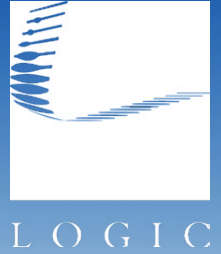


For Lease

Echo Ave. & Mt. Bismark St.



[Click for a Virtual Tour](#)

5601 Echo Ave.
Reno, NV 89506

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Listing Snapshot



\$0.57 - \$0.65 PSF NNN
Building Lease Rate



\$0.10 - \$0.15 PSF NNN
Yard Lease Rate



± 8,800 – 25,400 SF
Available Square Footage



\$0.12 PSF
NNN Expense

Property Highlights

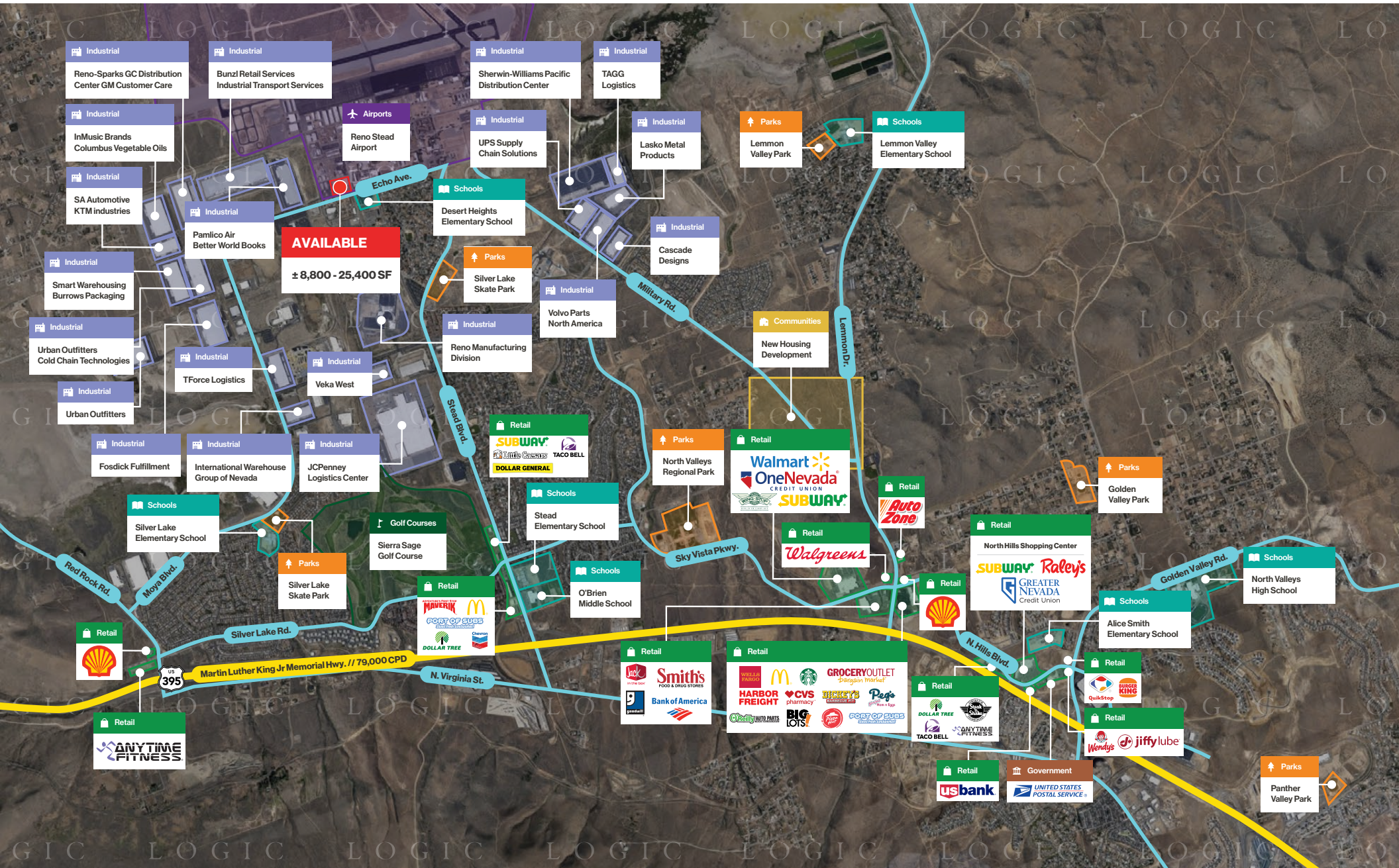
- Multi-building industrial property
- Power: Multiple configurations available
- Manufacturing & logistics focused area
- Easy access from Stead Blvd.
- Vault build into Suite B
- Secure storage

Demographics

	1-mile	3-mile	5-mile
2025 Population	3,111	35,008	48,790
2025 Average Household Income	\$89,004	\$100,598	\$103,641
2025 Total Households	1,014	11,875	16,970

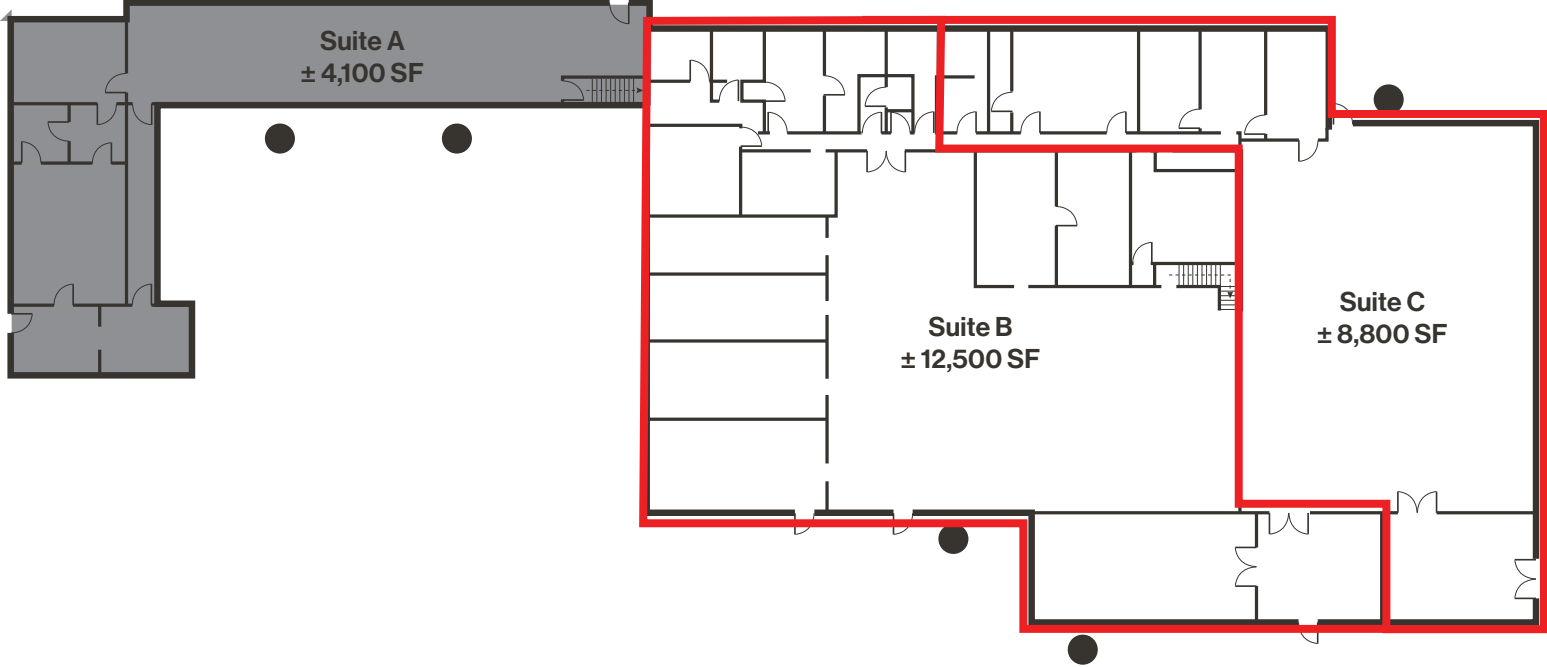


Aerial



Floor Plan

Leased Grade Level Door



Site Plan

 Subject  Leased  Grade Level Door

Option A:

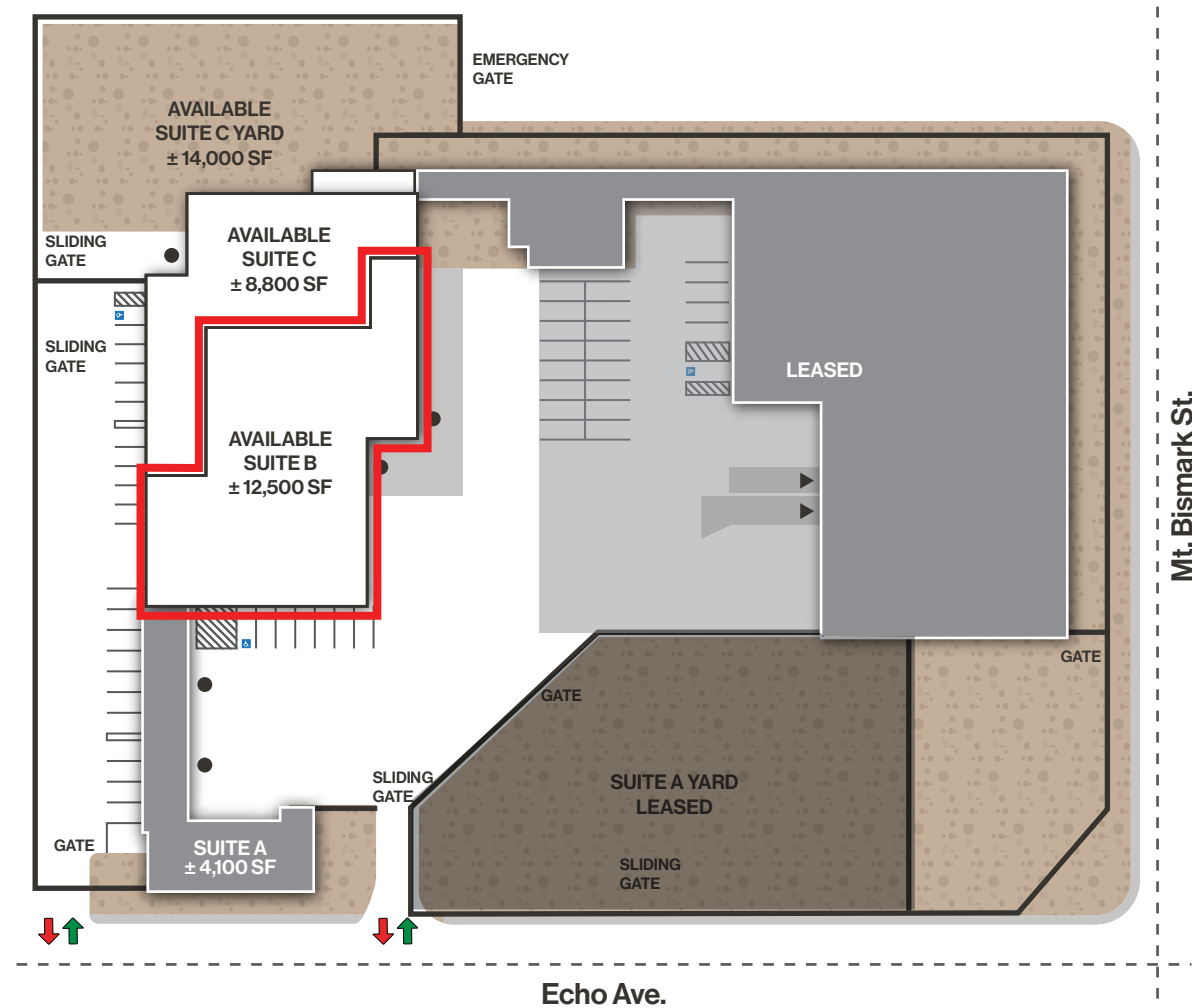


\$0.65 PSF NNN

Building Lease Rate

Suite B

- Building: $\pm 12,500$ SF
- Power: 1000 Amps, 480/277 V, 3-Phase
400 Amp, 208/120V, 3-Phase
- Clear Height: 23'
- One (1) 16'x10' grade level door
- One (1) 16x16 and one (1) 10x18 grade level door
- ± 940 SF vault



Site Plan

 Subject  Leased  Grade Level Door

Option B:



\$0.65 PSF NNN

Building Lease Rate

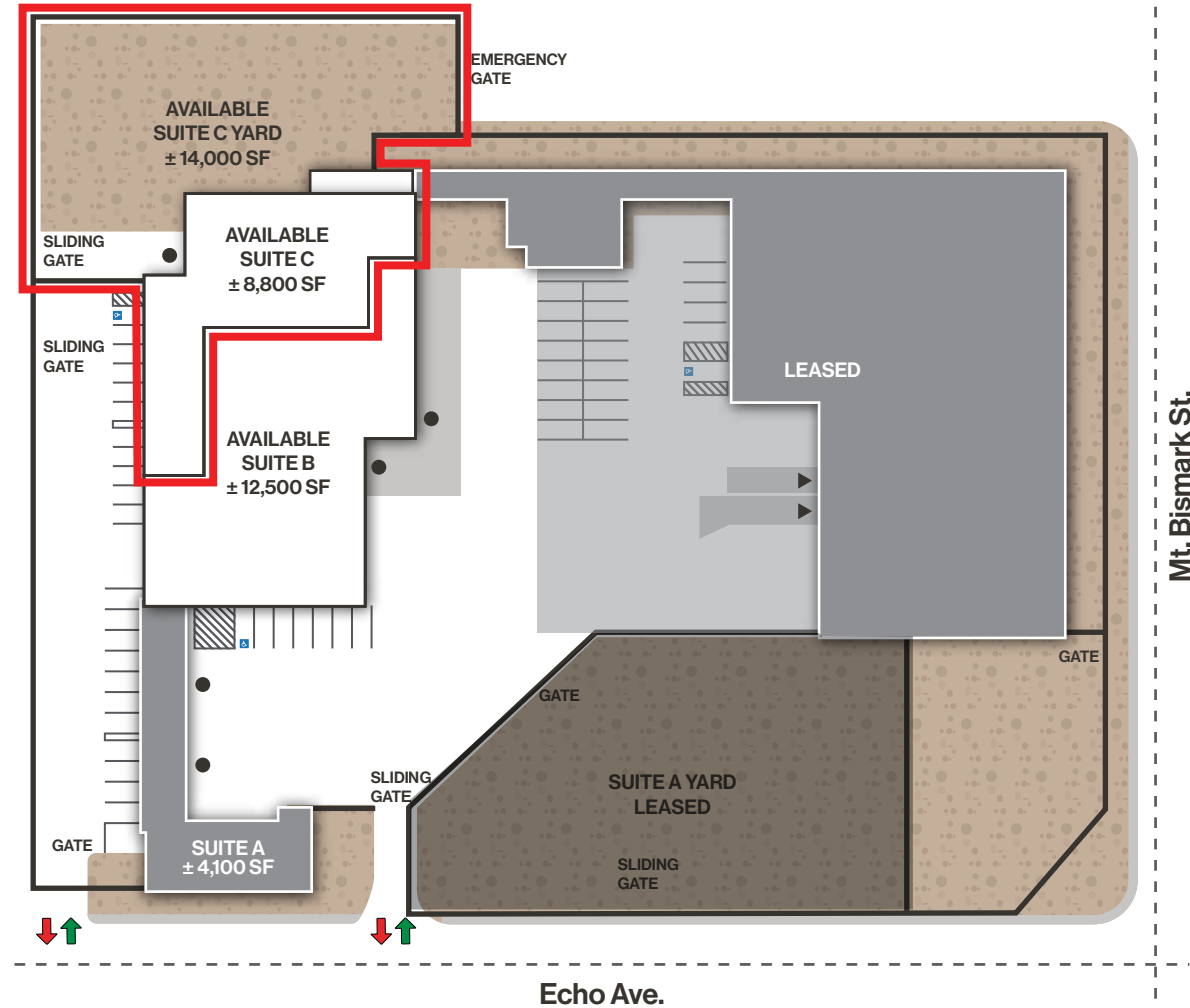


\$0.10 PSF NNN

Yard Lease Rate

Suite C with Suite C Yard

- Building: $\pm 8,800$ SF
- Yard Space: $\pm 14,000$ SF
- Power: 450 Amps, 208/120 V, 3-Phase
600 Amp, 480/277V, 3-Phase
- Clear Height: 14'
- One (1) 10'x10' grade level door



Site Plan

 Subject  Leased  Grade Level Door

Option C:



\$0.57 PSF NNN

Building Lease Rate

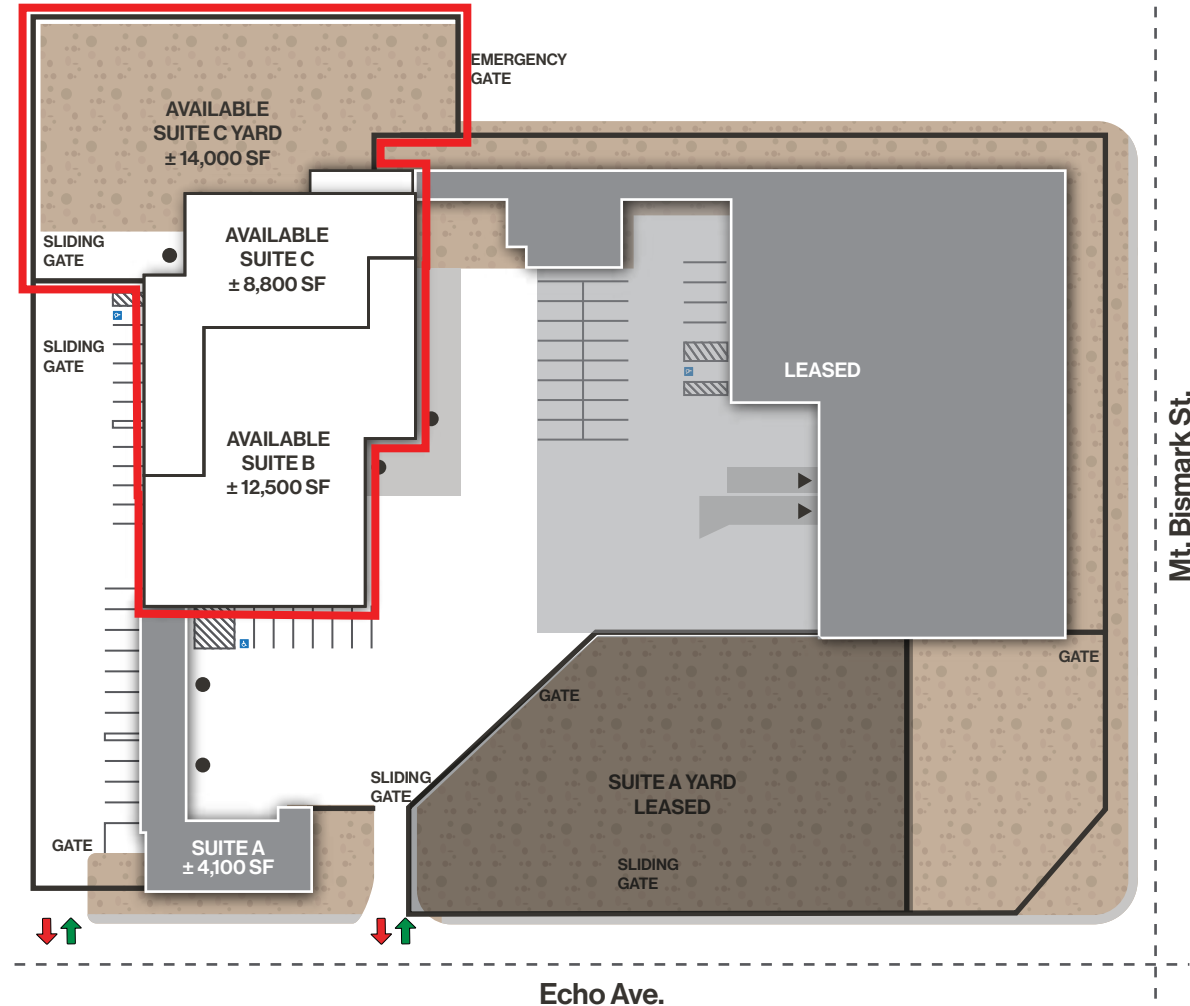


\$0.12 PSF NNN

Yard Lease Rate

Suites B & C with C yard

- Building: $\pm 25,400$ SF
- Yard: $\pm 34,000$ SF
- Power: 1000 Amps, 480/277 V, 3-Phase in Suite B
450 Amps, 208/120 V, 3-Phase in Suite C
- Clear Height: 10'-23'
- One (1) 16'x10' grade level door
- One (1) 10'x8' grade level doors
- One (1) 10'x10' grade level door



Interior Photos



Property Photos



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