



2600 sf to 7800 sf Mixed Use/Industrial Building in Truckee

10925 Pioneer Trail Rd, Truckee, CA 96161



Katie Mancuso
Mancuso Real Properties
11025 Pioneer Trl, Truckee, CA 96161
mancusorealproperties@gmail.com
(530) 559-4299



2600 sf to 7800 sf for lease

\$25.80 /SF/YR

Pioneer Commerce Center is a mixed use center with over 130 tenants....



Rental Rate:	\$25.80 /SF/YR
Property Type:	Industrial/Mixed Use/Office
Building Class:	B
Rentable Building Area:	2600 sf to 7,800 SF
Year Built:	2005, renovated 2015
Walk Score ®:	32 (Car-Dependent)
Rental Rate Mo:	\$2.15 /SF/MO

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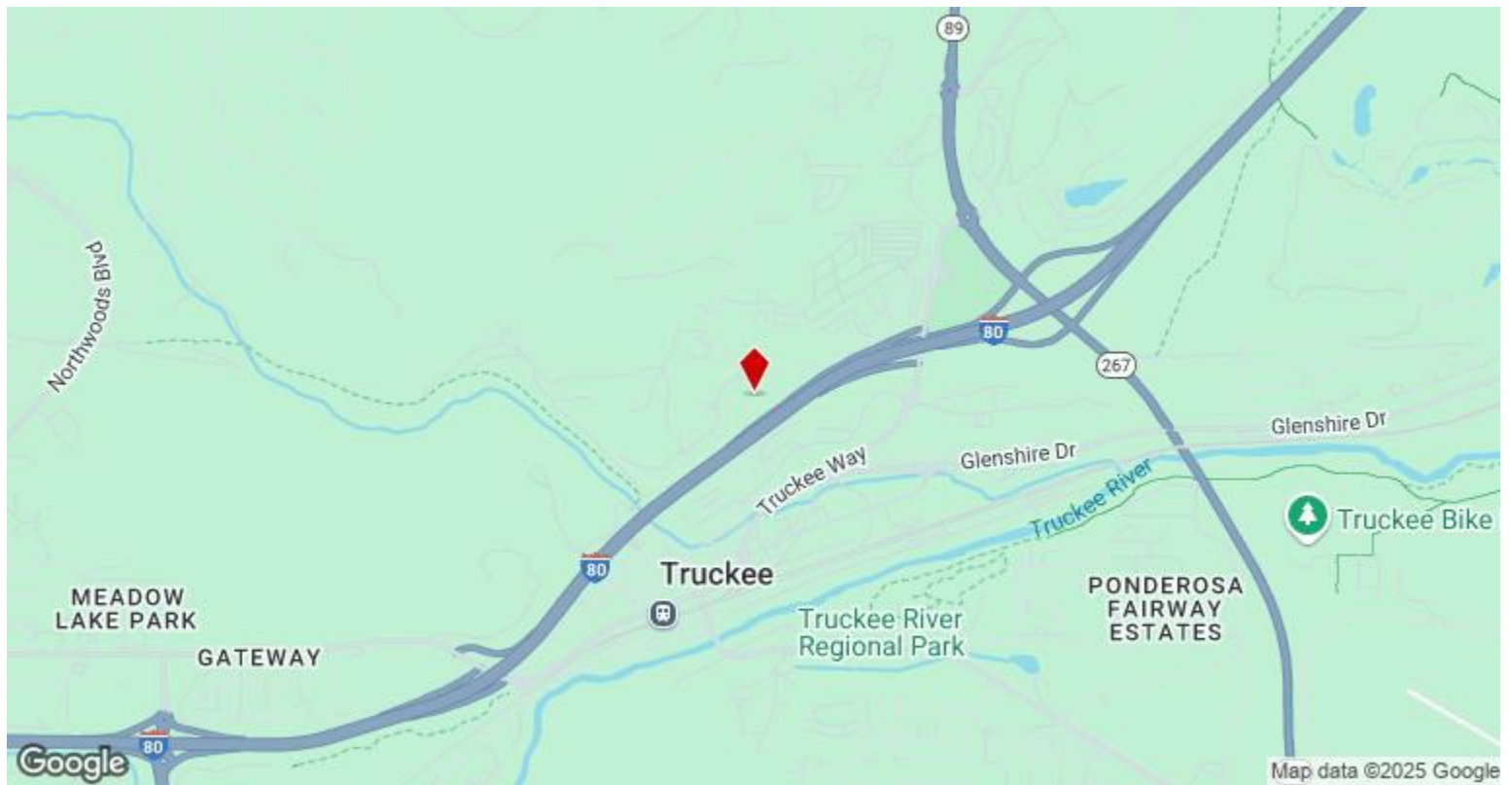
1st Floor

Space Available	2600 sf to 7,800 SF
Rental Rate	\$25.80 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	For Lease
Space Use	Flex
Lease Term	Min 3 year lease

Beautiful stand alone 7800 sf building for lease. Need 2600 sf? or 5200 sf? Building layout is divisible. 10925 Pioneer Trail is situated on the south side of the project. See aerial photo.The building can be leased as one 7800 square foot building or is divisible for 3 tenants (2600 sf each). Exposed high ceiling, multiple Big Ass Fans, Private Office/Conference Space, Kitchen/break area, multiple restrooms, lots of open and flexible space, large west facing windows for natural light (with window covering), sufficient parking for staff and visitors. Many possibilities. Centrally located within Pioneer Commerce Center.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Trailrunner International Llc	-	



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