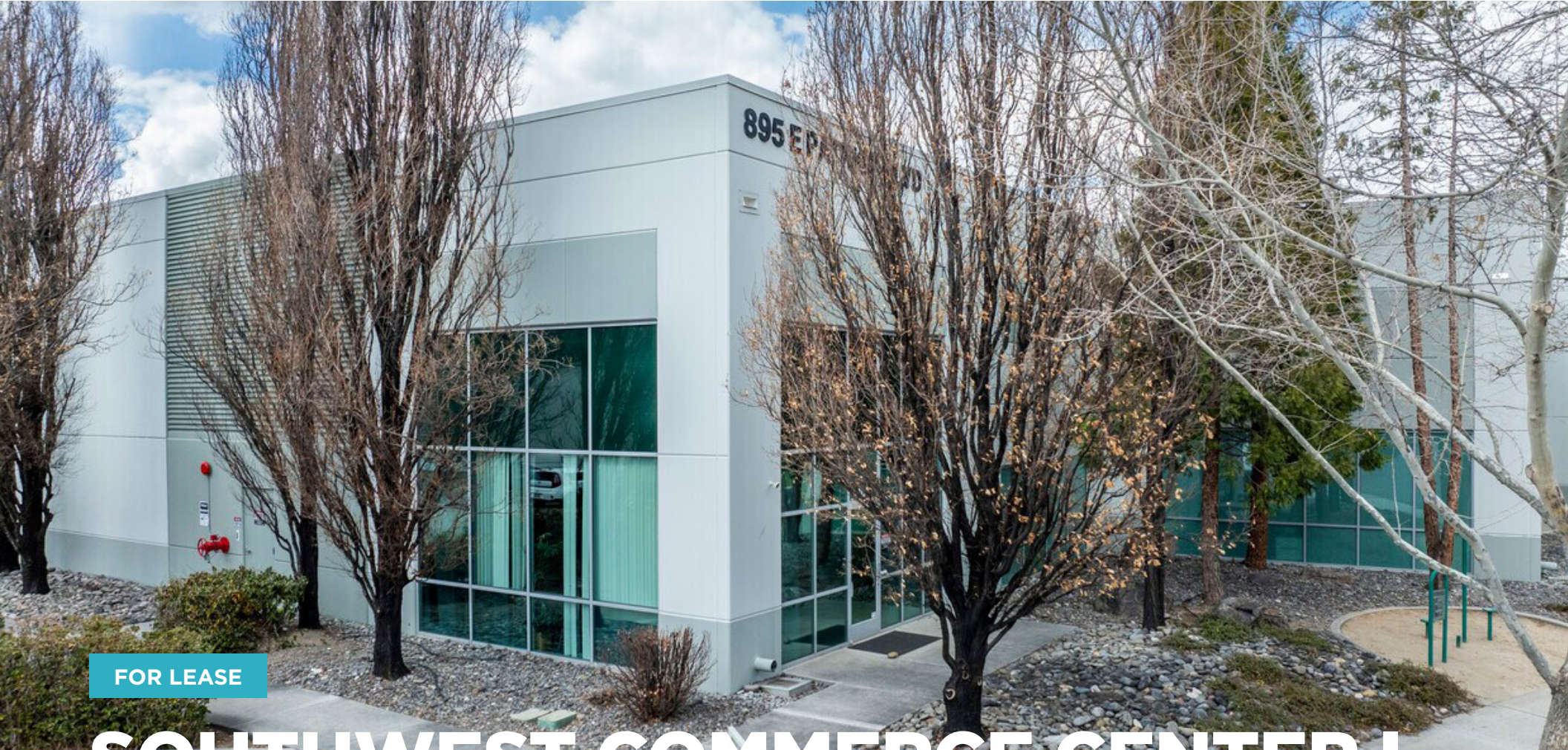


WAREHOUSE + OFFICE SPACE FOR LEASE  
WITH EXCELLENT FREEWAY ACCESS IN A  
DESIRABLE RENO LOCATION

**±12,500**  
AVAILABLE SF

**23'**  
CLEAR HEIGHT

**NEGOTIABLE**  
LEASE RATE



**FOR LEASE**

# SOUTHWEST COMMERCE CENTER I

895 E PATRIOT BLVD, SUITE 101 | RENO, NV 89511

[cushmanwakefield.com](http://cushmanwakefield.com)



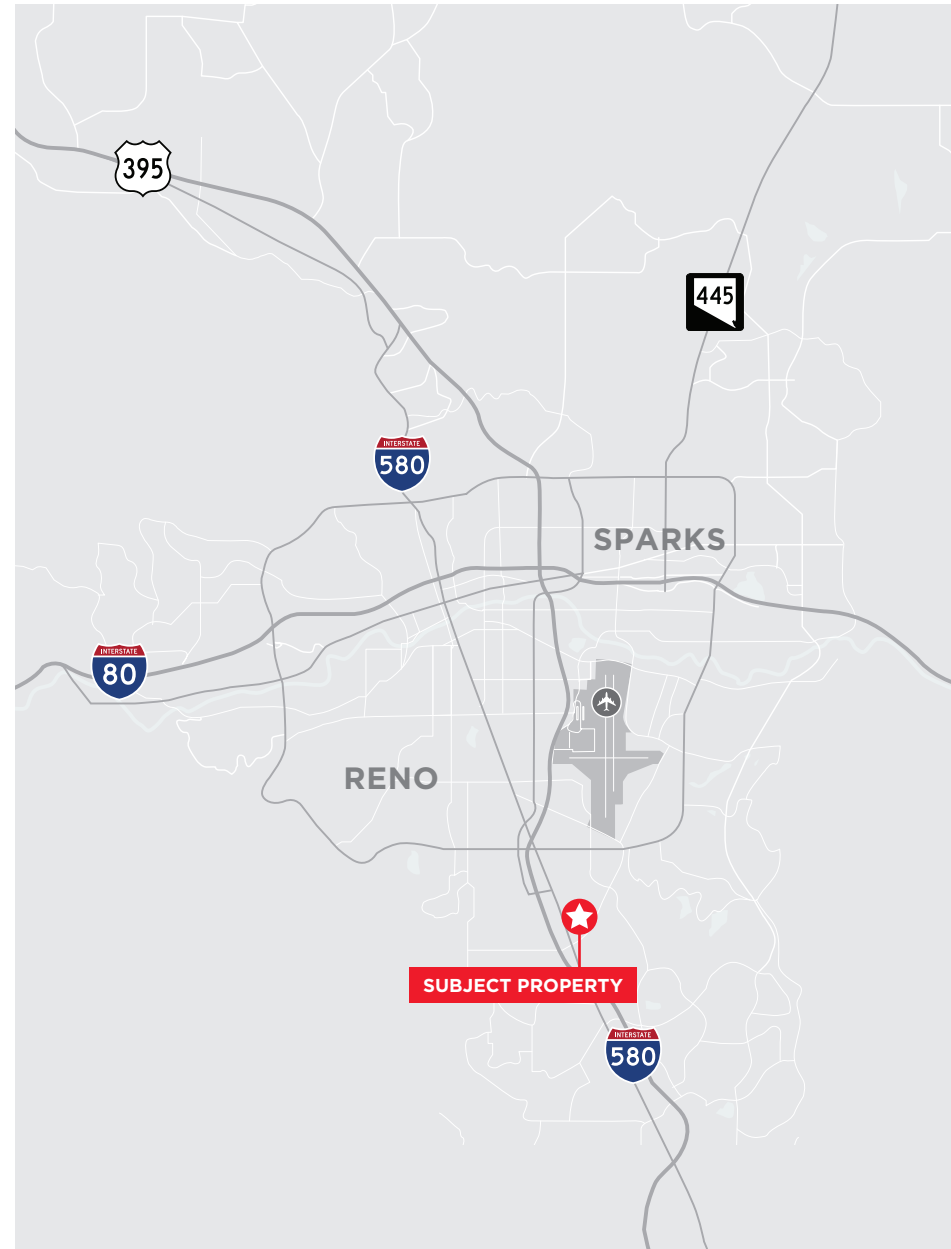
FOR LEASE

# PROPERTY FEATURES

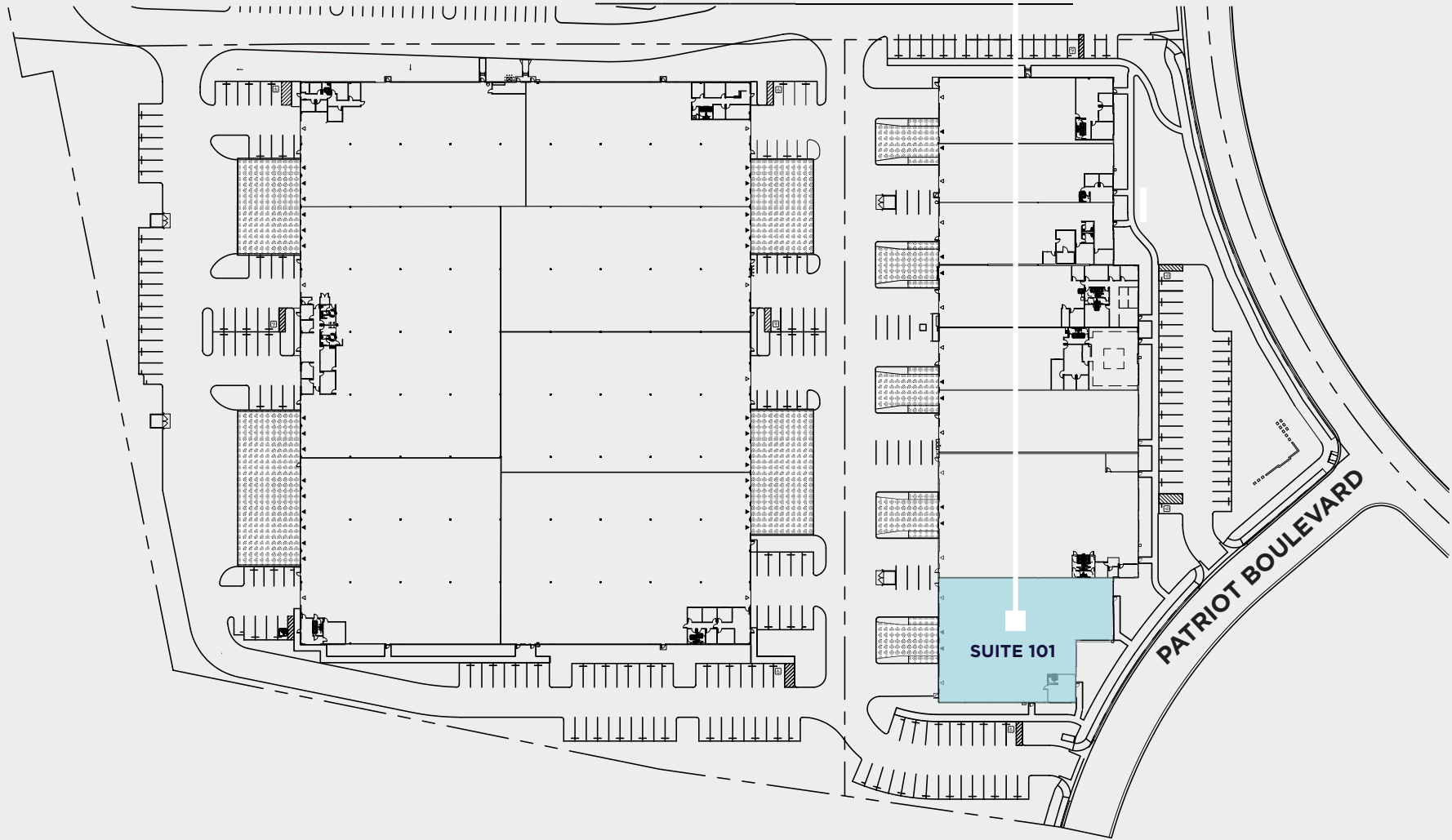
Lease Rate	Negotiable
Space	±12,500 SF building available ±713 SF office
Estimated OPEX	\$0.26/SF/Month
Availability Date	9/1/2026

## Property Highlights

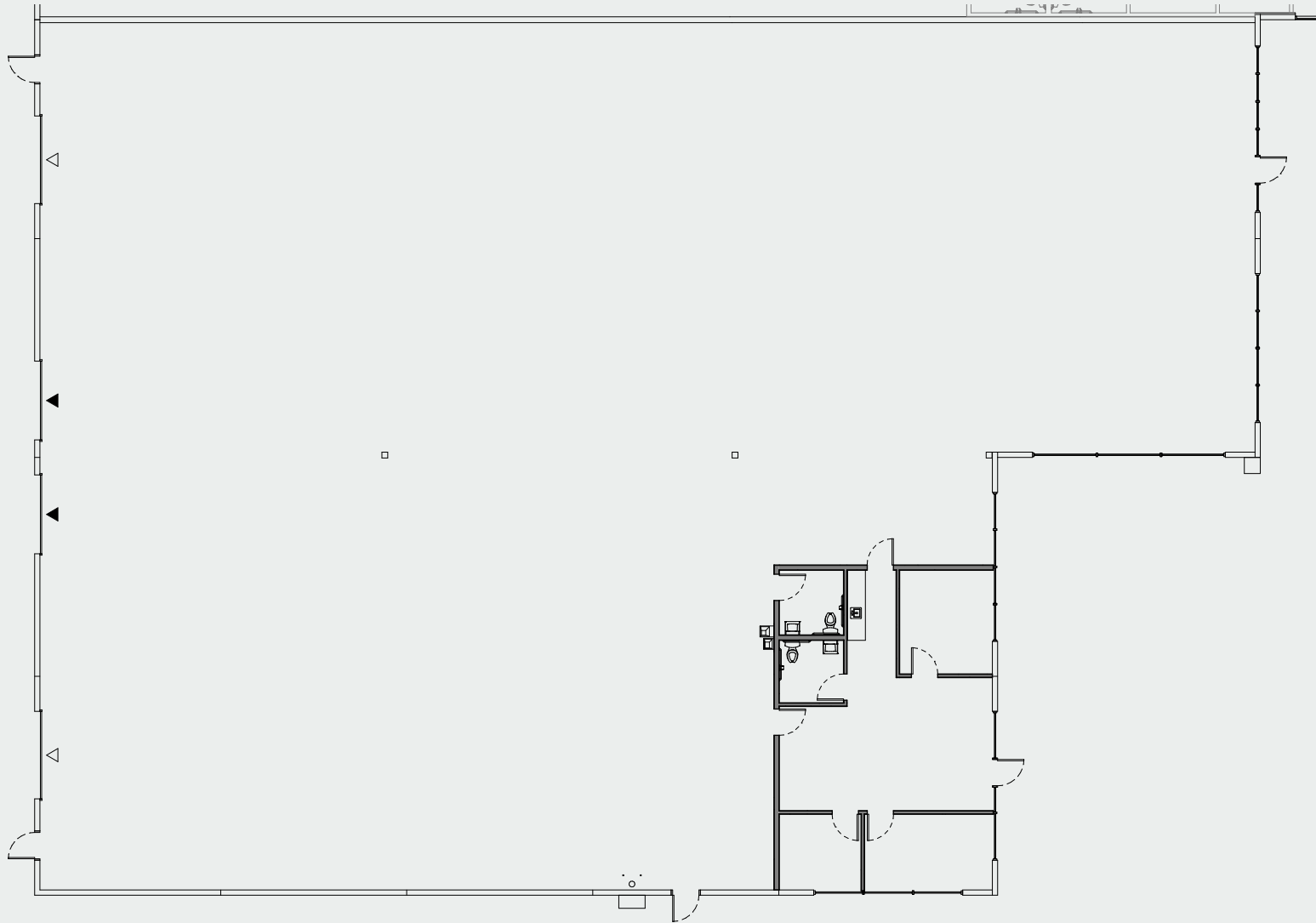
- ±73,500 Total Building SF
- 2 dock doors
- 2 drive-in doors
- 23' clear height
- 200 amps (TBV), 277/480V, 3-phase power
- .33 GPM/3,000 SF
- Great South Reno location
- Excellent access to HWY 580 and McCarran loop
- Professionally managed
- Project is 1MM SF



# SUITE 101



# FLOORPLAN



# CORPORATE NEIGHBORS



FOR LEASE

# SOUTHWEST COMMERCE CENTER I

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