

FOR LEASE

8850 - 8995 TERABYTE DRIVE



Industrial
PRODUCT TYPE



±13,729
AVAILABLE SF



\$1.25
RATE



\$0.18/SF NNN
LEASE TYPE



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NAI Alliance



±13,729

AVAILABLE SF



\$0.18/SF NNN

LEASE TYPE



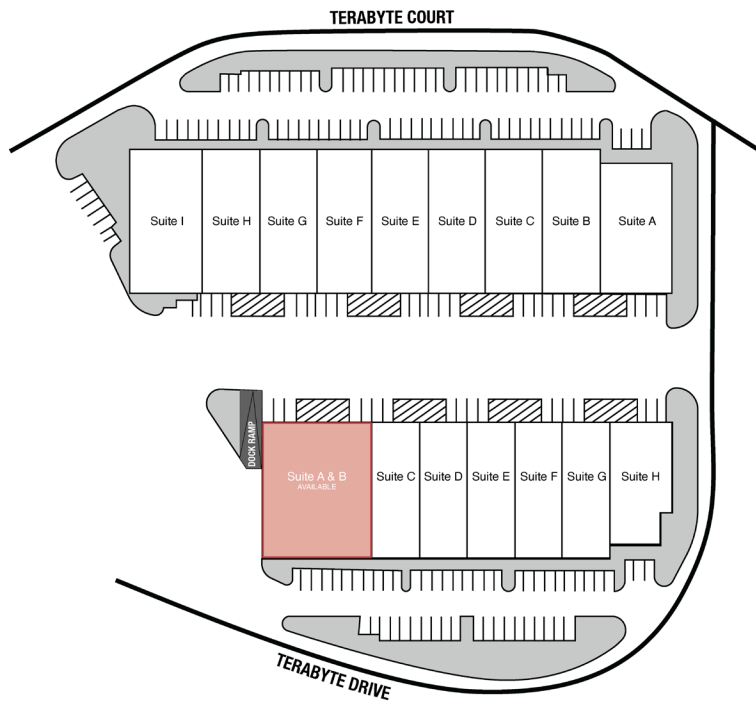
\$1.25

RATE

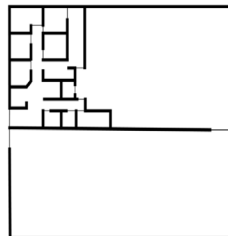


Immediately

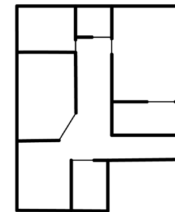
AVAILABLE



Suite A & B – 8995 Terabyte Dr



1ST FLOOR



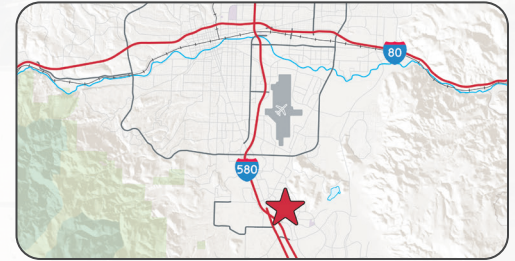
2ND FLOOR

Address	Suite	Rate	SQ.FTG	Available	Notes
8995 Terabyte Dr	Suite A & B	\$1.25/SF/Mo	±13,729	Immediately	±4,000 SF of Office Spaces, 2 Grade Level Door



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Property Highlights

This well located warehouse building located on the corner of Double Diamond Parkway and Trademark Drive. With easy access to I-580 it is only minutes to Reno / Tahoe International Airport. Highly functional flex industrial units in desirable South Reno submarket.

Property Details

Address	8850 - 8995 Terabyte Drive Reno, NV 89511
Available SF	±13,729 SF
Lease Rate	\$1.25/SF/MO
Lease Type	NNN
OPEX	\$0.18/SF/MO
Clear Height	21'
Dock Ramp	1 (exterior)
Grade Level Doors	1 - 2
Power	225 Amps 480 Volt 3 Phase
Lighting	T-5
Zoning	PUD
Year Built	2008

Aerial Map + Property Highlights



±13,729

AVAILABLE SF



\$0.18/SF NNN

LEASE TYPE



\$1.25

RATE



Immediately

AVAILABLE



Property Photo

NAIAlliance

FOR LEASE || **8850 - 8995**
TERABYTE DRIVE



Property Photo



±13,729
AVAILABLE SF



\$0.18/SF NNN
LEASE TYPE



\$1.25
RATE



Immediately
AVAILABLE

5-MILE KEY FACTS



235,708
POPULATION



4.0%
UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)



MEDIAN
AGE

5-MILE INCOME FACTS



\$60,996

MEDIAN
HOUSEHOLD
INCOME



\$37,318

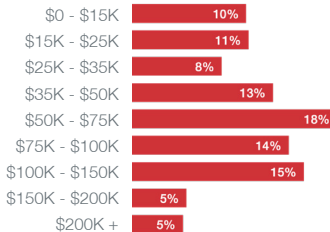
PER CAPITA
INCOME



\$59,048

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



13,038
BUSINESSES



180,217
EMPLOYEES

5- MILE EDUCATION FACTS



NO HIGH
SCHOOL
DIPLOMA



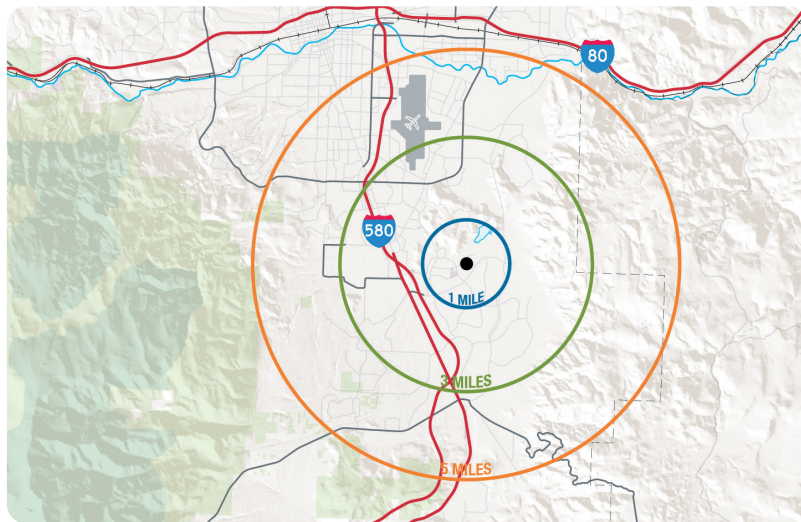
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

8850 - 8995
TERABYTE DRIVE

SUBJECT

580

S VIRGINIA ST

DOUBLER BLVD

DOUBLE DIAMOND PKWY

S MEADOWS PKWY

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	1.8 MI 5 MIN DRIVE
RENO-TAHOE AIRPORT	6.4 MI 17 MIN DRIVE
DOWNTOWN RENO	11 MI 16 MIN DRIVE
CARSON CITY	22MI 23 MIN DRIVE

Aerial Map

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