

FOR LEASE

425 Western Road

425 WESTERN RD
RENO, NV 89506



PROPERTY SUMMARY

Free-standing, high clearance insulated metal building with 6,500 sq.ft. available. Includes 2,300 sq.ft fenced yard, executive offices with bathroom parking. Centrally located in the industrial park of Panther Valley with easy access to 395 HWY . Character, Flex industrial space perfect for storage, light manufacturing, contractors, distributing. Impressive public-facing side perfect for sales and marketing needs. 6,500 sq.ft. of space available, including office use.

- The buildout consists of 6,500 sq. ft suites with 480 sq.ft office and bathroom
- \$1.10/sf lease rate NNN \$0.13 CAM
- One 12'x12' Drive in door
- ESFR Sprinkled
- 23ft clear height

Year Built	2022
Lot Size (SF)	206,474.00 SqFt
Parcel ID	082-600-30
Zoning Type	INDUSTRIAL
County	Washoe
Frontage	4.00 Ft
Coordinates	39.590813,-119.817588
Suite Availalbe	6,500 sq.ft

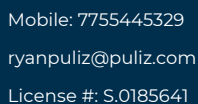


RYAN PULIZ

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,153	32,040	132,341
2010 Population	4,914	39,622	152,861
2023 Population	5,016	47,176	177,991
2028 Population	4,931	49,069	183,587
2023-2028 Growth Rate	-0.34 %	0.79 %	0.62 %
2023 Daytime Population	3,767	35,474	166,689

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	53	1,433	8,316
\$15000-24999	65	863	4,403
\$25000-34999	53	1,469	6,478
\$35000-49999	182	2,256	8,779
\$50000-74999	309	3,436	12,267
\$75000-99999	232	2,102	9,098
\$100000-149999	422	3,100	11,583
\$150000-199999	167	944	4,088
\$200000 or greater	239	861	3,056
Median HH Income	\$ 95,550	\$ 63,673	\$ 59,972
Average HH Income	\$ 126,609	\$ 87,623	\$ 82,370

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	758	11,384	50,084
2010 Total Households	1,399	13,636	57,381
2023 Total Households	1,722	16,465	68,067
2028 Total Households	1,712	17,278	71,192
2023 Average Household Size	2.81	2.8	2.53
2023 Owner Occupied Housing	1,372	9,913	34,004
2028 Owner Occupied Housing	1,382	10,655	35,861
2023 Renter Occupied Housing	350	6,552	34,063
2028 Renter Occupied Housing	330	6,624	35,331
2023 Vacant Housing	52	825	4,572
2023 Total Housing	1,774	17,290	72,639

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CITY OF RENO

COUNTY	WASHOE
INCORPORATED	3/15/1903

AREA

CITY	111.7 SQ MI
LAND	108.9 SQ MI
WATER	2.8 SQ MI
ELEVATION	4505 FT

POPULATION

POPULATION	264,165
RANK	82
DENSITY	2,426.54 SQ MI
URBAN	446,529



ABOUT RENO

Reno (REE-noh) is a city in the northwest section of the U.S. state of Nevada, along the Nevada–California border, about 22 miles (35 km) north from Lake Tahoe, known as "The Biggest Little City in the World". Known for its casino and tourism industry, Reno is the county seat and most populous city of Washoe County and sits in the High Eastern Sierra foothills, in the Truckee River valley, on the eastern side of the Sierra Nevada. The Reno metro area (along with the neighboring city Sparks) occupies a valley colloquially known as the Truckee Meadows, it is the 81st most populous city in the United States, the 3rd most populous city in Nevada, and the most populous in Nevada outside the Las Vegas Valley.

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