

BIGGEST LITTLE INDUSTRIAL REPORT

Q2 2025

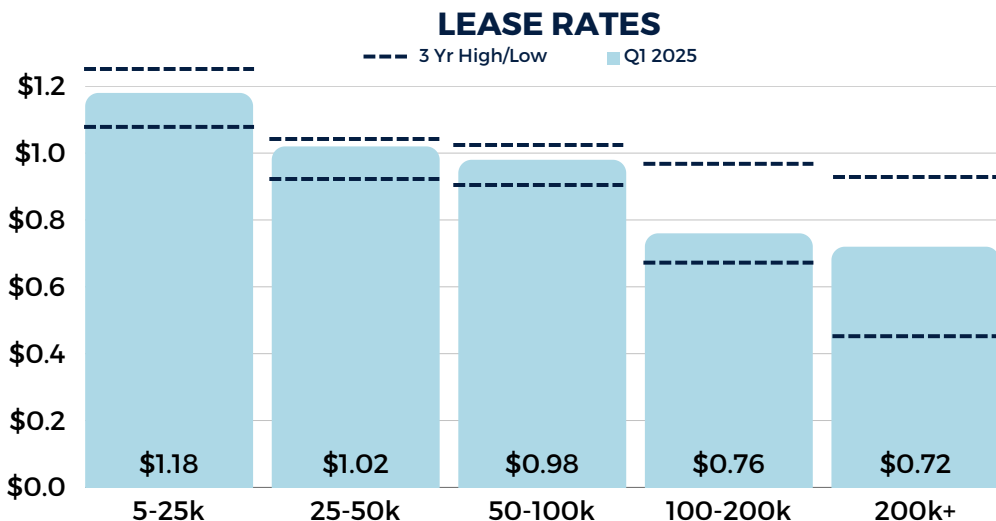
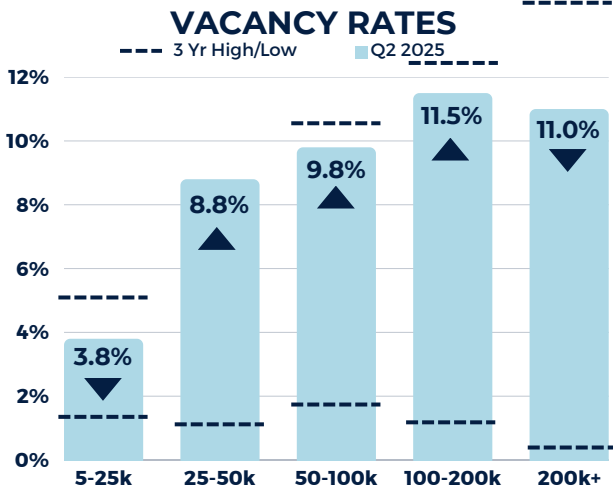
Street Commercial Real Estate
522 Lander St #200 Reno, NV 89509
(775) 852-5225
www.street-cre.com



CHANGES SINCE LAST QUARTER

Since Q2 of 2025, Reno's industrial market has shown signs of stabilization and improved balance. The vacancy rate has edged down, dipping by around 110 basis points from the previous quarter to roughly 10.2%, marking a modest but meaningful reduction in available space. Meanwhile, landlords are finding that lease rates are becoming increasingly negotiable. Tenants are gaining more leverage to request concessions, such as rent abatements or tenant improvement allowances. This growing flexibility reflects the market's evolving dynamics: demand remains strong enough to support a recovering environment. For building owners, this means keeping close tabs on vacancy trends and being open to creative leasing arrangements to stay competitive in this nuanced recovery phase. For tenants, this means keep an eye on macro-economy influence to strategically put your business in a strong position.

Square Ft	Monthly Rent/SF		Avg Sold/SF	
5-25k	\$1.18	▼	\$174	▼
25-50k	\$1.02	▼	\$138	▲
50-100k	\$0.98	—	\$140	—
100-200k	\$0.76	▼	\$132	▼
200k+	\$0.72	▼	\$122	▲



NOTABLE TRANSACTIONS

1280 Glendale Ave

- 18,000 SF
- \$1.15/SF/Mo NNN
- 3% Annual Escalations
- Sparks Submarket

50 E Greg St

- 8,600 SF
- \$1.30/SF
- 4% Ann. Escalations
- Sparks Submarket

400 E Parr Blvd

- 168,000 SF
- Sold May 2025
- \$20,500,000 (\$122/SF)
- North Valleys

1025 Telegraph St

- 12,600 SF
- Sold May 2025
- \$2,200,000 (\$171/SF)
- Airport Submarket

Advice for Tenants:

Tenants exploring space in Northern Nevada should take note of shifting dynamics—especially in larger footprints. Vacancy rates for spaces over 100,000 SF remain elevated (11%+), putting downward pressure on rents, with 200k+ SF space now averaging just \$0.72/SF. This creates an ideal window for large-format users to lock in favorable lease terms or explore build-to-suit deals while leverage remains with the occupier. Conversely, smaller bay users (5-25k SF) continue to face tighter conditions with sub-4% vacancy and rents holding firm at \$1.18/SF. Timing, flexibility, and understanding which size ranges offer real negotiating power will be key for tenants navigating Q3 and beyond.

Advice for Investors:

As Reno's industrial market gradually rebounds, it's crucial for building owners to adjust their leasing strategies to match shifting demand. One of the most important steps is to track tenant demand by size — while flex and small spaces (5k – 50k sf) continue to see activity, the large-format sectors are still recovering and face longer absorption times. In this environment, it's essential not to overprice your space; tenants are more selective and cost-conscious, and overreaching on rents can lead to extended vacancy. Finally, maintaining flexibility in how your space can be used — whether for light industrial, assembly, service, or hybrid office/warehouse operations — will significantly broaden your tenant pool. Owners who remain adaptable and in tune with market conditions are best positioned to minimize downtime and capitalize on the next phase of growth.

BIGGEST LITTLE INDUSTRIAL REPORT

Q2 2025

Street Commercial Real Estate
522 Lander St #200 Reno, NV 89509
(775) 852-5225
www.street-cre.com



THIS BIGGEST LITTLE INDUSTRIAL REPORT IS BROUGHT TO YOU BY THE STREET CRE INDUSTRIAL TEAM



Matthew Harris

Principal- Broker
matt.harris@street-cre.com
O: (775) 852-5225 Ext 1002
C: (775) 250-4684
NV RE#B.1002868.LLC



Christian Stolo

Senior Industrial Associate
christian.stolo@street-cre.com
O: (775) 852-5225 Ext 1003
C: (775) 842-7450
NV RE#S.0196067



Sakara Ferebee

Industrial Associate
sakara.ferebee@street-cre.com
O: (775) 852-5225
C: (775) 688-9277
NV RE#S.0199687



*For more information on the
current industrial market, visit
our website or contact us today!*