

3445 AIRWAY DR | RENO,
NV

Airway Business Center

INDUSTRIAL
PROPERTY FOR LEASE



LISA READ

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- 775.853.3742
- NV #BS.0032915



2 | Property Summary



PROPERTY DESCRIPTION

Discover the perfect opportunity for your business at this premier industrial property in Reno, NV. Offering a spacious and modern facility, the property features expansive warehouse space, high ceilings, and an efficient drive-in door, ideal for streamlining your operations. Benefit from the well-designed office spaces, ready to accommodate your administrative needs. With ample parking and easy access for trucks and other vehicles, this property is tailored to meet the demands of industrial businesses. Prime location, exceptional features, and unparalleled functionality make this property the ideal choice for businesses seeking a top-tier facility in the vibrant Reno area.

PROPERTY HIGHLIGHTS

- 3,000 SF Flex Space
- 3 Phase Power
- \$1.40/SF NNN
- Available 07-01-26

OFFERING SUMMARY

Lease Rate:	\$1.40 SF/month (NNN)
Number of Units:	4
Available SF:	3,000 SF
Lot Size:	92,260 SF
Building Size:	37,636 SF

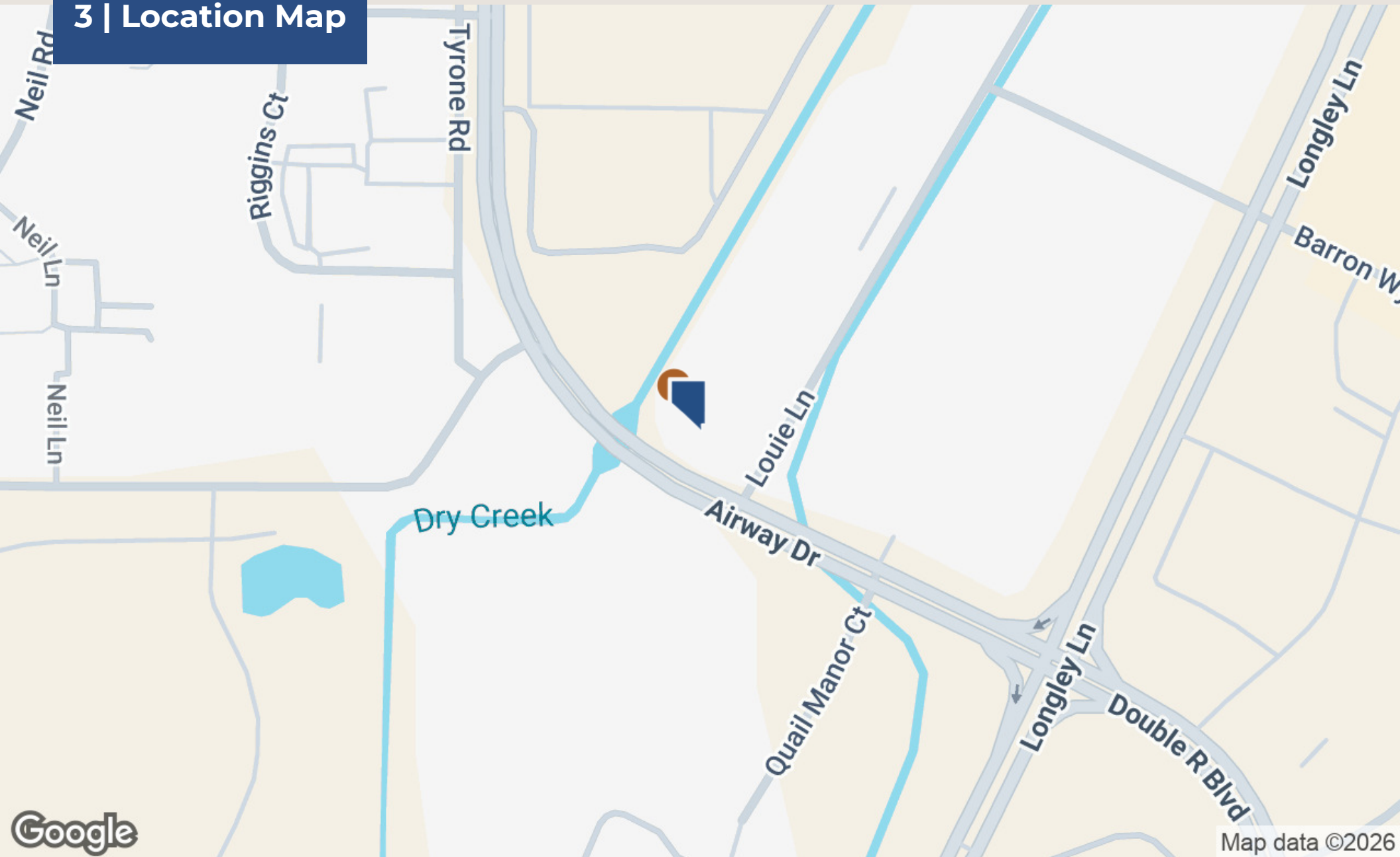
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	157	577	2,758
Total Population	307	1,235	6,459
Average HH Income	\$62,498	\$73,284	\$86,203



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3 | Location Map



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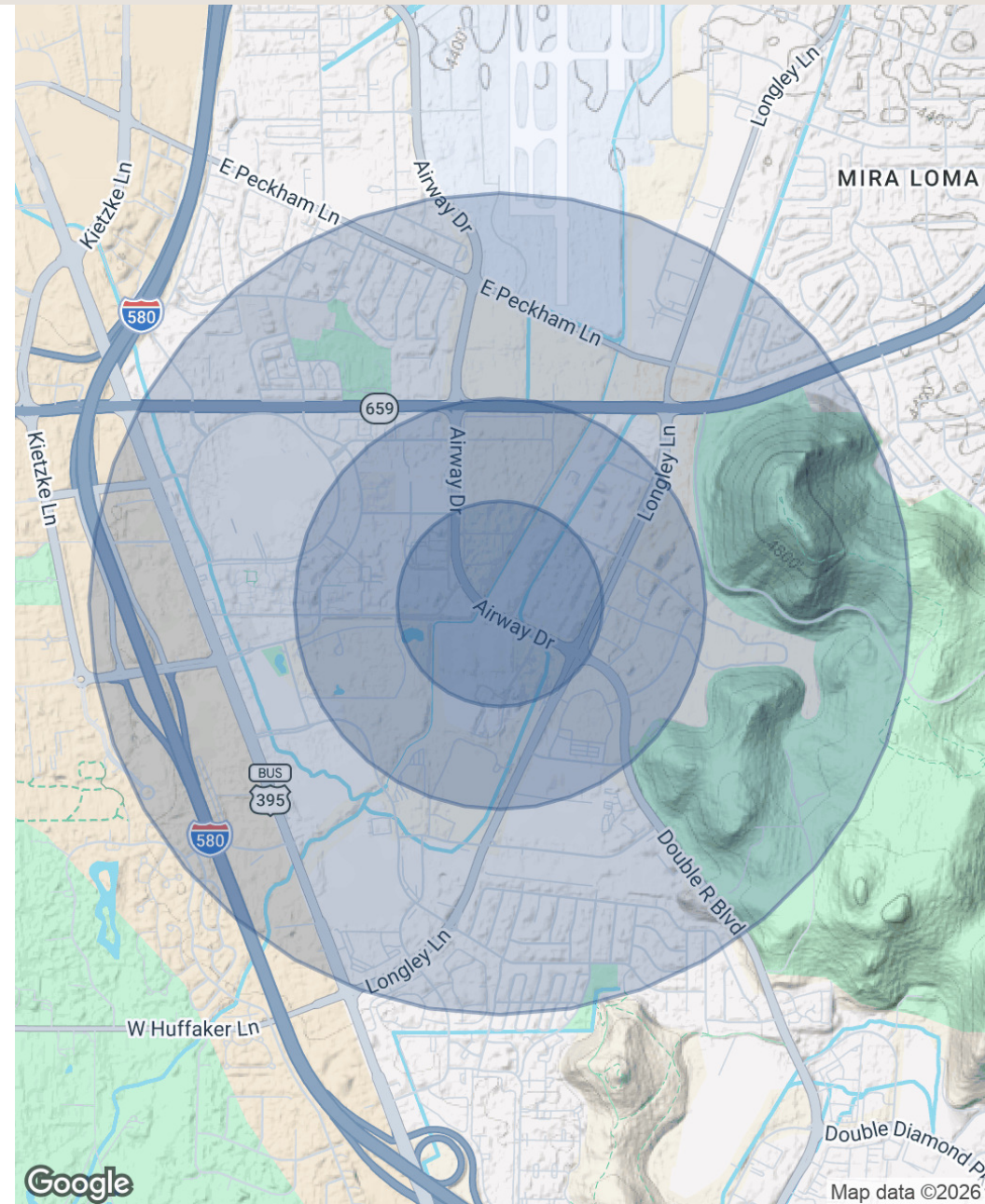
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4 | Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	307	1,235	6,459
Average Age	34.1	34.4	37.3
Average Age (Male)	34.1	35.9	37.3
Average Age (Female)	32.6	32.3	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	157	577	2,758
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$62,498	\$73,284	\$86,203
Average House Value	\$195,089	\$287,823	\$366,623

2023 American Community Survey (ACS)



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5 | Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,000 SF	Lease Rate:	\$1.40 SF/month

AVAILABLE SPACES

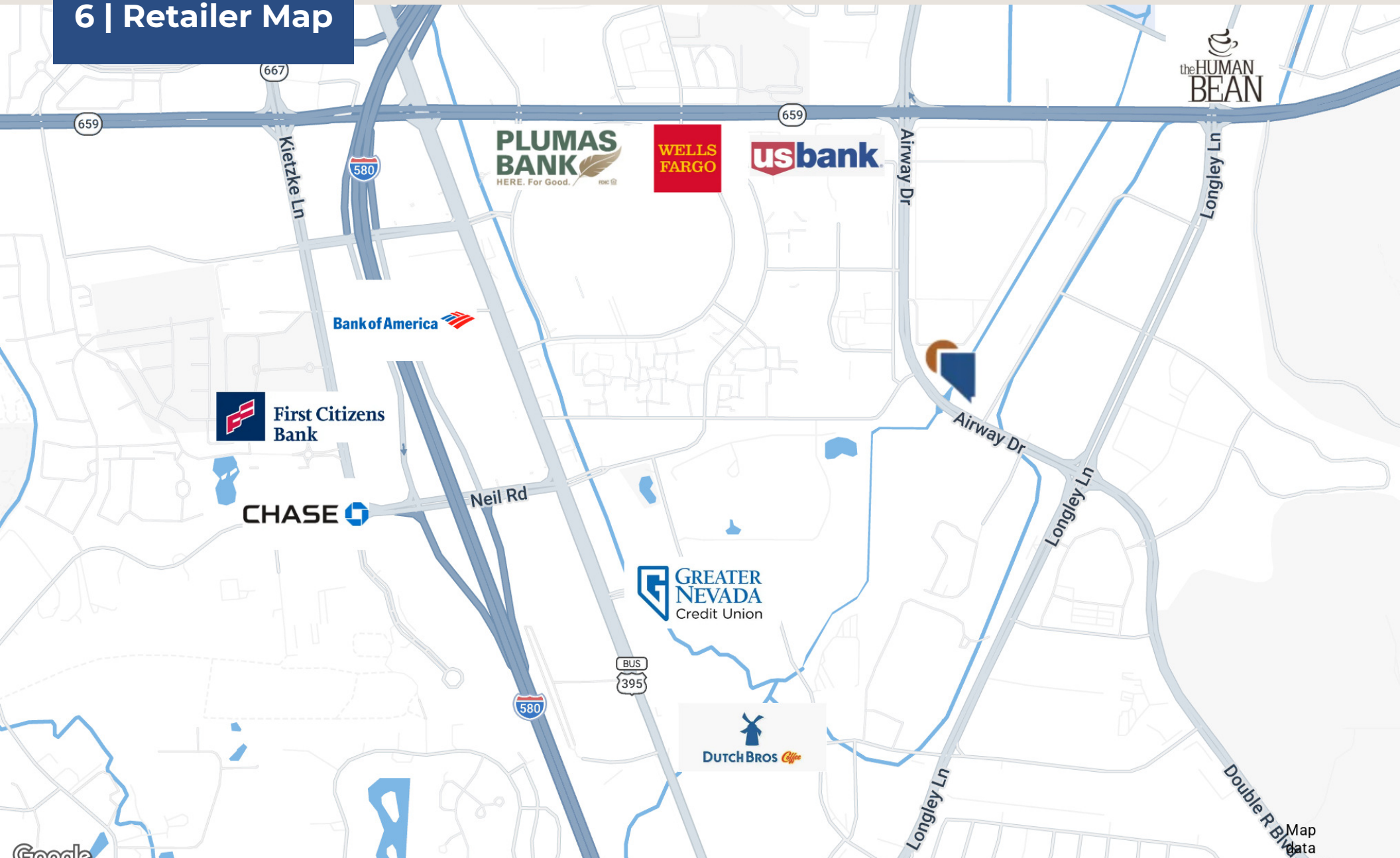
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
C	Available	3,000 SF	NNN	\$1.40 SF/month	722 SF Office/2,278 SF Warehouse Space Corner of Airway and Louie Professionally Managed Available 07-01-26



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6 | Retailer Map



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