

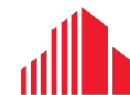


FOR LEASE

Building A: $\pm$ 2,623 SF | Building B: $\pm$ 1,275 SF

TURNER AIR CROSSING

4690 Longley Lane, Reno, NV



**CUSHMAN &
WAKEFIELD**

TURNER AIR CROSSING

4690 LONGLEY LANE | RENO

Property Features

Turner Air Crossing presents an opportunity to lease space within one of Reno's established Class A industrial-flex business parks. Designed to accommodate a diverse range of office, showroom, warehouse, and light industrial users, the property offers flexible suite configurations, professional ownership, and a well-maintained campus environment. Its adaptable layouts, quality construction, and institutional management create an ideal setting for businesses seeking operational efficiency, long-term stability, and room to grow within Northern Nevada's premier commercial market.

Total Building Space:	±107,338 SF
Site Area:	3.49 AC
Loading:	Drive in Doors
Clear Height:	14'
Power:	3-Phase Power
Sprinklered:	Yes
Zoning:	Flexible Industrial Zoning
Use:	Warehouse Capability
Tenants:	Flowing Tide, High Mark Distillery, I Sleep
Year Built/Renovated:	2001/2022
Comments:	• High-traffic location with prominent visibility • Minutes to Reno-Tahoe International Airport • Immediate US-395 / I-580 Access



TURNER AIR CROSSING SITE PLAN

4690 LONGLEY LANE | RENO

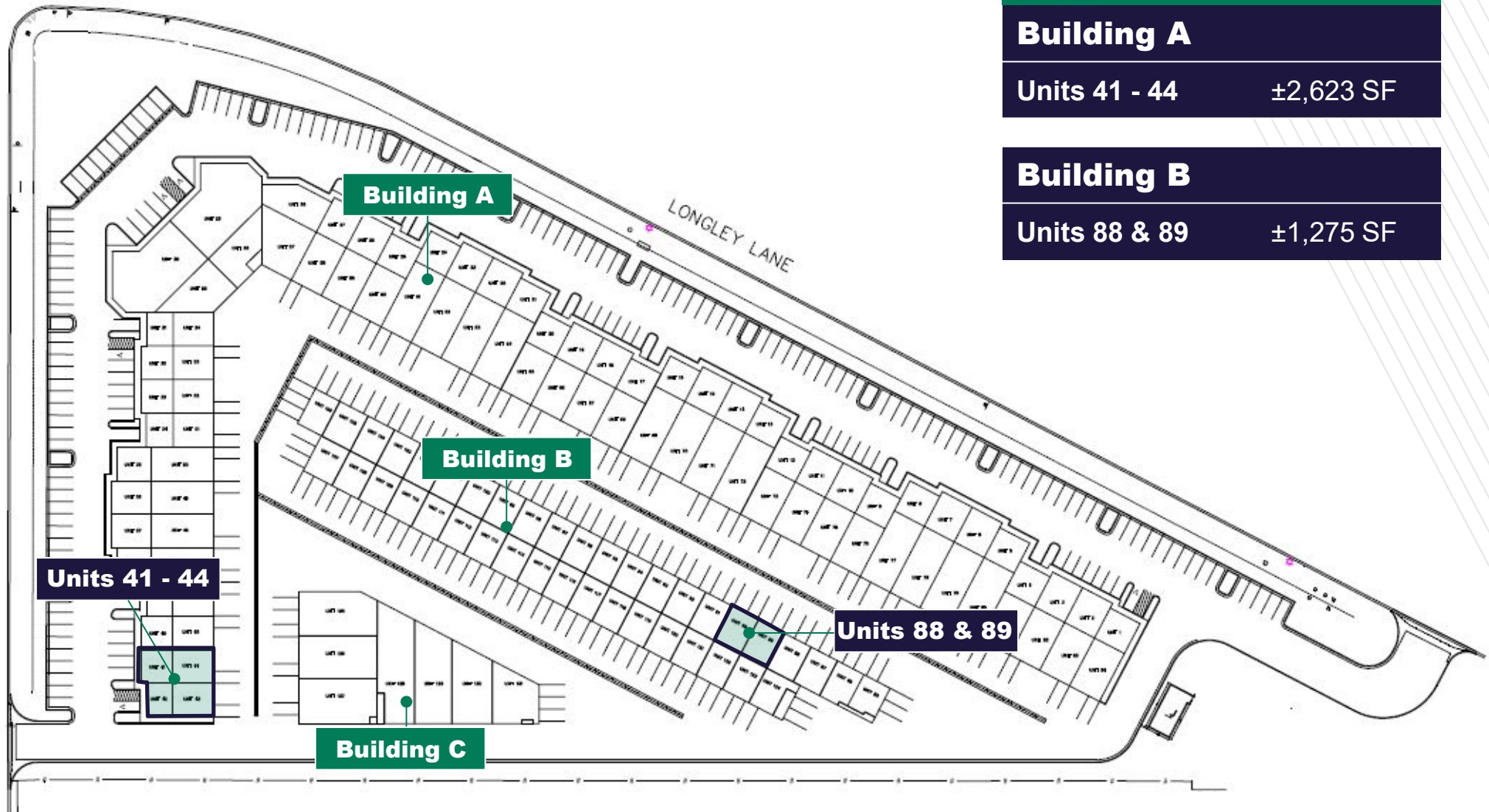
AVAILABLE SPACES

Building A

Units 41 - 44 ±2,623 SF

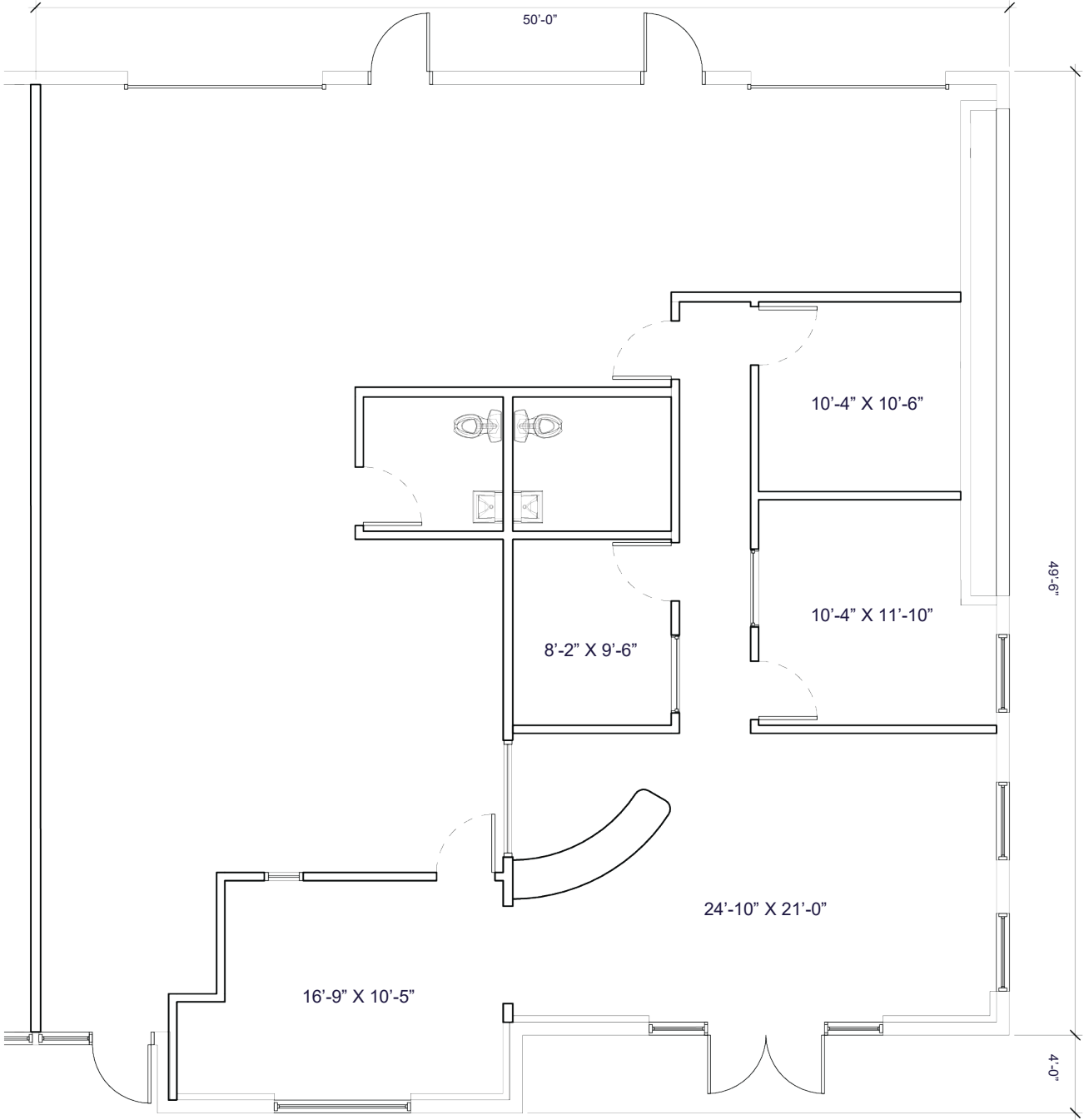
Building B

Units 88 & 89 ±1,275 SF



UNITS 41 & 42

4690 LONGLEY LANE | RENO



Office Space	±1,294 SF
Total Space	±2,623 SF

UNITS 88 &89

4690 LONGLEY LANE | RENO

Drive In:	2
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Bathroom	1
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Mezzanine	1
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AVAILABLE SPACES

4690 LONGLEY LANE | RENO

AVAILABLE NOW

BUILDING A: Units 41 - 44

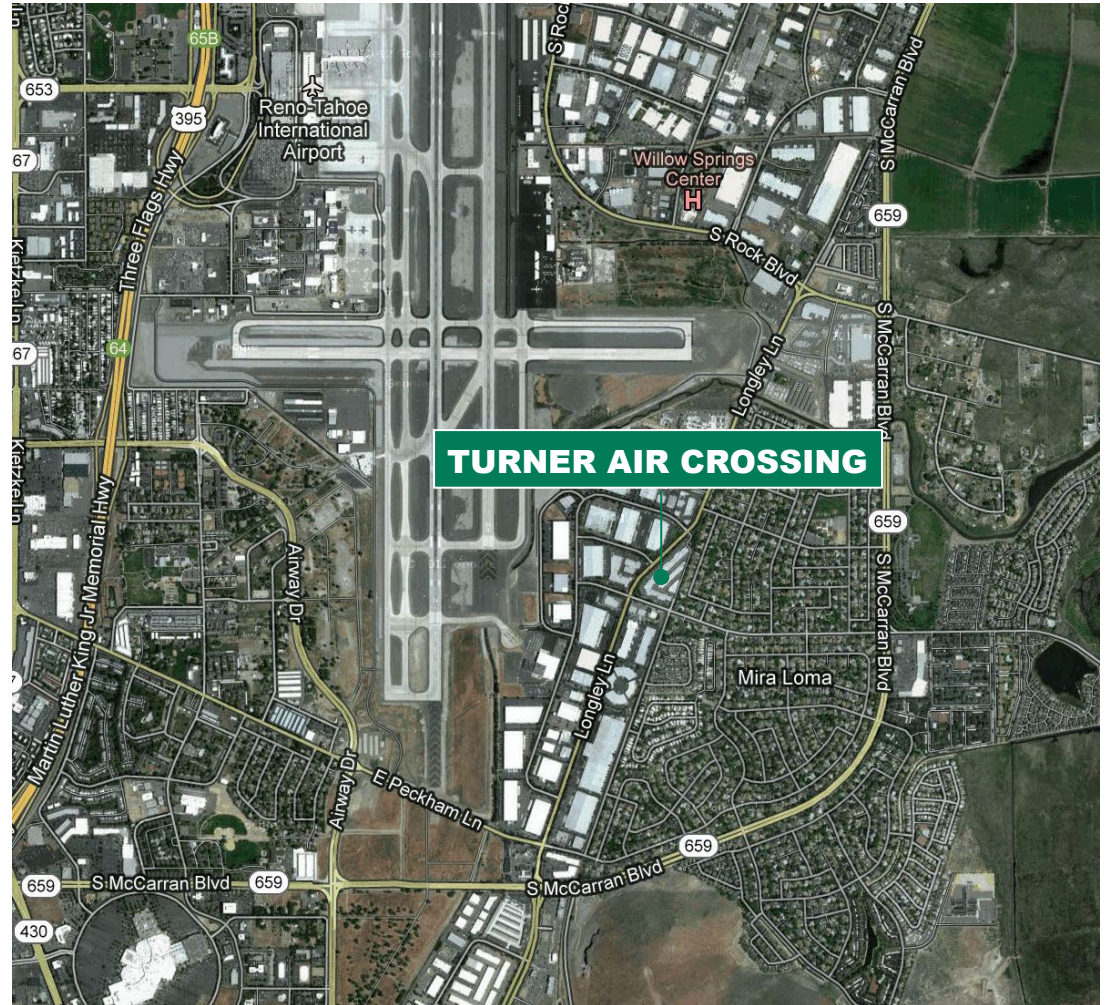
Space Available	±2,623 SF
Lease Rate	\$1.25 PSF per Month
Triple Net	\$0.39 PSF per Month

BUILDING B: Units 88 & 89

Space Available	±1,275 SF
Lease Rate	\$0.85 PSF per Month
Triple Net	\$0.39 PSF per Month



Drive Times



10 MIN	15 MIN	25 MIN	30 MIN	30 MIN	45 MIN	60 MIN
Reno/Tahoe Airport	Downtown Reno	CA Border	Downtown Reno	Reno/Stead Airport	Lake Tahoe	Pyramid Lake

Positioned minutes from Reno-Tahoe International Airport and with immediate connectivity to US-395, I-580, and I-80, Turner Air Crossing provides businesses with outstanding regional and interstate access. Its central location places tenants within Northern Nevada's expanding technology, advanced manufacturing, logistics, and professional services hub while offering convenient access to a skilled workforce, regional amenities, and major transportation networks. The result is a location that supports efficient operations today while positioning businesses for continued growth tomorrow.



RENO-TAHOE AIRPORT

TURNER AIR CROSSING





**FOR MORE INFORMATION,
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