

FOR SALE

7754 SECURITY CIRCLE

RENO, NEVADA 89506

*±6,300 SF Freestanding
Industrial Building*

*±845 SF Additional
Mezzanine / ±0.71 Acres*

*4 Cold / Insulated
Storage Rooms*



KIDDER.COM

km Kidder
Mathews

INVESTMENT HIGHLIGHTS

±6,300 SF freestanding industrial building

±845 SF additional mezzanine

±0.71-acre site

1.57 Ac feet of water rights available

800 Amp, 480V heavy power

3 dock-high loading doors

Insulated Rooms built for Refrigeration - 4 rooms (no chillers onsite)

Paved and fenced site

Significant exterior loading/maneuvering area

4 existing insulated cold-storage / refrigeration rooms

Refrigeration equipment removed; insulated room infrastructure remains in place

North Valleys industrial location

Available following tenant vacate November 30, 2026

\$1,615,000

SELL PRICE (256/PSF)



6,300 SF industrial building plus an additional mezzanine of 645 SF including yard storage, located in Reno, with easy access to Hwy-395.

SUBJECT
PROPERTY

PROPERTY DETAILS

ADDRESS	7754w Security Circle Reno, Nevada 89506
APN	082-492-06
LEGAL DESCRIPTION	Parcel A of Parcel Map No. 2413
SITE AREA	±30,797 SF / ±0.71 acres
BUILDING SIZE	±6,300 SF
ADDITIONAL MEZZANINE	±845 SF
TOTAL USABLE AREA INCLUDING MEZZANINE:	±7,145 SF
YEAR BUILT	1985
BUILDING TYPE:	Freestanding industrial / flex building
CONSTRUCTION	Metal-sided steel-frame construction
LOADING	3 dock-high loading doors
POWER	800 Amp, 480V service
PARKING/SITE	Paved and fenced site with parking & loading/ maneuvering area
REPORTED PARKING	±12 surface spaces
AVAILABILITY	Tenant is scheduled to vacate November 30, 2026
ZONING	MS per assessor; please note zoning/use should be verified with the City of Reno
AIRPORT	Approximately 11.2 miles to Reno-Tahoe International Airport
RAIL TERMINAL	Approximately 2.5 miles

BUILDING/SITE AERIAL



SITE PLAN



±6,300 SF

AVAILABLE

±845 SF

ADDITIONAL INSULATED/MEZZANINE

FOUR

COOLER/INSULATED ROOMS

INSULATED REFRIGERATION FREEZER ROOMS

Three existing insulated cold-storage rooms with refrigeration equipment removed, providing potential reuse for refrigerated, freezer, food-related, pharmaceutical, or temperature-controlled operations.

Two large insulated rooms are located adjacent to one another along the rear portion of the building ±845 SF additional mezzanine

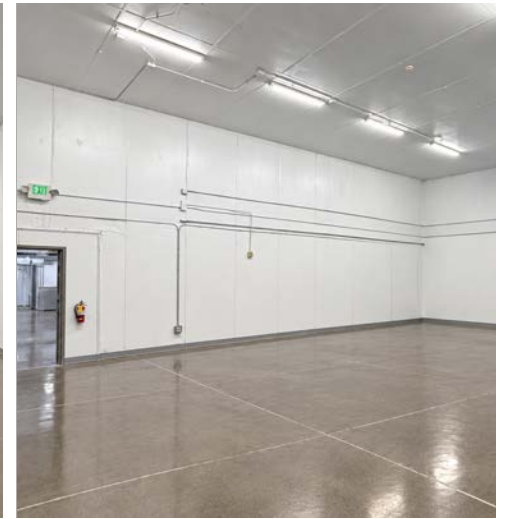
One smaller insulated room is located separately on the right/east side of the floor plan 800 Amp, 480V heavy power

These rooms were originally installed by a fish storage company for refrigerated/freezer use

The refrigeration/chiller equipment has since been removed

The insulated rooms themselves remain built into the building

The highlighted areas on the floor plan I'm sending identify these three rooms



\$1,615,000

AVAILABLE (256/PSF)

7754 SECURITY CIRCLE

RENO/SPARKS ECONOMIC IMPACT

Reno, Nevada, known as “The Biggest Little City in the World,” is a vibrant hub located in the high desert at the base of the Sierra Nevada mountains.

Reno/Sparks has reinvented itself as one of the West’s most magnetic small metros and the numbers back it up. The Reno-Sparks area has surpassed 545,000 residents, with Reno itself growing 8.5% since 2020. But people aren’t coming just for opportunity, they’re drawn by a lifestyle that’s hard to match.

The region is in the middle of a major growth cycle, with a new sports arena at Grand Sierra Resort, a proposed \$350 million soccer and entertainment district, and new housing underway across South Reno and the North Valleys.

And then there’s the lifestyle. Reno is just 30 minutes from Lake Tahoe and close to world-class skiing at Mt. Rose, Palisades Tahoe, and Heavenly.

Beyond tourism and gaming, Reno/Sparks has become a growing hub for technology, clean energy, logistics, and manufacturing, anchored by the Tahoe-Reno Industrial Center and companies like Tesla, Google, Apple, and Amazon. With more than \$26 billion in regional development and no state personal or corporate income tax, Reno offers a rare combination of career opportunity, growth, and a quality of life.

#1

US CITY FOR
OUTDOOR RECREATION

#4

TOP SMALL CITIES TO
GROW A SMALL BUSINESS

6.2K

JOB GROWTH
IN 2026

AVAILABLE FOR SALE

KIDDER MATHEWS

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	4,997	25,043	143,937
2020 CENSUS	5,639	28,661	159,394
2026 ESTIMATED	5,069	31,246	165,765
2031 PROJECTED	5,001	32,210	170,470

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2026 MEDIAN	\$95,192	\$91,537	\$75,301
2031 MEDIAN PROJECTED	\$93,819	\$91,146	\$74,739
2026 AVERAGE	\$137,269	\$115,431	\$94,101
2031 AVERAGE PROJECTED	\$135,276	\$114,812	\$93,533

CONSUMER EXPENDITURE

	1 MILE	3 MILES	5 MILES
ANNUAL HH EXPENDITURE	\$189.2 M	\$1.11 B	\$5.63 B
ANNUAL RETAIL EXPENDITURE	\$90.6 M	\$526.71 M	\$2.71 B
MONTHLY HH EXPENDITURE	\$8,408	\$8,009	\$7,165
MONTHLY RETAIL EXPENDITURE	\$4,382	\$4,197	\$3,721

Data Source: ©2023, Sites USA

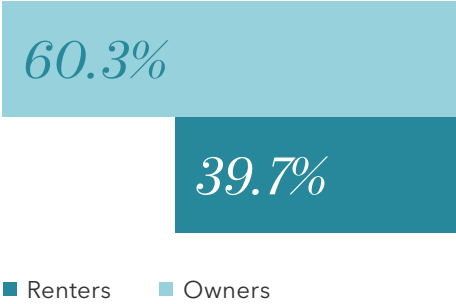


RENO-SPARKS
MSA SNAPSHOT

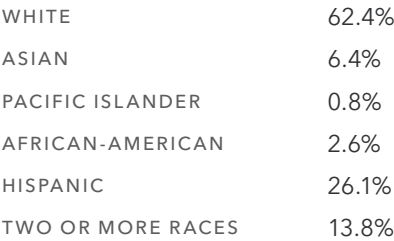
Source: ESRI, 2026



Home Ownership



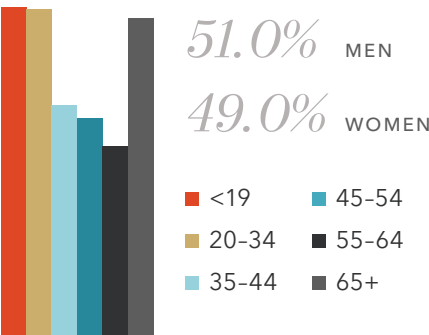
Race & Ethnicity



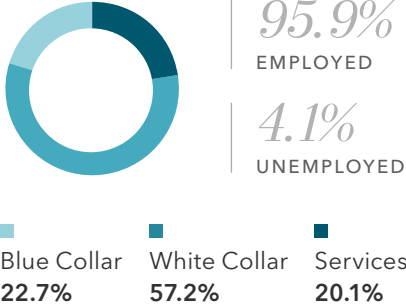
Education



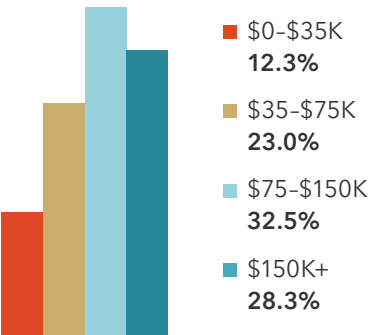
Gender & Age



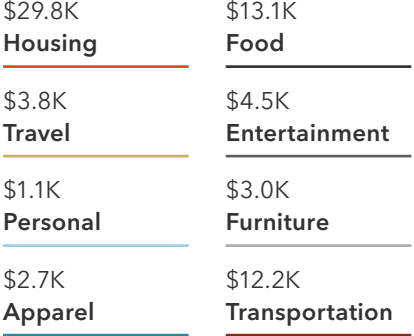
Employment



Income by Household



Household Spending



Source: ESRI

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Let's Talk More About This

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