

4910 LONGLEY LANE
STE. 101A, 101B, 102
RENO, NEVADA

CBRE

RENO DISTRIBUTION CENTER

UNDER NEW OWNERSHIP | MULTIPLE SUITS AVAILABLE



**±53,010 – 246,210 SF
NOW LEASING**

SCAN QR CODE FOR 360 TOUR

ERIC BENNETT
Executive Vice President
+1 775 813 3794
Eric.Bennett@cbre.com
Lic. S.0046241

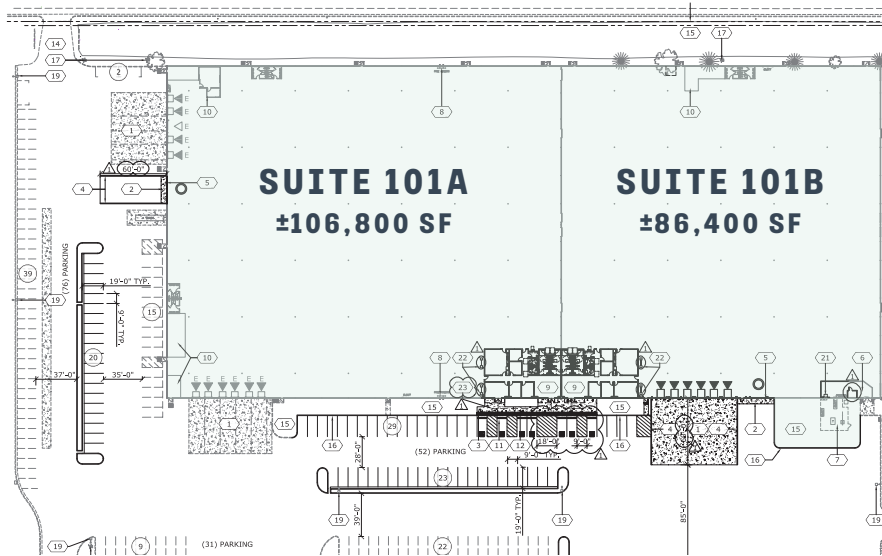
TOMI JO LYNCH, SIOR, CCIM
First Vice President
+1 775 530 2621
TomiJo.Lynch@cbre.com
Lic. BS.0144992



LEASING SPACE OPTIONS

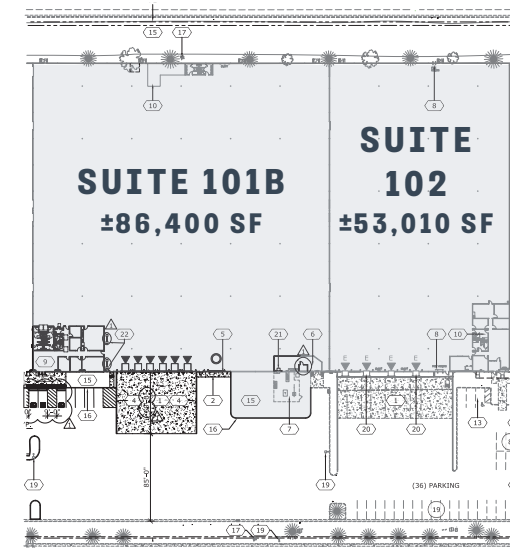
Option A

- Suite 101A & 101B: ±193,200 SF total



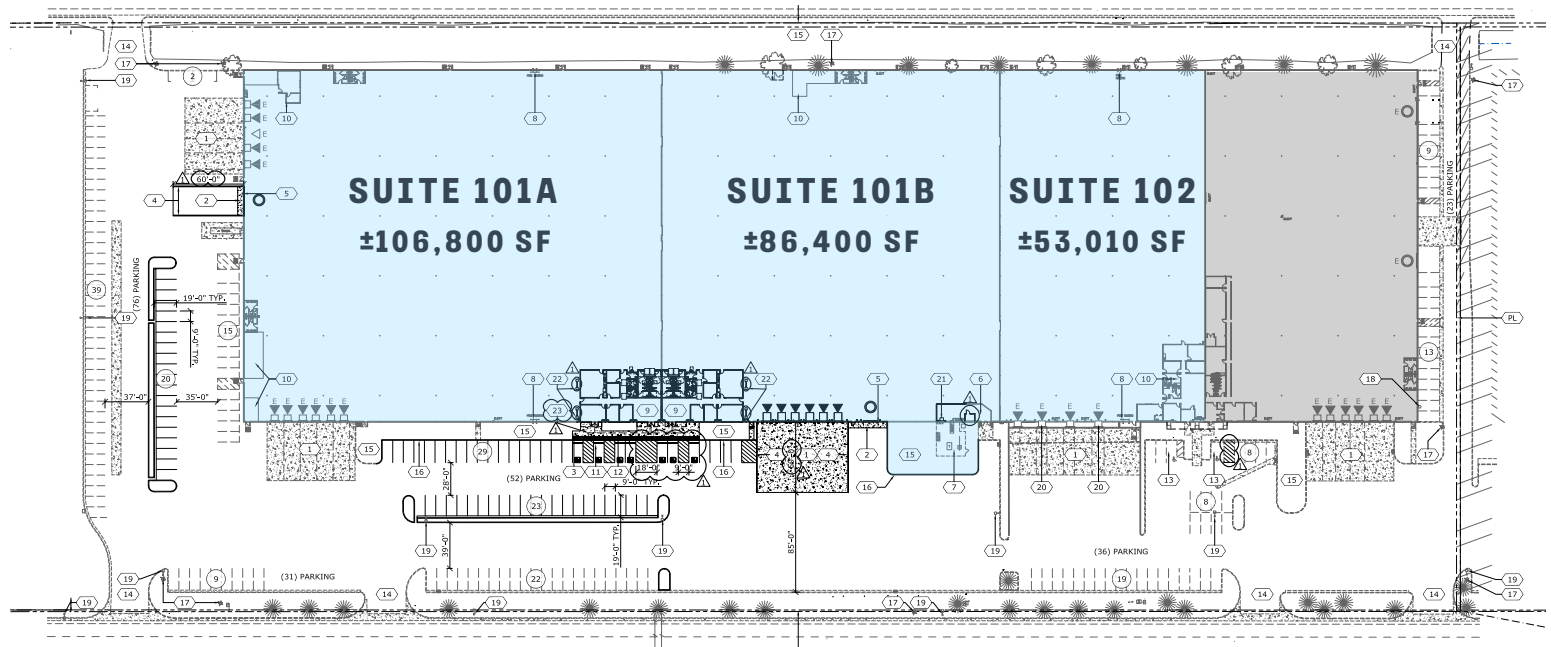
Option B

- Suite 101B & 102: ±139,410 SF total



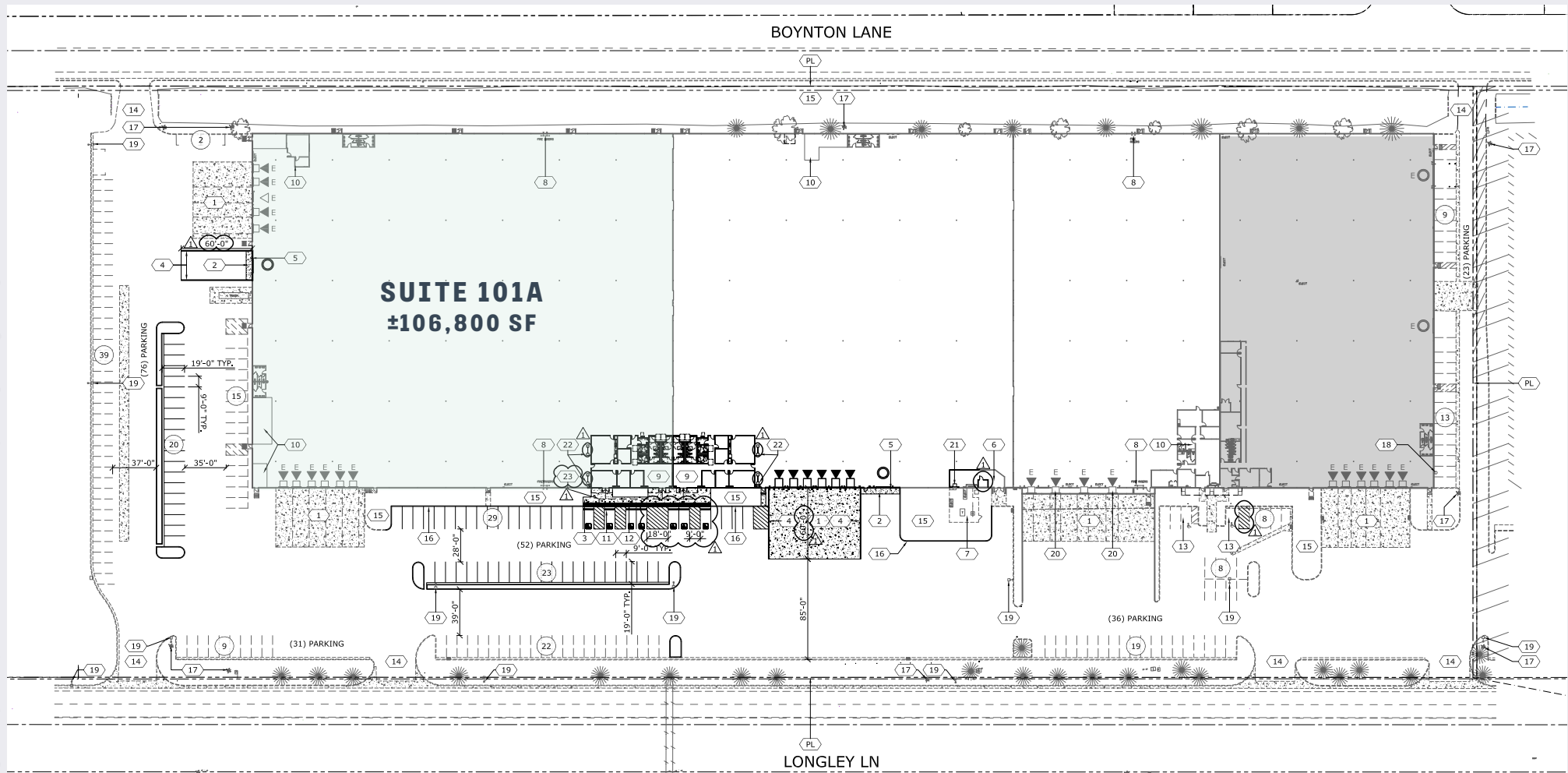
Option C

- Suite 101A, 101B & 102: ±246,210 SF total



Suite 101A

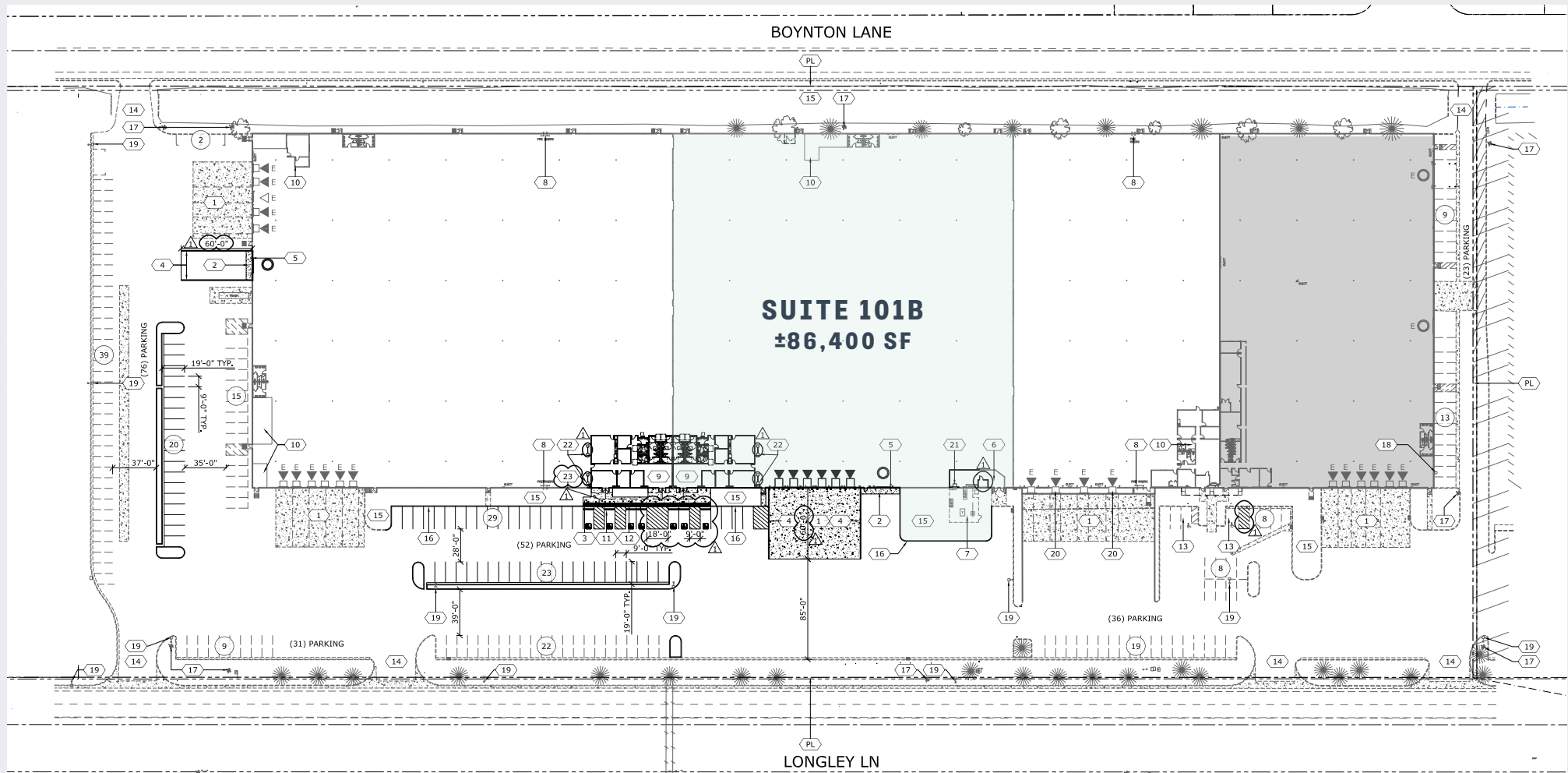
-



SITE PLAN

Suite 101B

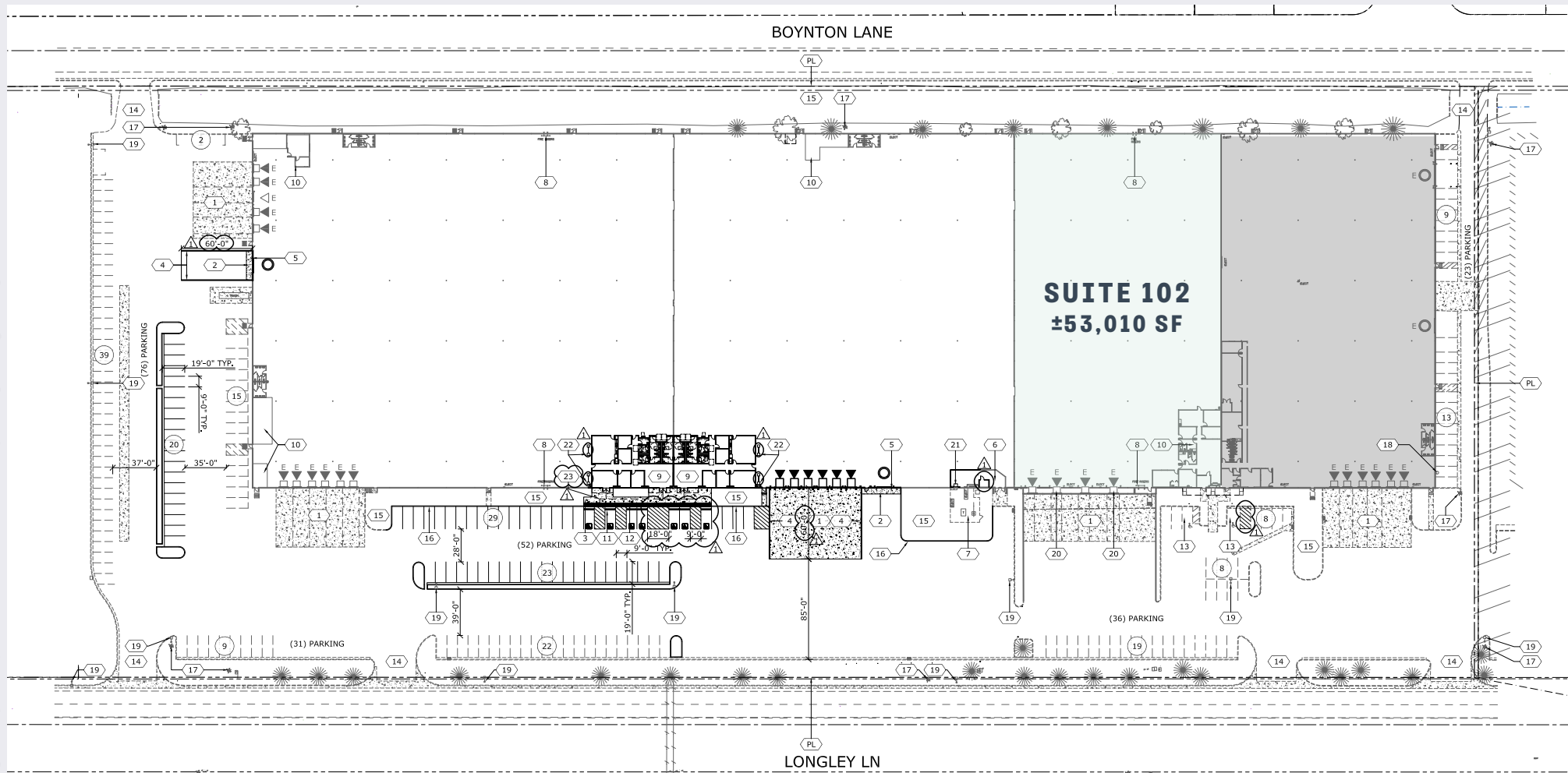
- Available SF: ±86,400 SF
- Office SF: ±3,000 SF New Spec Office
- Clear Height: 24'
- Sprinklers: .33/3000
- Column Spacing: 48' x 51'
- Power: 800-1200 Amps
- Dock Doors: 6
- Drive-In Doors: 1



SITE PLAN

Suite 102

- Available SF: ±53,010 SF
- 2,696 SF Build-to-Suit Office Space
- Clear Height: 24'
- Sprinklers: .33/3000
- Column Spacing: 48' x 51'
- Power: 400 Amps
- Dock Doors: 4



THE NEW NEVADA

Grow Your Business Here



GREATER RENO - SPARKS

- **100 companies** have relocated here in 3 years.
- Cost of living .9% lower than national average.
- Ranked in **Top 100** places to live.
- Ranked in **35 best cities** for millennials to work.
- Average commute **22 min**.



BUSINESS FRIENDLY

- Ranked in **Top 10** states for best business tax climate.
- Ranked in **Top 10** states for business incentives.



TECHNOLOGY INFRASTRUCTURE

- Major data centers: **Switch, Apple, Ebay, Rackspace**.
- Research Collaboration.
- Home to **Microsoft, Intuit, Sierra Nevada Corp**.
- **"Super-Loop"** Fiber Network in Progress.



REAL ESTATE, LAND, RESOURCES

- Affordable large-scale real estate and water available.
- Large Industrial Space.
- **Tesla Gigafactory** in the Tahoe Reno Industrial Center.



SHIPPING HUB

- Less Than 1-Day Truck Service To > **60 M Customers, 8 States, 5 Major Ports**.
- **2-Day** Truck Service to **11 States**.



ENTREPRENEURIAL ECOSYSTEM

- Ranked as one of the **14** best startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**



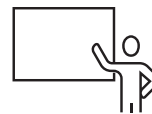
TAX ADVANTAGES

- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax



TIER 1 UNIVERSITY

- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications



WORKFORCE DEVELOPMENT

- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.



4910 LONGLEY LANE
STE. 101A, 101B, 102
RENO, NEVADA

RENO DISTRIBUTION CENTER

ERIC BENNETT
Executive Vice President
+1 775 813 3794
Eric.Bennett@cbre.com
Lic. S.0046241

TOMI JO LYNCH, SIOR, CCIM
First Vice President
+1 775 530 2621
TomiJo.Lynch@cbre.com
Lic. BS.0144992

CBRE

WWW.CBRE.COM/RENO

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.