INDUSTRIAL/OFFICE

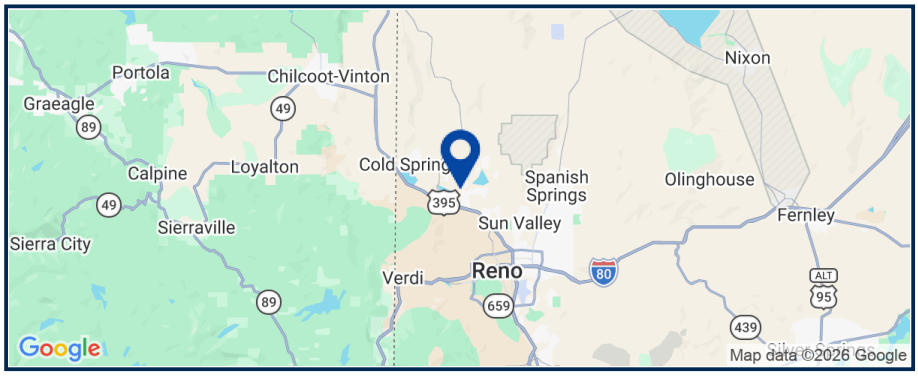
IRG
Industrial Realty Group, LLC

FOR LEASE

14100 Lear Boulevard, Reno NV 89506

Reno Lear

The property at 14100 Lear Blvd, Reno, NV 89506, is a substantial industrial facility located in the North Valleys Submarket of Reno situated on a 77.09-acre lot. The building features a 30-foot clear height, 19 dock-high doors, and 5 grade-level doors, with the potential for additional loading docks based on tenant requirements. The facility is equipped with 24,000 amps of electrical service, distributed through 8 substations operating at 480V, all fed redundantly from two NV Energy lines. Rail access is provided by Union Pacific Railroad, with two nine-car sidings and an internal rail garage on-site. The property also includes 410 surface parking spaces and offers development opportunities for expansion. Zoned Mixed Use (MU), the site is suitable for a variety of industrial applications. It is strategically located near major transportation routes, approximately 13 miles from Reno-Tahoe International Airport and less than 12 miles from the Union Pacific Intermodal Hub .



Property Details

Total Sq. Ft.	457,499
Avail. Sq. Ft.	317,290
No. of Buildings	5
Acres	99
Developable Acres	80
Rail Access	1
Zoning	Mixed-use Suburban
Column Spacing	50'x50'
Clear Height	30'
Dock Doors	19
Drive-In Doors	5
Car Parking	400

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