

FOR LEASE



# 8000 NORTH VIRGINIA

8000 N VIRGINIA ST | RENO, NV 89506

[8000NORTHVIRGINIA.COM](http://8000NORTHVIRGINIA.COM)

////////////////////  
*±624,000 SF Industrial Property  
for Lease in Reno, Nevada*



[cushmanwakefield.com](http://cushmanwakefield.com)

FOR LEASE

# PROPERTY FEATURES

*Industrial building for lease in LogistiCenter<sup>SM</sup> at 395 with convenient freeway access & excellent visibility*

<b>Total Building Size</b>	±624,000 SF
<b>Office Size</b>	±19,765 SF
<b>Total Parcel Size</b>	39.35 AC
<b>Lease Rate</b>	Negotiable
<b>Date Available</b>	3/31/26
<b>Address</b>	8000 N Virginia St, Reno, NV 89506
<b>Power</b>	7,000 amps 277/480 V 3-phase
<b>Sprinklers</b>	ESFR density
<b>Restrooms</b>	Truckers lounge with restrooms & 2 remote restrooms
<b>Clear Height</b>	36' minimum (after 1st column)
<b>Dock-High Doors</b>	133 total possible doors (60 existing with 73 knock out panels) measuring 9' x 10' 50 with electrical pit-type levelers and vehicle restraints. 20 docks with pit-type mechanical levelers.
<b>Column Spacing</b>	52' x 50' typical column spacing with 60' speed bays
<b>Auto Parking</b>	823 spaces
<b>Trailer Parking</b>	160 spaces
<b>GL Loading</b>	4 manual overhead lift doors, measuring 12' x 16'
<b>Roof</b>	45 mil TPO membrane on 1/4" densdeck on exterior plywood sheathing with R-19 batt insulation
<b>Foundation</b>	7' reinforced concrete slab



# LOCATION OVERVIEW

Located in the highly desirable North Valley submarket of the Reno/Sparks MSA. The location offers immediate access to US 395, ample workforce and numerous amenities. The North Valley is home to numerous companies including Chewy.com, Petco, Uline, Makita Tools, Sherwin Williams, and UPS.



8000 N VIRGINIA

*High-image corner location  
in LogistiCenter<sup>SM</sup> at 395  
industrial park*

- HVAC - Rooftop packages throughout the warehouse area
- Wall mounted R-13 insulation at 10' AFF in the warehouse
- Building dimensions are 520' x 1,200'
- All dock doors are manual overhead lift measuring 9' x 10'
- All grade doors are manual overhead lift measuring 12' x 16'
- APN Parcel Number: 570-120-11

**// CROSS DOCKED**

**// SECURED TRUCK COURT WITH GUARD SHACK**

**// 36' MIN CLEAR HEIGHT (AFTER 1ST COLUMN)**

**// TRUCKERS LOUNGE WITH RESTROOMS**



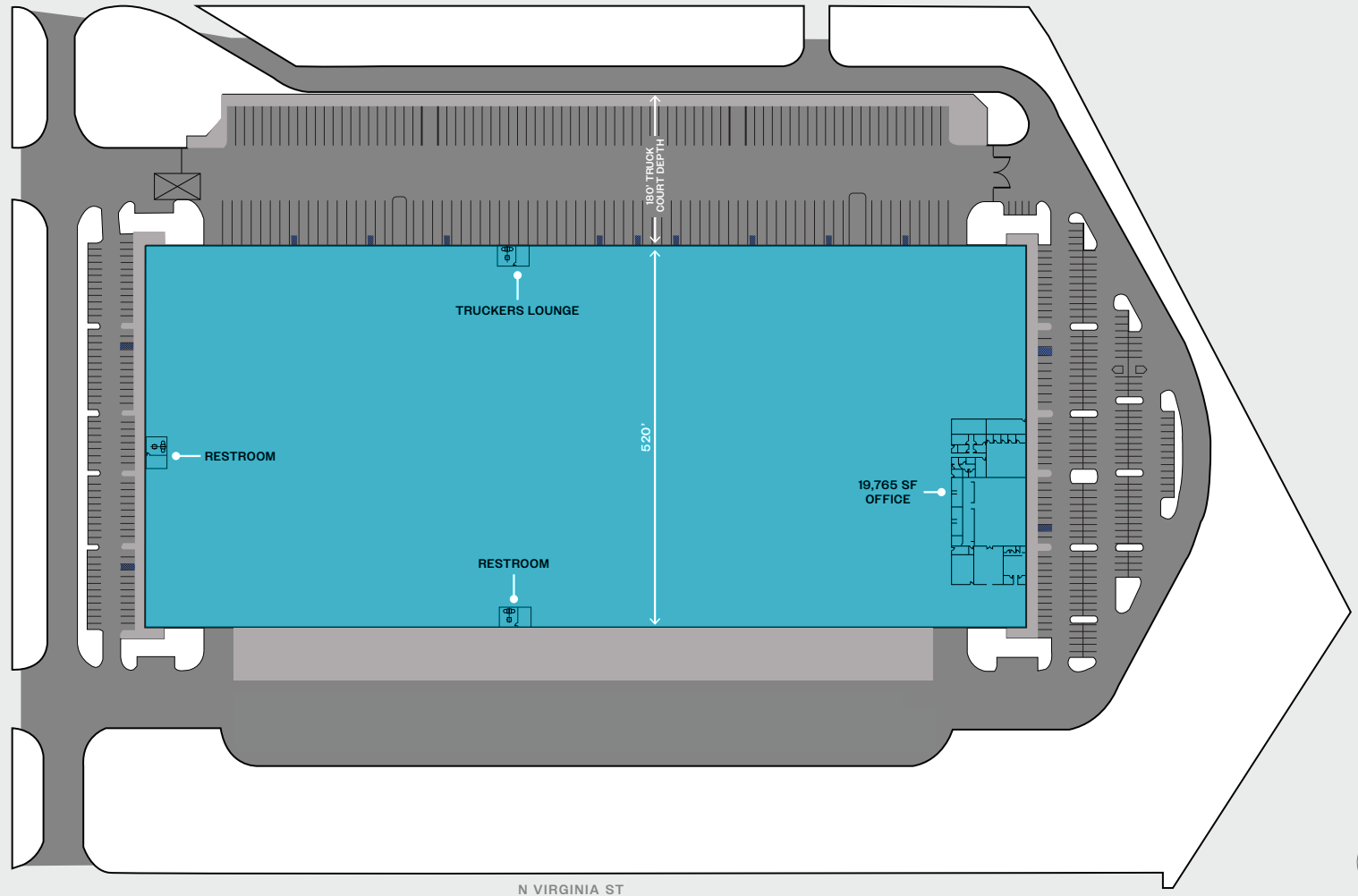
# SITE PLAN



**±624,000 SF**  
AVAILABLE

**NEGOTIABLE**  
LEASE RATE (SF/YR)

**3/31/26**  
DATE AVAILABLE

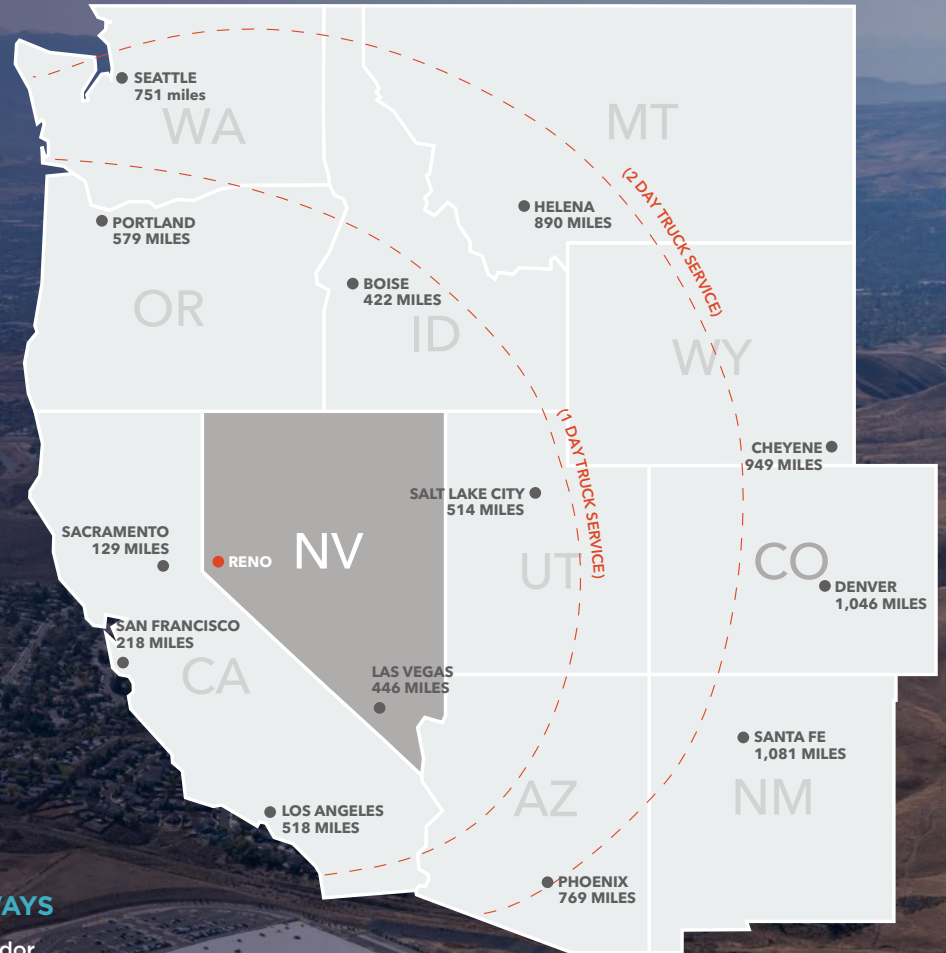


# CORPORATE NEIGHBORS



# LOCATION OVERVIEW

*Northern Nevada is centrally located next to major markets with easy access to the following cities: San Francisco, Sacramento, Portland, Boise, Salt Lake City, Phoenix, and Los Angeles.*



## LOGISTICS & DISTRIBUTION

One or two-day trucking service from Nevada to major markets with more than 50 carrier services available



## HIGHWAYS

I-80 corridor  
US-395 corridor  
US-50 corridor  
US-95 corridor



## AIRPORTS

McCarran Int'l Airport  
Reno-Tahoe Int'l Airport



## RAILROADS

Transcontinental Railroad

Source: NVEnergy

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FOR MORE INFORMATION, PLEASE CONTACT:

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