

3915 FAIRVIEW DRIVE

CARSON CITY, NV 89701

± 28,879 SF MULTI-TENANT INDUSTRIAL BUILDING

FOR SALE OR LEASE

\$3,800,000 | \$131 PSF

CALL FOR LEASE RATE



COMMERCIAL REAL ESTATE SERVICES

16500 WEDGE PARKWAY | SUITE 500, RENO, NEVADA 89511

WES BROGAN

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STATEMENT OF CONFIDENTIALITY AND DISCLAIMER

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the subject property ("the Property"). This Offering Memorandum was prepared by Lee & Associates Reno LLC and has been reviewed by representatives of the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general referenced purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Lee & Associates Reno LLC and Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Owner nor Lee & Associates Reno LLC, Inc. nor any of their respective officers, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. Property to be sold "As-Is" in its present condition. No warranties, representations or guarantees regarding the adequacy, condition, performance, or suitability of the property or its systems or components are expressed or implied. It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Lee & Associates Reno LLC does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. Owner and Lee & Associates Reno LLC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived. By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Owner nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Owner or Lee & Associates Reno LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all such documents.

The terms and conditions of this section will relate to all of the sections of the Offering Memorandum.

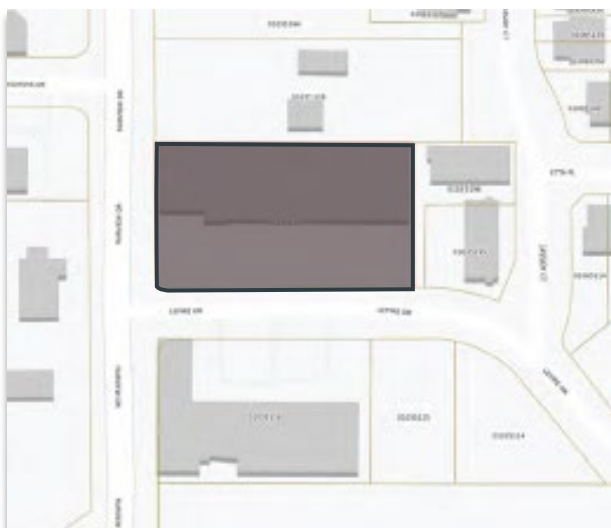
EXECUTIVE SUMMARY

EXCEPTIONAL OWNER/USER OR INVESTMENT OPPORTUNITY IN CARSON CITY, NEVADA

Discover a rare opportunity to acquire a multi-tenant industrial property totaling ±28,879 square feet in the heart of Carson City. This well-maintained commercial asset presents strong potential for both investors and owner-users alike.

The building features three individual units, one of which is currently leased, offering immediate income potential. Ideally situated just minutes from I-580 and Highway 50, the property enjoys excellent accessibility and visibility.

Please do not disturb tenant. Contact for financial details.



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KEY FEATURES:

- ±28,879 SF industrial building
- ±1.19 total acres
- Three (3) units
- Four (4) roll up doors
- 14' - 19' ceiling height
- Built in 1969
- Parcel number: 010-351-10
- Fully fire sprinklered
- Flexible GI zoning
- Heavy power
- Concrete block construction



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*call for lease rate

OFFERING



\$3,800,000

\$131 PSF | call for lease rate



Owner/User or Investment

Opportunity



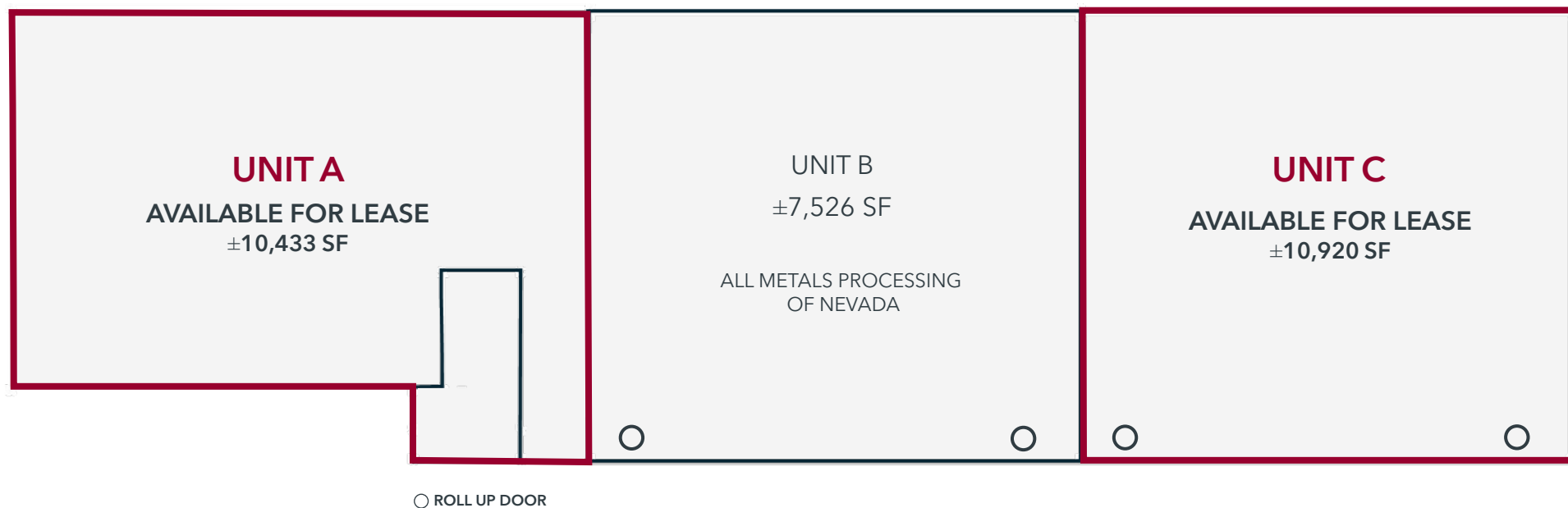
Unit A & C available for lease

Unit B leased to All Metals Processing of NV



±28,879 total SF

Within three (3) units



WHY RENO?

RENO, NEVADA – A SMART MOVE FOR BUSINESS

Reno has quickly become a hub for innovation and growth, attracting major companies like Tesla, Switch, Microsoft, Apple, Amazon, Zulily, Patagonia, Urban Outfitters, Thrive Market, Petco, and Panasonic. These industry leaders have established key operations in Northern Nevada, drawn by its strategic advantages and pro-business environment.

More Bay Area companies are making the move to Reno to reduce operating costs, tap into a business-friendly climate, and provide their employees with a higher quality of life at a lower cost of living.

Discover the benefits of relocating your business to Reno—and see why it's one of the fastest-growing destinations for forward-thinking companies.



FAVORABLE TAX CLIMATE

- ✓ No corporate income tax
- ✓ No personal income tax
- ✓ No unitary tax
- ✓ No franchise tax
- ✓ No inventory tax
- ✓ No inheritance tax
- ✓ No intangibles tax
- ✓ No estate tax

LOCATION



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