



Excellence in Industrial Real Estate

For Additional Properties:
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**5,440SF Showroom / Warehouse
For Lease \$0.55/SF/NNN/Mo.**



9738 South Virginia St Suite C, Reno, NV



- Loaded with Improvements
- Excellent HWY 395 / High Traffic Visibility
- Near Anchored Shopping Centers in South Reno

Amenities

- Multi-Use PUD Zoning / Industrial Flex Occupancy
- HWY 395 Traffic Count of 79,110 Daily, Priceless Business Exposure
- Excellent Signage / Visibility
- Quality Class A Industrial / Retail Flex Building
- Expansion Potential
- Next to High Volume Businesses, Increasing Your Traffic Count
- Additional plumbing, electrical, & lighting has been added to showroom areas
- The Suite is currently set up as a kitchen & bath cabinet showroom with multiple alcoves for different types of displays (or other uses)
- Reception area, 2 ADA bathrooms, 3 private offices, and extensive showroom / open space
- Built-In Vacuum system

Specifications

- 5,440 sf total
- 3,640 sf Showroom & Office, can be remodeled
- 1,800 sf warehouse or more
- Full HVAC throughout
- 14 ft roll up drive-in door
- Power: 200A, 480/277v, 3 ph
- Alarm system-ethernet-phone wiring in place
- Fully sprinklered
- 21 ft clear heights
- T-5 lighting in warehouse
- Track, Can, & Dome light fixtures in showroom / office areas



Description of Area & Maps

- Located in Expanding South Reno Submarket
- Near High-Traffic Anchored Shopping Centers
- Easy Access from HWY 395 and S. Virginia St.



Freeway Visibility Showroom + Warehouse Storage



For Property Information or Tours Please Call 775-828-4665

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