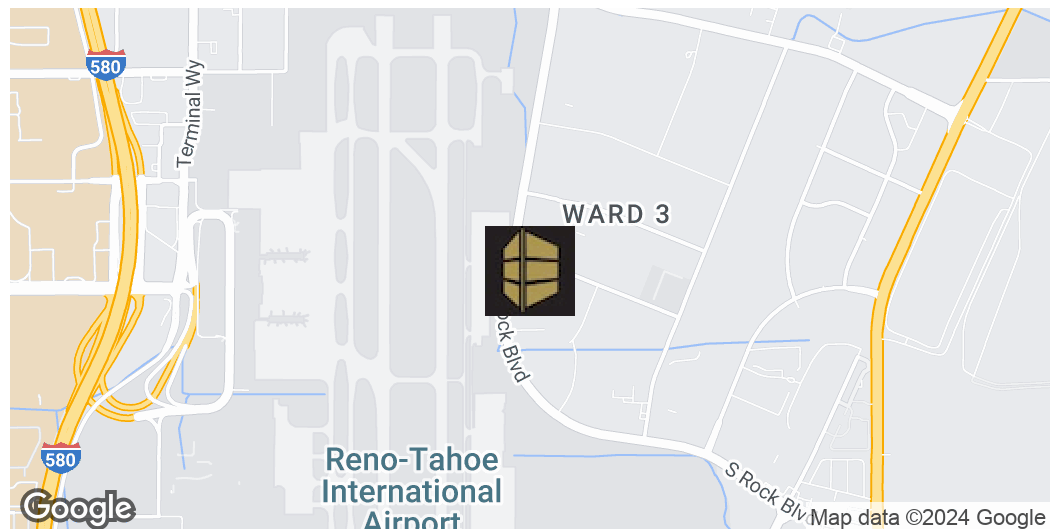


PROPERTY SUMMARY



PROPERTY DESCRIPTION

SUBLEASE AVAILABLE - Previously occupied by IGT and then Merchology, this building has multiple dock and drive-in doors with quick access to US 395 and I-80. Located on the corner of S. Rock Blvd and Brookside Ct., this building is located across the street from the airport just south of Mill Street.

PROPERTY HIGHLIGHTS

- 800 Amps - 480 V - 3 Phase Power
- 23,115 sq ft Industrial for Sublease / SUBLEASE to June of 2025
- +cam/nnn \$.12 SQ FT
- 3 Dock Doors and 3 Grade Level Doors

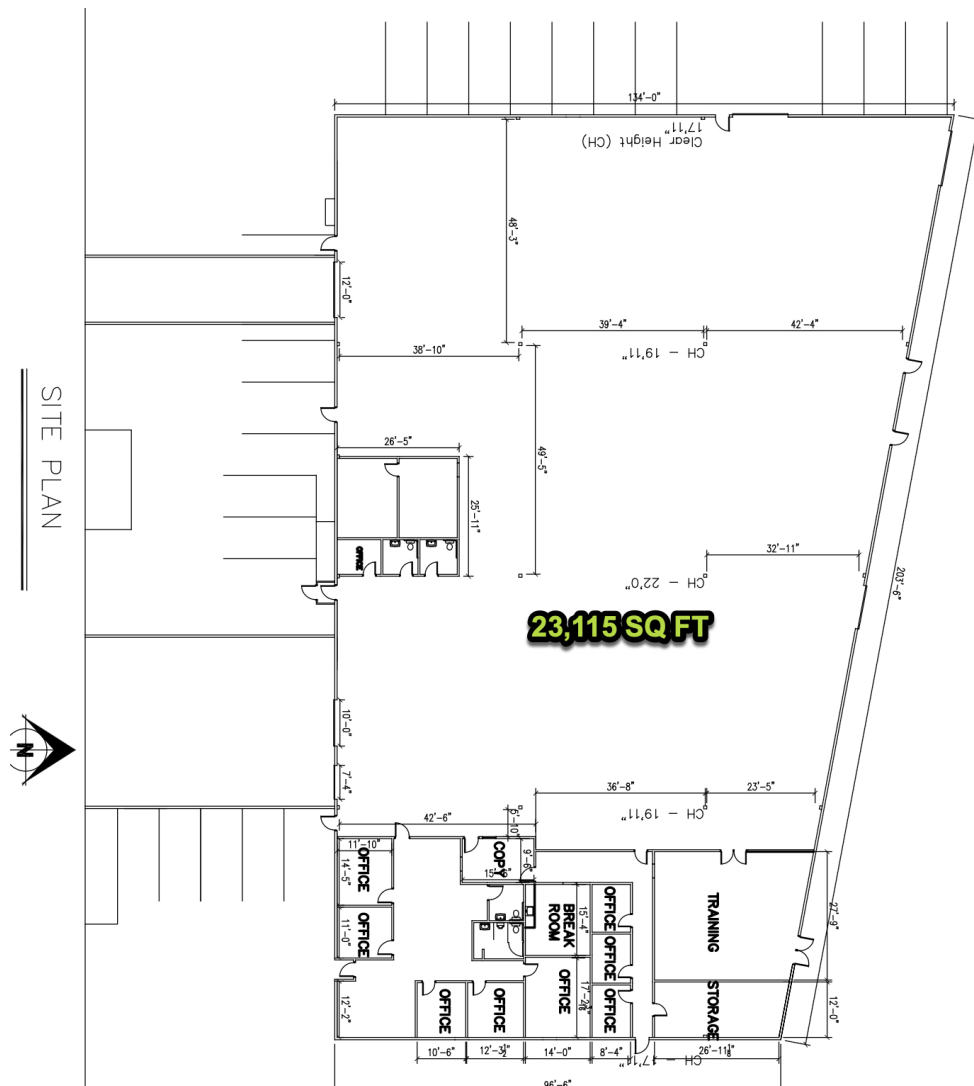
OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	23,115 SF
Lot Size:	1.1 Acres
Building Size:	23,115 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	2	514
Total Population	0	29	1,396
Average HH Income	\$89,792	\$89,792	\$109,402

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ADDITIONAL PHOTOS



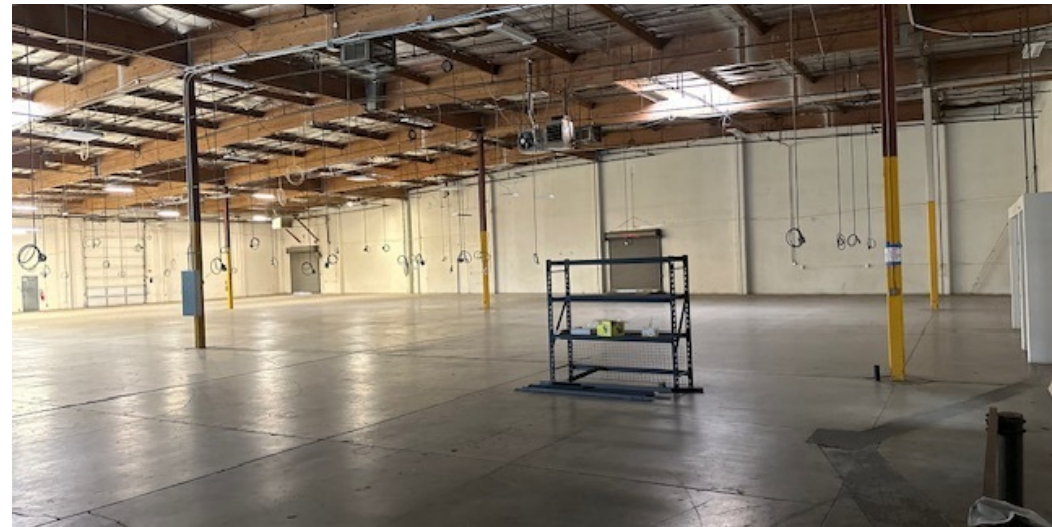
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ADDITIONAL PHOTOS



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LOCATION MAP



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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$575 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner
2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 - Computer Information Systems
CCIM certification earned May 2007

MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter
CCIM for over 15 years

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