



3555 AIRWAY DR |
RENO, NV

Longley Business Park

FLEX INDUSTRIAL
PROPERTY FOR LEASE



LISA READ

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2 | Property Summary



PROPERTY DESCRIPTION

Discover a premier leasing opportunity at 3555 Airway Dr, Reno, NV 89511. This exceptional property offers a range of standout features, including modern and well-maintained industrial and office spaces designed to meet the needs of forward-thinking businesses. Tenants will appreciate the flexible floor plans, high ceilings, ample parking, and convenient drive-in doors that cater to a variety of industrial and commercial operations. With its strategic location and proximity to major transportation routes, the property provides exceptional accessibility for suppliers and customers. Businesses will also benefit from the professional management and unmatched convenience of this sought-after location, making it an ideal choice for companies seeking a top-tier leasing opportunity in the Reno area.

PROPERTY HIGHLIGHTS

- (IC) Industrial Commercial Zoning
- 3 Phase Power
- (1) 12' Grade Level Door

OFFERING SUMMARY

Lease Rate:	\$2,700 SF/month (NNN)
Number of Units:	2
Available SF:	2,160 SF
Lot Size:	65,949 SF
Building Size:	30,600 SF

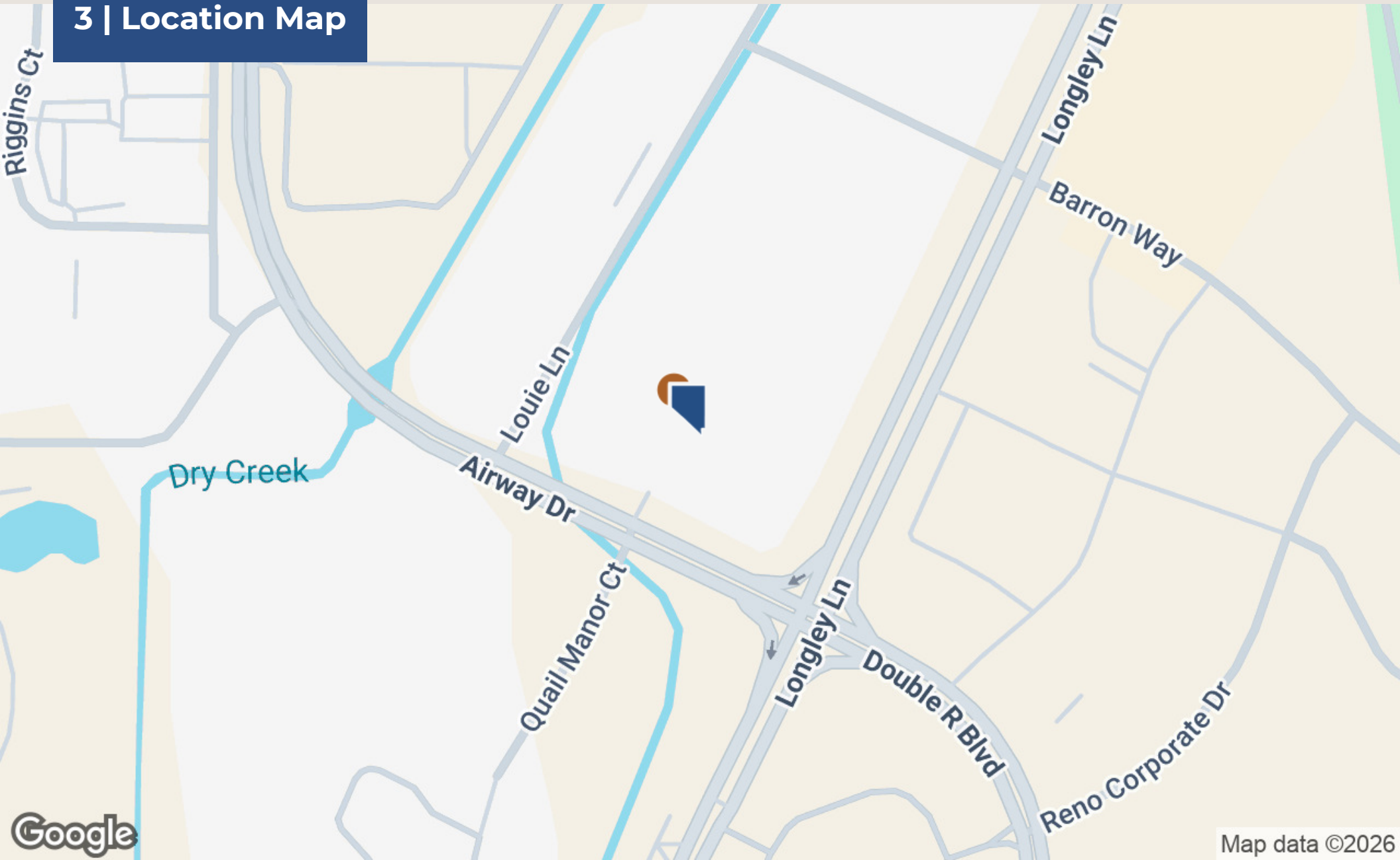
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	144	556	2,647
Total Population	314	1,250	6,101
Average HH Income	\$75,172	\$80,000	\$87,121



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3 | Location Map



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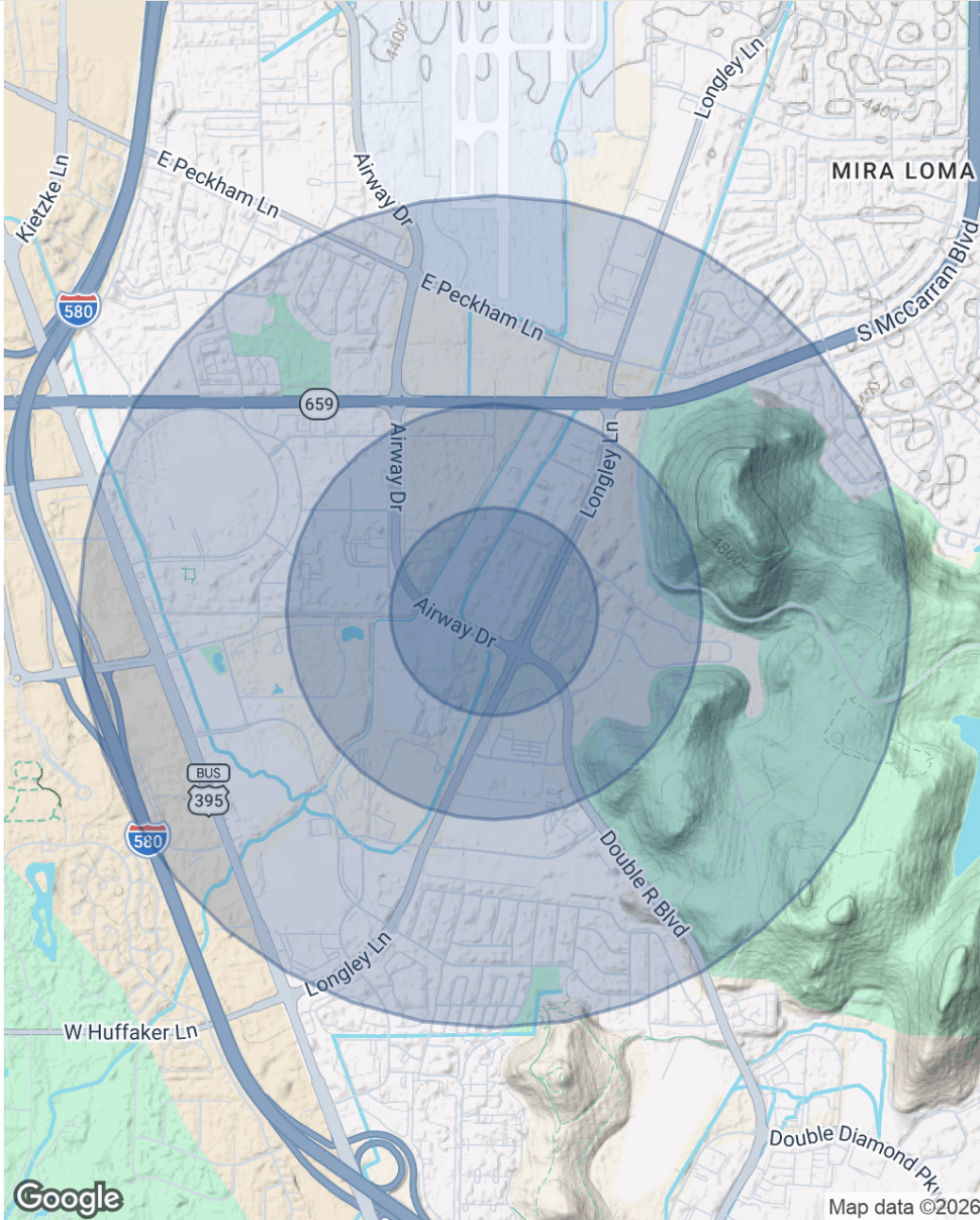


4 | Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	314	1,250	6,101
Average Age	34.5	35.2	38.1
Average Age (Male)	36.5	37.9	39.4
Average Age (Female)	31.8	32.2	36.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	144	556	2,647
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$75,172	\$80,000	\$87,121
Average House Value	\$296,078	\$318,693	\$376,404

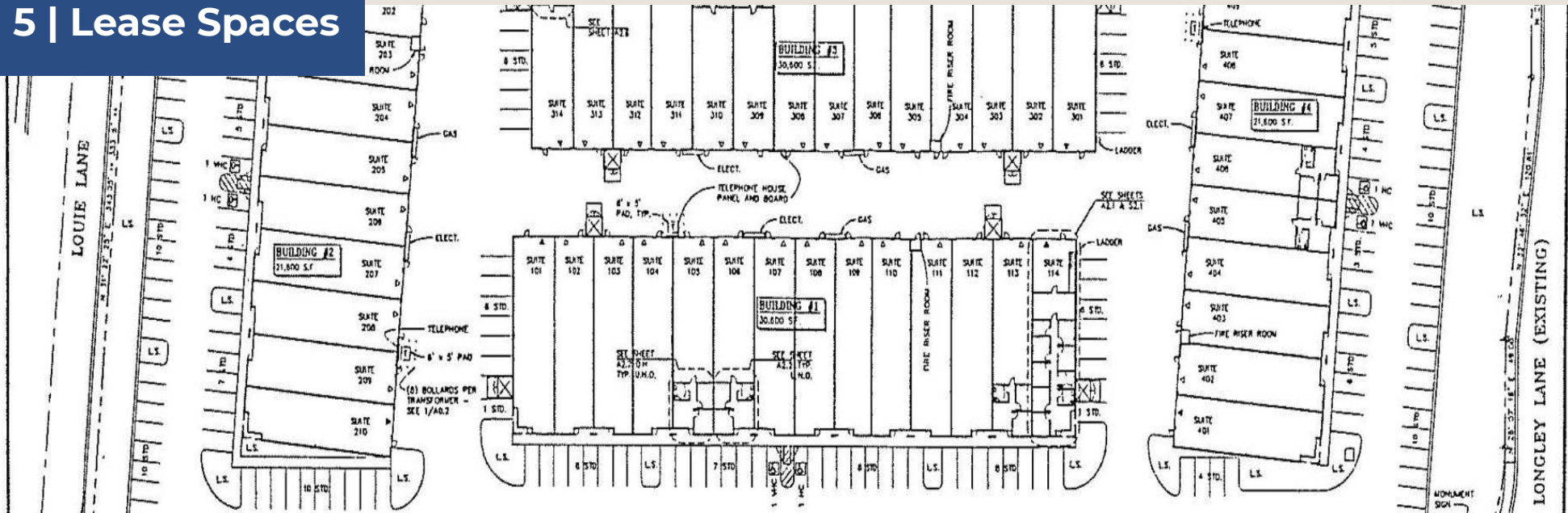
2023 American Community Survey (ACS)



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5 | Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,160 SF	Lease Rate:	\$2,700 SF/month

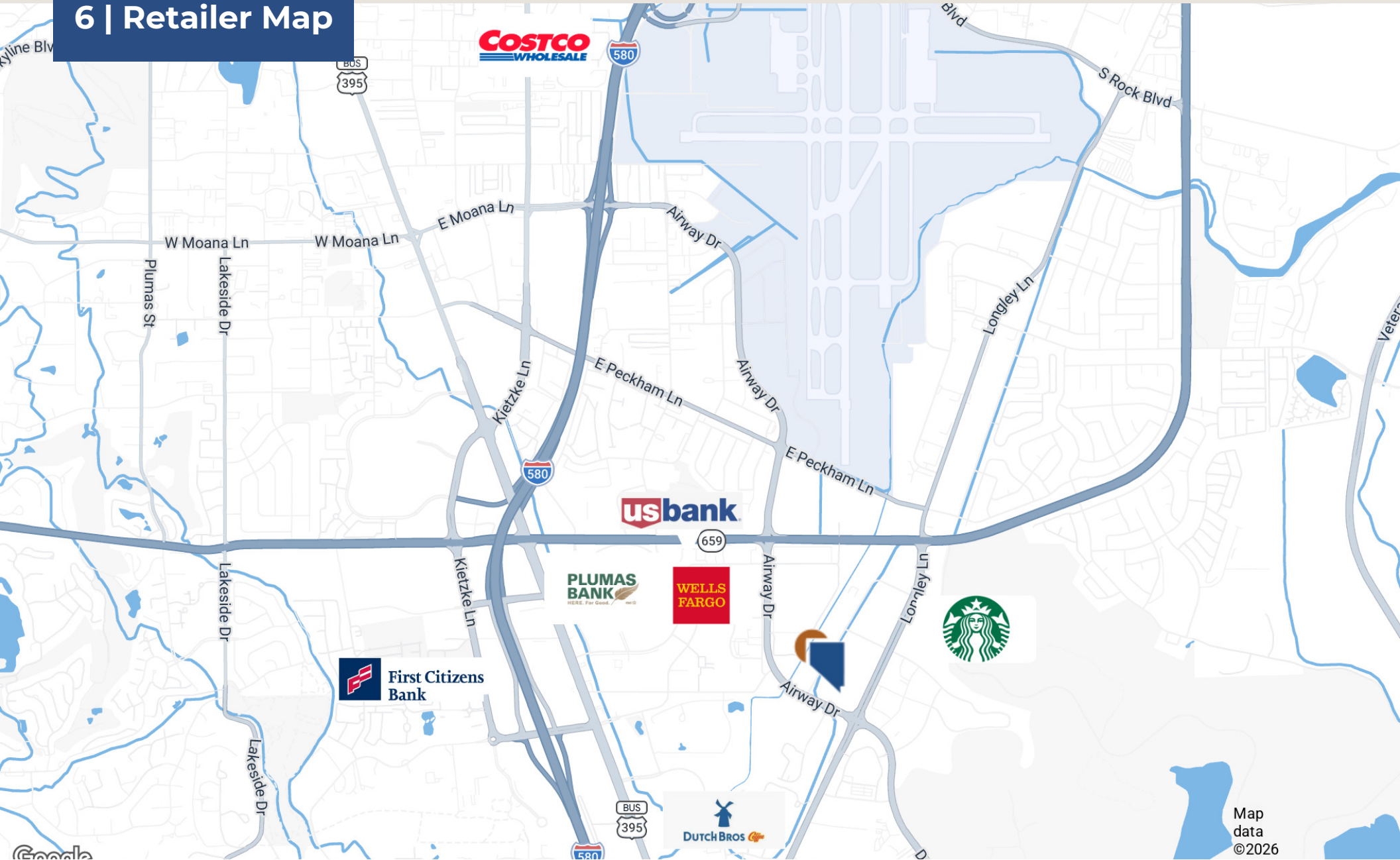
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
308	Available	2,160 SF	NNN	\$2,700.00 SF/month	<ul style="list-style-type: none"> • (IC) Industrial Commercial Zoning • 3 Phase Power • (1) 12' Grade Level Door • Airway Frontage
309	Available	2,160 SF	NNN	\$2,700.00 SF/month	<ul style="list-style-type: none"> • (IC) Industrial Commercial Zoning • 3 Phase Power • (1) 12' Grade Level Door • Airway Frontage

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6 | Retailer Map



Map data ©2026



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