

## Q4 2025 RENO AREA INDUSTRIAL SALES COMPARABLES

APN	Situs	Sales Date	Price	Price/SF	Year Blt	Bldg Type	Bldg SF	Zoning	Acres
<u>164-380-13</u>	8060 DOUBLE R BLVD	10/17/2025	1,100,000	\$337.63	2004	Industrial Flex Building	3,258	IC	0.1
<u>021-880-01</u>	4690 LONGLEY LN 13	12/05/2025	597,000	\$300.30	2000	Industrial Flex Building	1,988	IC	0.0
<u>163-130-09</u>	9748 S VIRGINIA ST	12/15/2025	1,450,000	\$266.54	2003	Industrial Flex Building	5,440	MS	0.1
<u>012-052-19</u>	1575 E COMMERCIAL ROW	11/03/2025	2,000,000	\$384.62	1949	Lt. Commercial Utility Build.	5,200	MU	2.0
<u>003-061-12</u>	3800 N VIRGINIA ST	11/07/2025	1,800,000	\$277.78	1965	Lt. Commercial Utility Build.	6,480	MS	1.4
<u>011-012-17</u>	990 W 2ND ST	10/15/2025	710,000	\$558.18	1965	Service Repair Garage	1,272	MD-PD	0.4
<u>034-177-04</u>	2255 LARKIN CIR	12/22/2025	15,793,045	\$331.68	1990	Service Repair Garage	47,616	I	5.9
<u>038-850-14</u>	2955 HIGHWAY 40 W	10/15/2025	1,900,000	\$435.18	1995	Storage Warehouse	4,366	I	1.0
<u>034-410-11</u>	210 CONEY ISLAND DR	10/16/2025	2,650,000	\$223.82	1985	Storage Warehouse	11,840	I	1.0
<u>034-262-23</u>	865 DEMING WAY	12/02/2025	4,525,000	\$189.57	1978	Storage Warehouse	23,870	I	1.1
<u>164-333-06</u>	895 MAESTRO DR	12/19/2025	7,250,000	\$240.19	2006	Storage Warehouse	30,184	IC	2.0
<u>037-271-29, 76, &amp; 77</u>	350-450 LILLARD DR	12/22/2025	88,500,000	\$109.22	1992	Storage Warehouse	810,287	I	31.6

Source: Washoe County Assessor & CoStar



### BRAD ELGIN

INDUSTRIAL, OFFICE, INVESTMENTS  
NVLICENSE: BS.143447

### ADAM CARLSEN

INDUSTRIAL & LAND  
NVLICENSE: S.185945

### KEN STARK

OFFICE & INVESTMENTS  
NVLICENSE: B.35722