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Free-Standing Office/Warehouse Building in the Heart of South Meadows

FOR LEASE OR SALE | 8565 Double R Boulevard, Reno | NV

Sale Price:

\$2,299,000

Lease Rate:

\$1.10/sf/month NNN

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Specifications

Total Building Size	10,542 SF
Office Area	6,599 SF On two floors - Lower level 4,307 SF - Upper level 2,292 SF
Warehouse Area	3,943 SF
Zoning	Industrial Commercial
Access	Double R Blvd & Professional Circle
Drive in	(1) 12' x 14' sectional door on electric operator with remote

Sale Price:

\$2,299,000

\$218.00/PSF

Lease Rate:

\$1.10

PSF/MO NNN

8565 Double R Blvd, Reno | NV

This two-story, free-standing building in a professionally managed office park. The property consists of 6,599 square feet of office space and 3,943 square feet of warehouse space. This building is conveniently located in the heart of South Meadows on Double R Blvd near Maestro Drive. The building has outstanding visibility on Double R Blvd and is conveniently located near services and amenities with easy access to I-580, McCarran Blvd, Longley Ln and other main throughfares. The building is situated near workforce and executive housing. In addition to being immediately south of the new 350,000 square foot Northern Nevada Sierra Medical Center hospital campus expected to open in 2022 which will provide 200 patient rooms, office space and is expected to employ 1,000 healthcare workers.

FEATURES

- Located in a professionally managed association
- Convenient location in the heart of South Meadows
- Roof and warehouse floors recently re-finished
- Building can accommodate signage facing Double R Blvd
- Supplemental air conditioning and epoxied floors in the warehouse area
- 22 Available parking spaces
- Flexible floor plan
- Fenced dog run with artificial turf and dog door in conference room
- High quality finishes and fixtures

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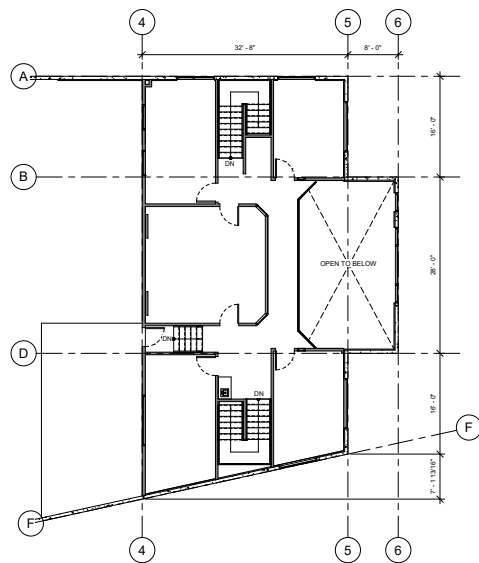
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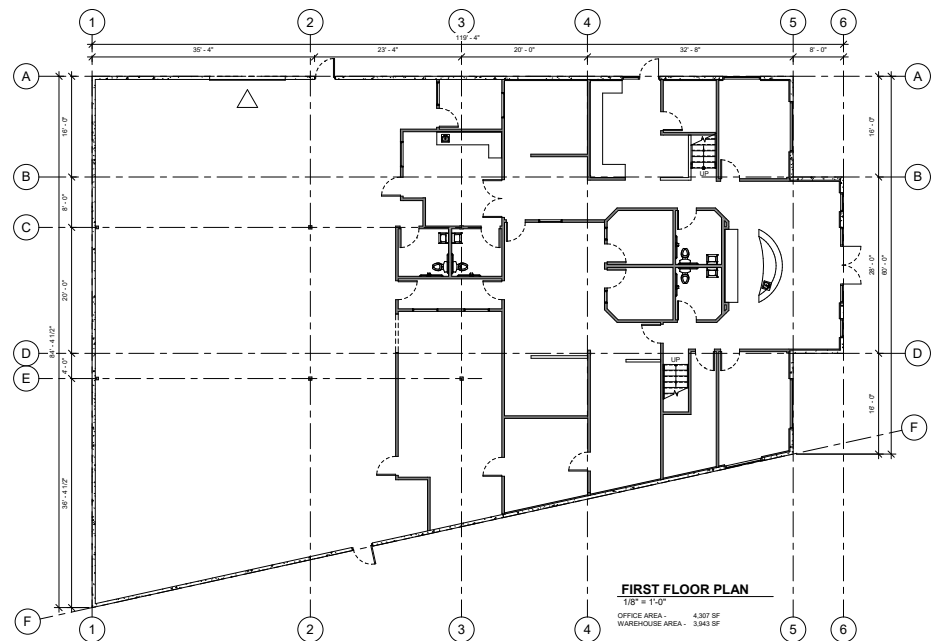
SITE PLAN



SECOND FLOOR PLAN

1/8" = 1'-0"

OFFICE AREA - 2,292 SF



FIRST FLOOR PLAN

1/8" = 1'-0"

OFFICE AREA - 4,307 SF
WAREHOUSE AREA - 3,943 SF

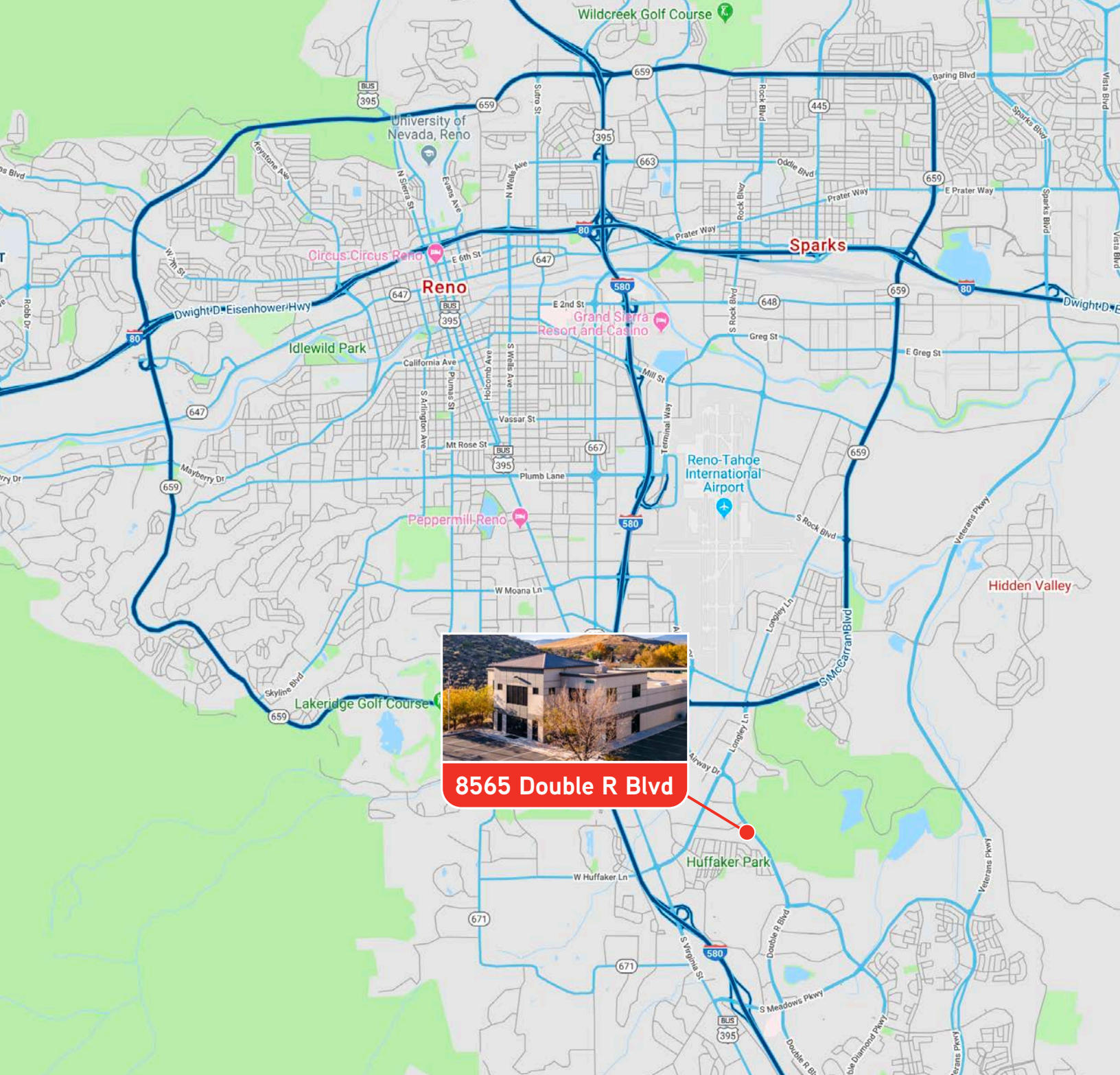
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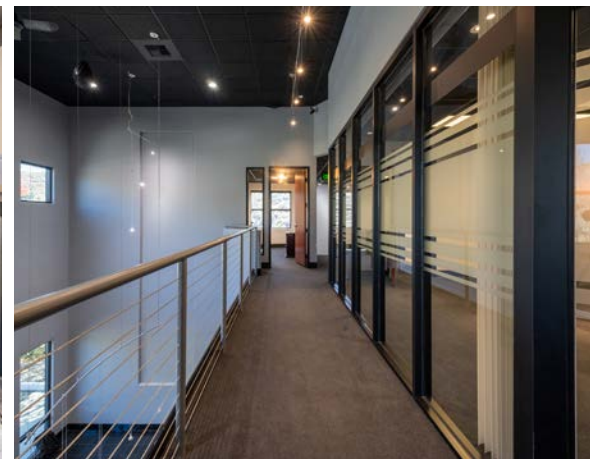
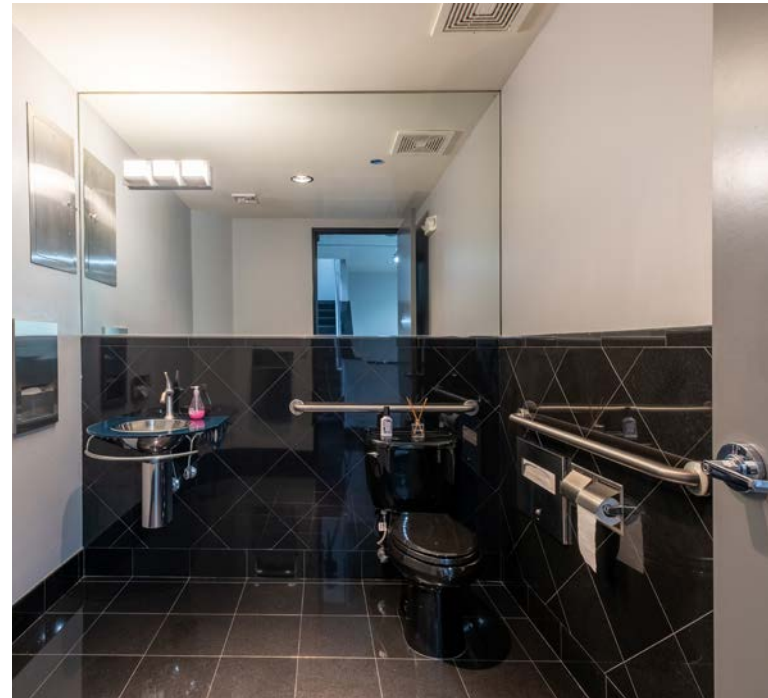
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