



For Lease ±55,620 & 40,320 SF

Gateway Industrial - Q2 Delivery



9405 & 9445 Prototype Drive, Reno, Nevada 89521

BUILDING INFORMATION

- Available for Office Improvements
- Rigid Metal Deck Roof
- Zoning PD
- ESFR Sprinklers

Building A (9405 Prototype)

- ±55,620 SqFt
- Build to Suit Office
- 12 Dock Doors
- 2 Drive-in Doors
- ±28 to 30' Clear Height (min)
- 1,200 Amps | 480/277 Volt | 3P
- 67 Parking Spaces

Building B (9445 Prototype)

- ±40,320 SqFt
- Build to Suit Office
- 7 Dock Doors
- 2 Drive-in Doors
- ±28 to 30' Clear Height (min)
- 1,200 Amps | 480/277 Volt | 3P
- 47 Parking Spaces



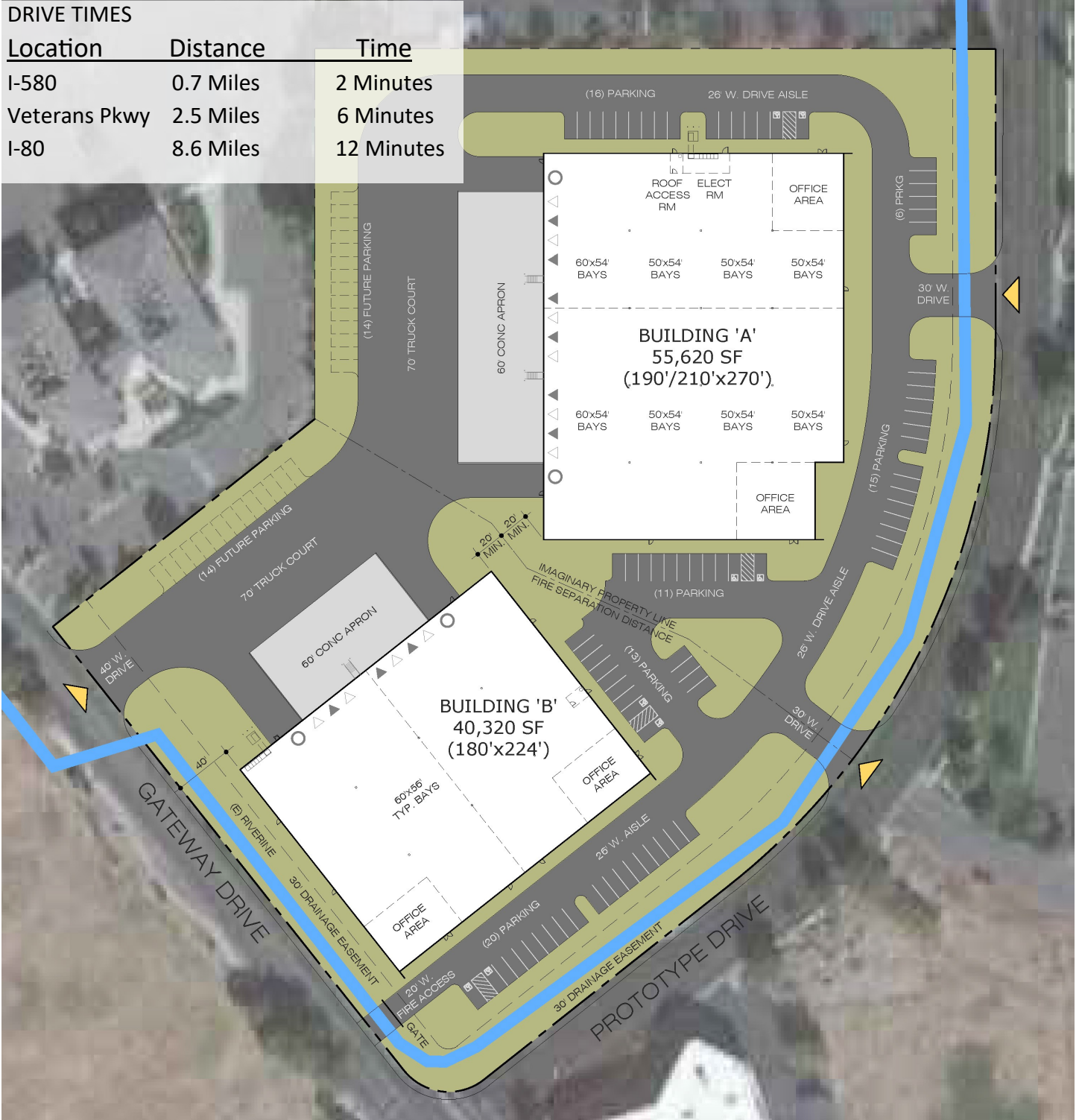
Justin W. Noin

justin@mckenzieproperties.com
Phone: (775) 329-5181
Cell: (775) 315-9088
5520 Kietzke Lane #400
Reno, NV 89511
Lic #: B.1002722.CORP

Gateway Industrial - Under Construction

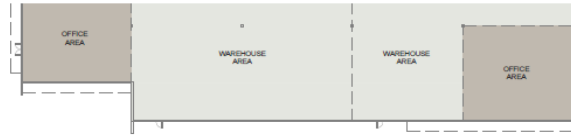
DRIVE TIMES

Location	Distance	Time
I-580	0.7 Miles	2 Minutes
Veterans Pkwy	2.5 Miles	6 Minutes
I-80	8.6 Miles	12 Minutes

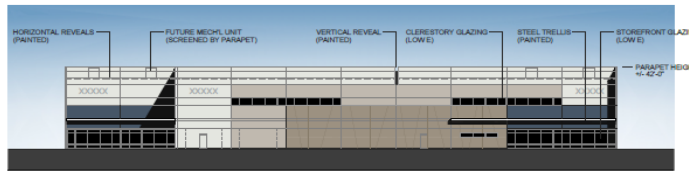


Gateway Industrial - Under Construction

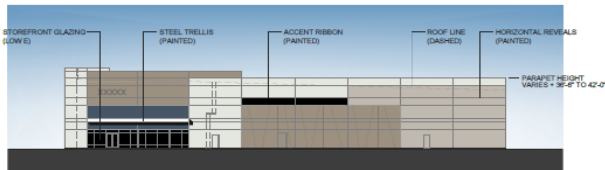
Bldg. A



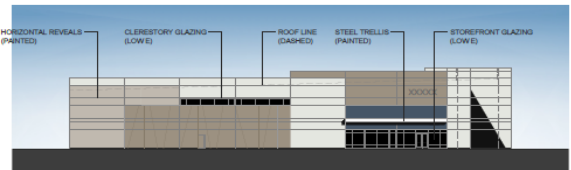
Partial Plan



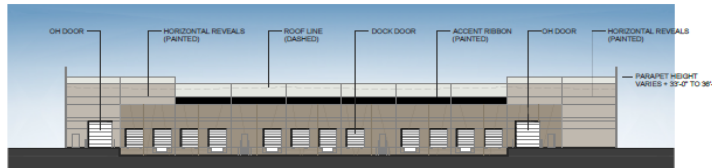
East Elevation (Prototype Drive)



North Elevation

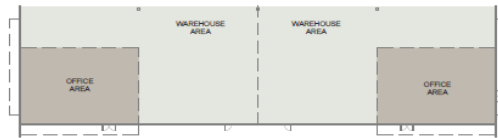


South Elevation

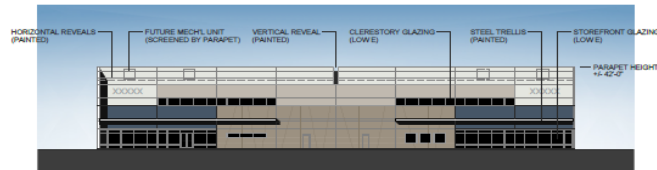


West Elevation

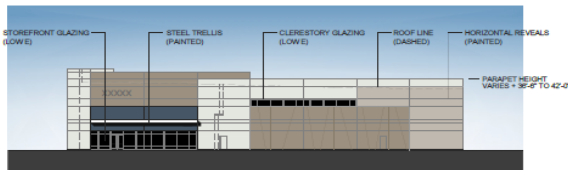
Bldg. B



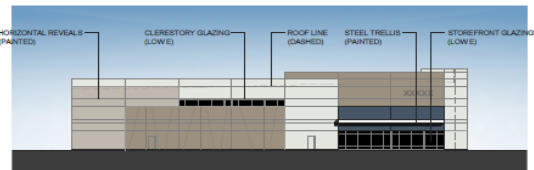
Partial Plan



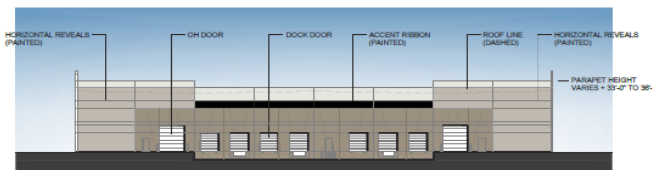
South Elevation (Prototype Drive)



East Elevation



West Elevation (Gateway Drive)



North Elevation