

FIGURES | RENO INDUSTRIAL | Q4 2025

# Broader tenant mix drives higher absorption as decision cycles accelerate

▼ 10.9%  
Vacancy Rate

▲ 2.0M  
SF Net Absorption

▼ 0  
SF Under Construction

▲ \$0.82  
NNN / Lease Rate  
Existing Properties

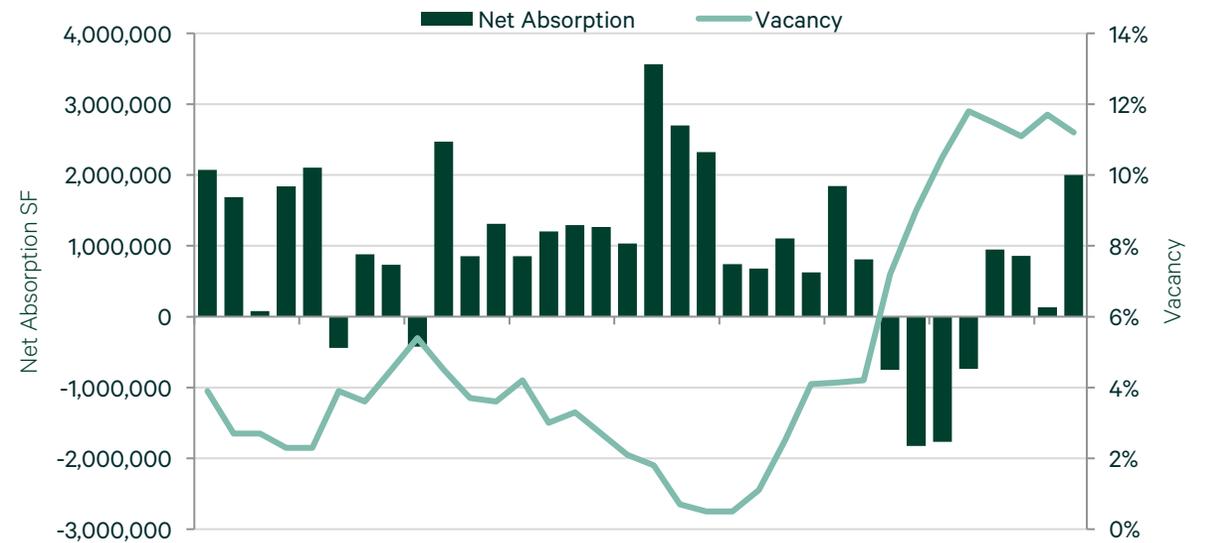
▲ 86K  
Industrial Using Employment  
Reno Market

Note: Arrows indicate change from previous quarter.

## MARKET HIGHLIGHTS

- The Reno region is home to 581,900 residents with a labor force of 297,000. During Q4 2025, the industrial sector provided 86,140 jobs, accounting for 29% of total employment in the region. The unemployment rate ended Q4 2025 at 4.7%, down 1-basis-point (bps) from the previous quarter.
- The overall net absorption of the Reno industrial market closed Q4 2025 at positive 2 million sq. ft., up from 130,433 sq. ft. in Q3 2025.
- Despite the lack of new construction projects, over 1.6 million sq. ft. of new industrial product has been delivered to the market, the highest it has been since Q1 2024.
- The average direct asking rate closed the quarter at \$0.82 per sq. ft. monthly on a NNN basis (NNN).
- Overall leasing activity in the Reno industrial market is rebounding as this quarter closed out to over 2.4 million sq. ft. of gross leasing activity.

FIGURE 1: Vacancy & Net Absorption Trend



Source: CBRE Research, Q4 2025

## INDUSTRIAL OVERVIEW

The Reno industrial market was comprised of approximately 120 million sq. ft. at the close of Q4 2025. There were four new industrial buildings delivered to the market in Q4 2025, totaling 1.7 million sq. ft. The construction pipeline has halted with nothing underway while 15.8 million sq. ft. sits in various planning stages.

The overall average asking lease rate at the end of the quarter was \$0.82 NNN. The Central/Airport and South Reno posted the highest average asking rates at \$0.94 NNN and \$1.02 NNN, respectively.

During Q4 2025, the overall vacancy rate decreased to 10.9%, while the availability rate increased to 15.1%. Sublease space continued to flow into the market, which represented 2.3 million sq. ft. of the total available space in Q4 2025. These sublease spaces were primarily smaller footprints, with most listings under 50,000 sq. ft. Availability of Class A and B spaces under 20,000 sq. ft. continued to tighten, with dock-high and grade-level options becoming scarce.

The Reno industrial market continued to see renewed momentum, driven by expanding data center-related requirements as contractors and suppliers sought term lease transactions to support storage, assembly, and fabrication purposes totaling approx. 750,000 sq. ft. of leasing activity for the year. 3PL operators were also re-engaging space options, contributing to rising activity levels. EV demand continued to be a stable demand driver for the Northern Nevada market.

Recent absorption highlighted a diversified user mix, including packaging firms, high-tech manufacturers, and component producers such as valve and actuator companies. Market demand continued to remain broad and increasingly active as elongated transaction cycles finally resolved, resulting in accelerated decision-making. Renewals were strong, however early signs point to a potential flight to quality heading into 2026. To close out the year, inquiries and touring activity have noticeably increased.

FIGURE 2: Submarket Statistics

Submarket	Net Rentable Area	Total Vacancy (%)	Total Availability (%)	Q4 Net Absorption	YTD Net Absorption	Average Asking Rate NNN (\$)
Central / Airport	10,768,827	6.5	8.7	44,100	(98,339)	0.94
Bulk	8,107,353	7.6	10.0	44,100	(144,267)	0.92
Flex	2,661,474	2.9	4.6	0	45,941	1.14
East Valley	33,138,760	13.8	19.3	977,557	2,061,526	0.74
Bulk	32,016,071	13.8	19.4	977,557	2,139,026	0.74
Flex	122,687	0.0	0.0	0	0	N/A
North Valley	28,220,034	13.3	18.4	3,480	770,448	0.80
Bulk	27,466,145	13.4	18.6	3,480	770,448	0.80
Flex	228,956	0.0	0.0	0	0	N/A
South Reno	11,559,972	10.1	12.7	305,907	937,121	1.02
Bulk	9,651,461	11.0	14.0	325,159	962,765	.96
Flex	1,908,511	5.5	5.7	(19,252)	(25,637)	1.34
Sparks	31,256,116	7.7	11.1	543,885	(1,850)	0.80
Bulk	28,458,328	8.2	11.8	527,606	135,767	0.79
Flex	2,797,788	2.5	4.5	16,279	(137,094)	1.21
West Reno	3,095,868	9.3	9.3	134,030	261,928	0.86
Bulk	2,644,063	10.5	10.5	136,330	266,078	0.85
Flex	409,060	1.0	1.0	(2,300)	(4,150)	1.45
<b>Market Total</b>	<b>119,498,551</b>	<b>10.9</b>	<b>15.1</b>	<b>2,008,936</b>	<b>4,012,405</b>	<b>0.82</b>
<b>Bulk</b>	<b>111,370,073</b>	<b>11.5</b>	<b>15.9</b>	<b>2,014,206</b>	<b>4,122,815</b>	<b>0.80</b>
<b>Flex</b>	<b>8,128,578</b>	<b>3.2</b>	<b>4.5</b>	<b>(5,270)</b>	<b>(120,950)</b>	<b>1.25</b>

Source: CBRE Research, Q4 2025

FIGURE 3: Notable Lease Transactions Q4 2025

Tenant	Address	SF Leased	Type
Confidential	555 Milan Dr, Sparks	566,875	New Lease
DSV Contract Logistics, LLC	1200 USA Parkway, Sparks	198,577	New Lease
Bitdeer	7071 David Allen, Sparks	187,632	New Lease
Beek Nevada, LLC	8700 Boomtown Garison Rd, Verdi	117,500	New Lease

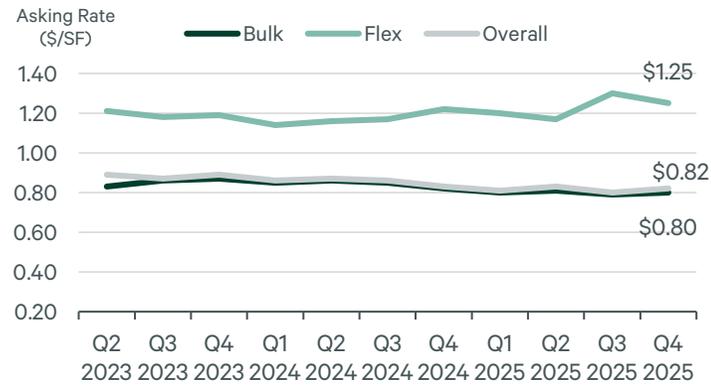
Source: CBRE Research, Q4 2025

FIGURE 4: Notable Sale Transaction Q4 2025

Buyer	Address	SF Sold	Sale Price
BOX VII-A Owner LLC	455 Denmark, McCarran	649,000	\$81.6M
Woddle Cards, LLC	210 Coney Island Dr, Sparks	11,844	\$2.7M

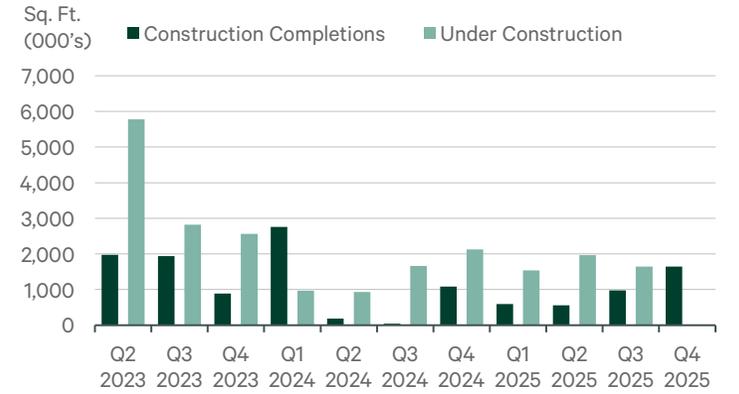
Source: CBRE Research, Q4 2025

FIGURE 5: Asking Rates



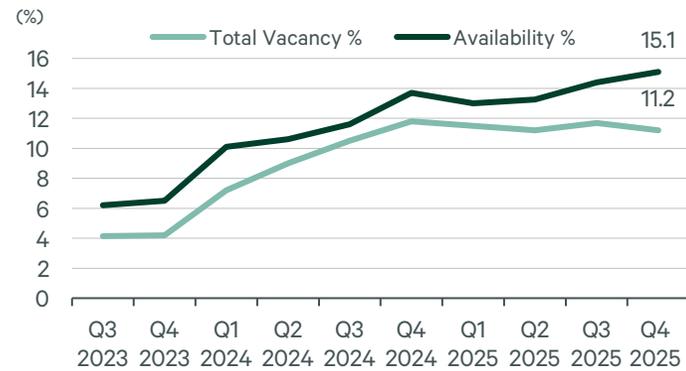
Source: CBRE Research, Q4 2025

FIGURE 7: Construction Activity



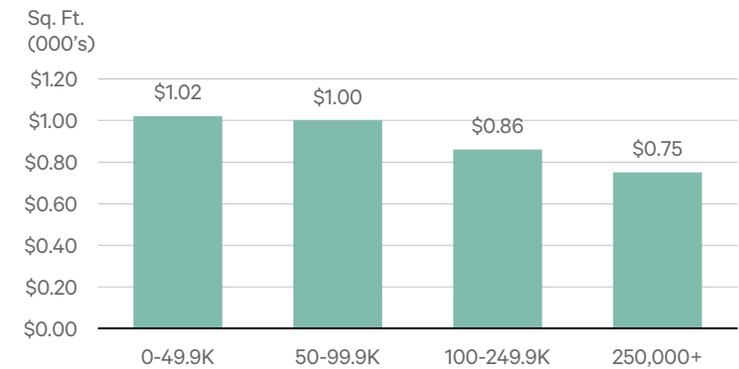
Source: CBRE Research, Q4 2025

FIGURE 6: Vacancy & Availability



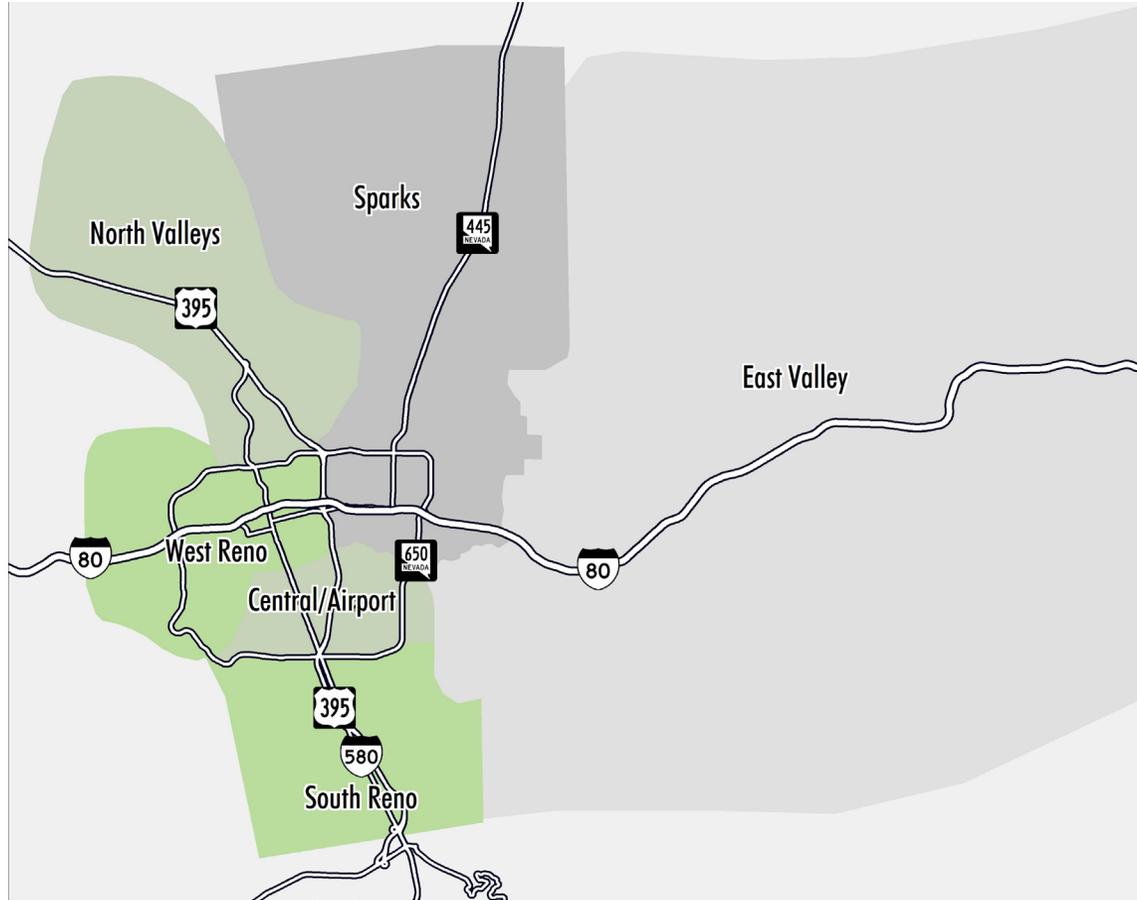
Source: CBRE Research, Q4 2025

FIGURE 8: Average Asking Rates by Size Segment (Sq. Ft.)



Source: CBRE Research, Q4 2025

**Submarket Map**



Source: CBRE Research, Location Intelligence

**Definitions**

Average Asking Rate: Direct Monthly Lease Rates, Triple Net (NNN). Availability: All existing space being marketed for lease. Total Vacancy Rate: Direct Vacancy + Sublease Vacancy.

CBRE's market report analyzes existing single- and multi-tenant industrial buildings that total 5,000+ sq. ft. within defined submarkets, including owner-occupied buildings. CBRE assembles all information through telephone canvassing, third-party vendors, and listings received from owners, tenants and members of the commercial real estate brokerage community.

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