

9736

S VIRGINIA ST
SUITE F & G
RENO, NV 89511

FLEX **INDUSTRIAL** FOR **LEASE**

LEASE RATE | \$1.20 PSF NNN
\$0.181 PSF NNN - Estimated

ZONING | MS - Mixed-Use Suburban

SIZE | ±10,880 SF



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PROPERTY FEATURES

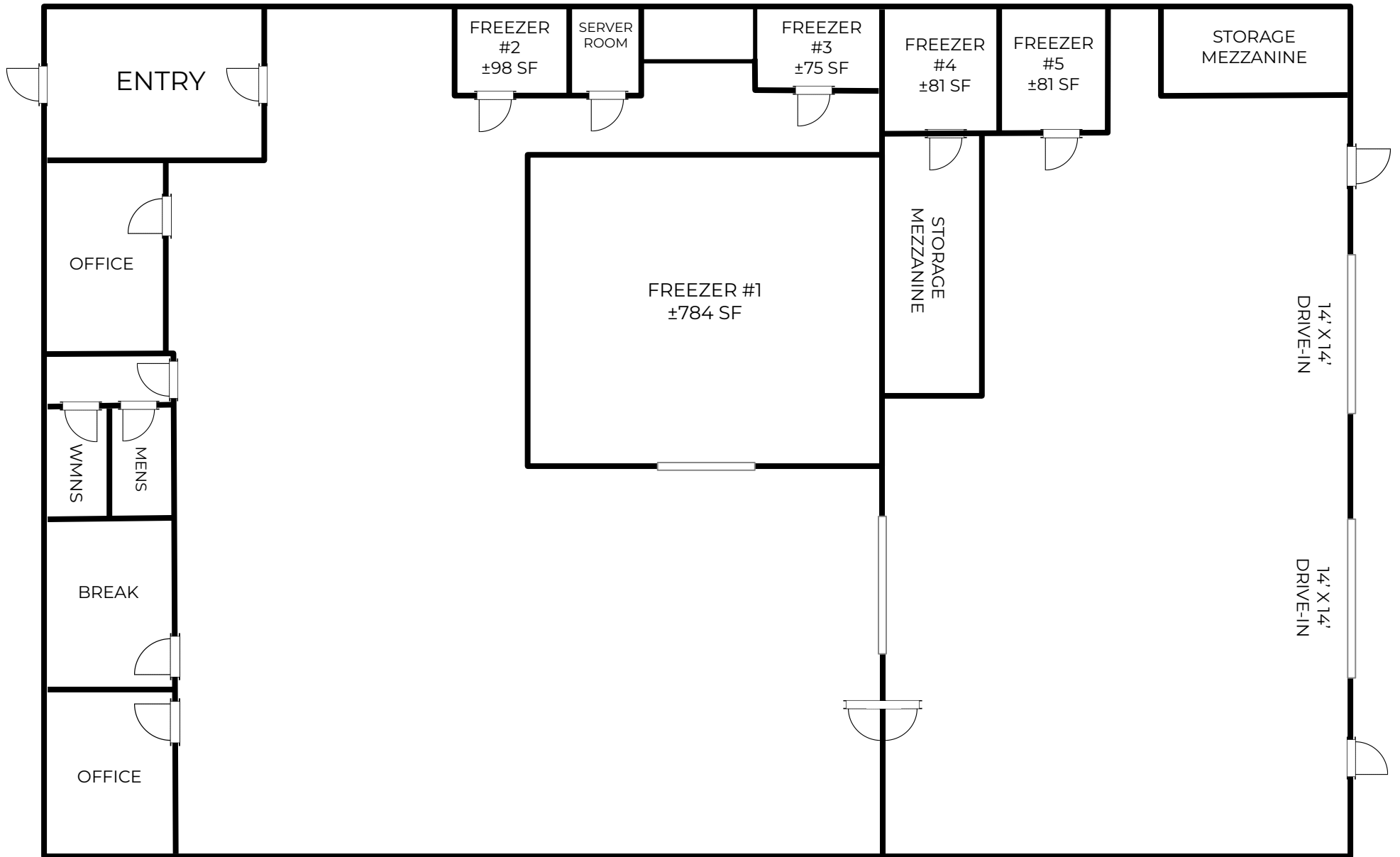
- **±900 SF** office
- **±1,119 SF (±11,050 Cu. Ft.)** of freezer space available
*Can be removed at tenant's request
- **20'** clear height
- **400 Amp 277/480V/3 phase** power
*Tenant to verify
- **.33/3,000** sprinkler system
- **(2) 14' X 14'** drive-in doors
- **Fully conditioned** space
- **Air compressors** available
- **Available** May 1, 2022

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FLOOR PLAN

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FREEZER CAPACITIES:

#1: ±8,624 cu ft

#2: ±730 cu ft

#3: ±562 cu ft

#4: ±567 cu ft

#5: ±567 cu ft

*Freezers can be removed at tenant's request



AREA HIGHLIGHTS

- *Mixed-Use Suburban* zoning allows for a variety of uses, including: indoor manufacturing, food processing, assembly, warehousing, distribution, flex/retail showroom and more.
- Convenient access to I-580/Hwy 395
- Centrally located in the desirable South Reno industrial submarket
- Close proximity to a variety of amenities and labor pools.

AREA MAP



S VIRGINIA ST



THE NEW NEVADA

Grow Your Business Here..

GREATER RENO - SPARKS



CITY OF RENO

- **100 companies** have relocated here in 3 years.
- Cost of living .9% lower than national avg.
- 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).

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**

SHIPPING HUB



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

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.