

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*

Total Building Size	±624,000 SF
Office Size	±19,765 SF
Total Parcel Size	39.35 AC
Lease Rate	Negotiable
Date Available	3/31/26
Address	8000 N Virginia St, Reno, NV 89506
Power	7,000 amps 277/480 V 3-phase
Sprinklers	ESFR density
Restrooms	Truckers lounge with restrooms & 2 remote restrooms
Clear Height	36' minimum (after 1st column)
Dock-High Doors	175 total possible doors (83 existing with 91 knock out panels) measuring 9'x 10'. 66 doors equipped with 40,000 lb. electric pit type levelers, vehicle restraints, & z-guards
Column Spacing	52' x 50' typical column spacing with 60' speed bays
Auto Parking	823 spaces
Trailer Parking	160 spaces
GL Loading	4 manual overhead lift doors, measuring 12' x 16'
Roof	45 mil TPO membrane on 1/4" densdeck on exterior plywood sheathing with R-19 batt insulation
Foundation	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**



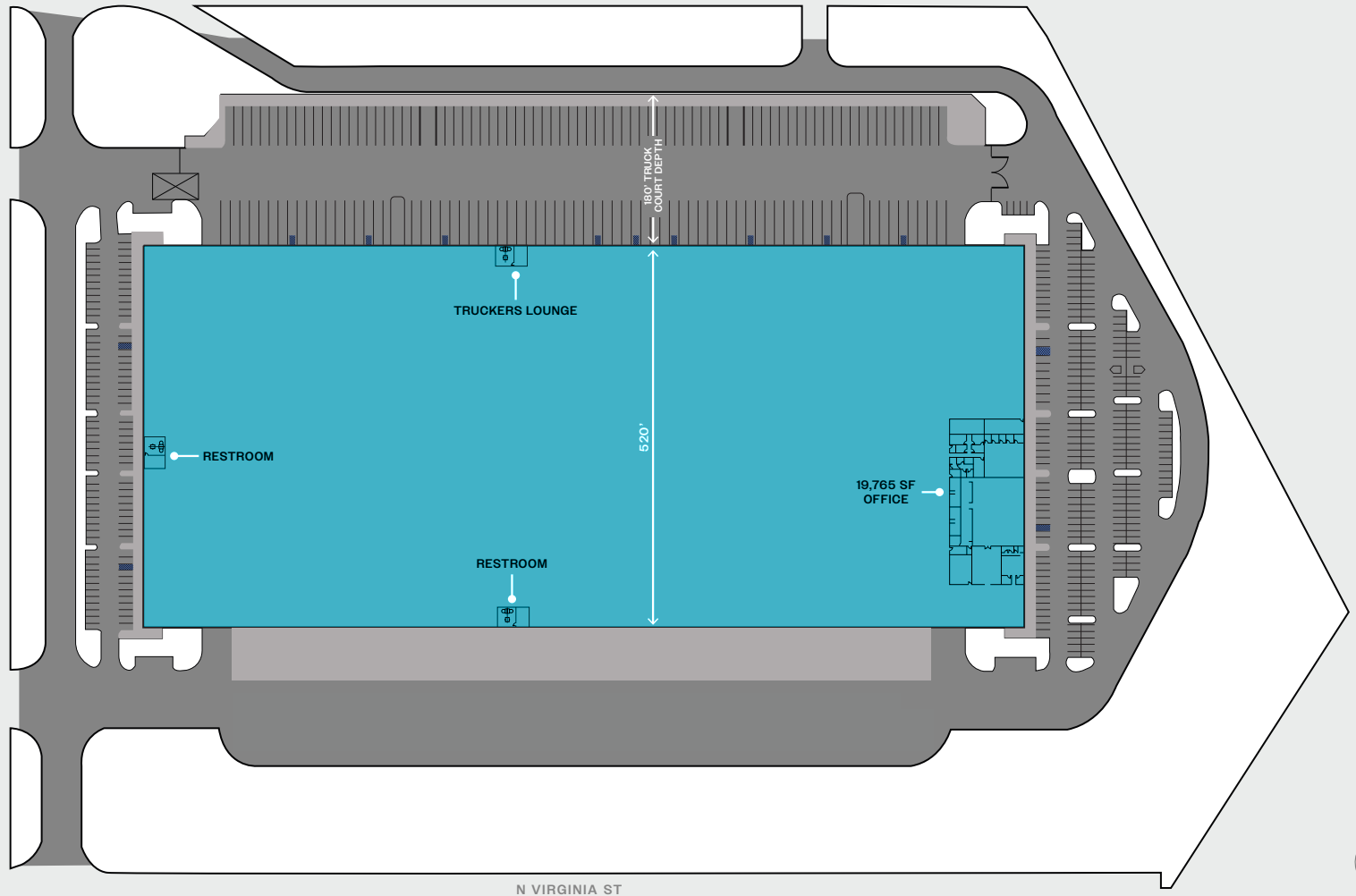
# SITE PLAN



**±624,000 SF**  
AVAILABLE

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

**3/31/26**  
DATE AVAILABLE

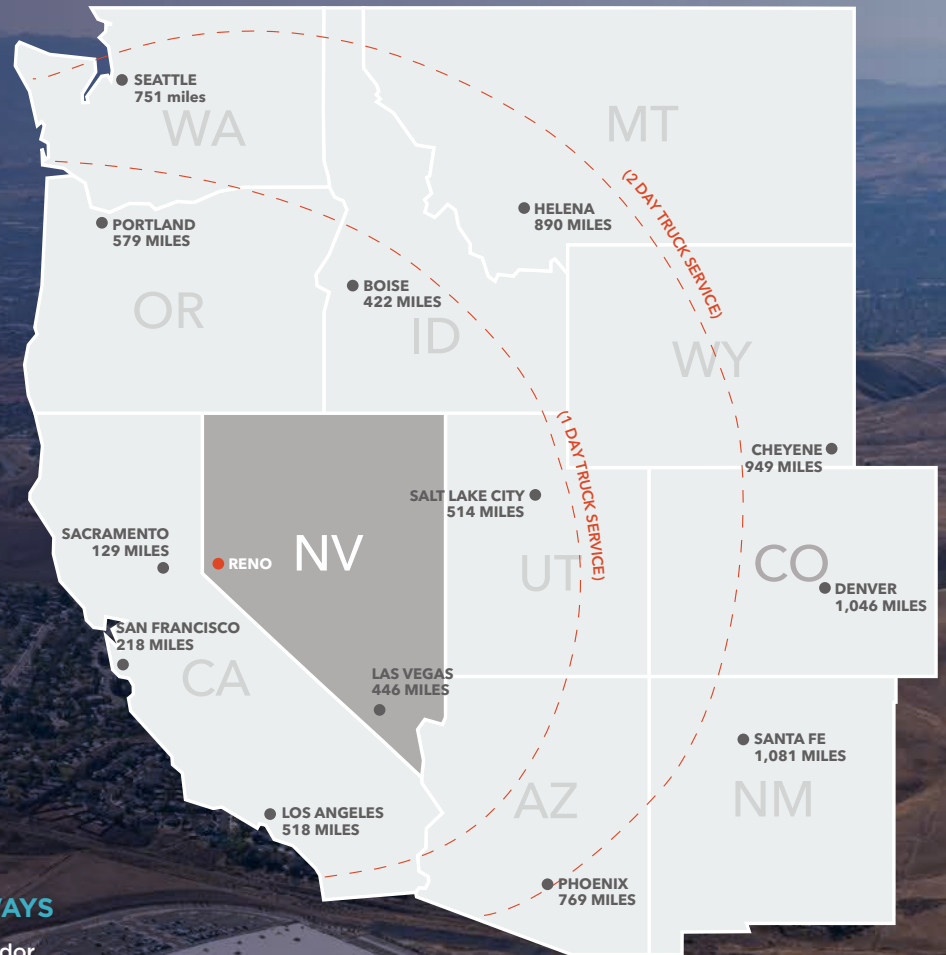


# CORPORATE NEIGHBORS



# 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:

**Mike Nevis, SIOR, CCIM**  
Vice Chairman  
+1 775 232 6119  
[mike.nevis@cushwake.com](mailto:mike.nevis@cushwake.com)  
Lic. #: S.0061759

**Emily Jaenson**  
Industrial Specialist  
+1 847 630 4739  
[emily.jaenson@cushwake.com](mailto:emily.jaenson@cushwake.com)  
Lic. # S.0203962



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