

FOR SALE/LEASE  
INDUSTRIAL/FLEX

1355 N McCarran Blvd.  
RENO, NV 89512

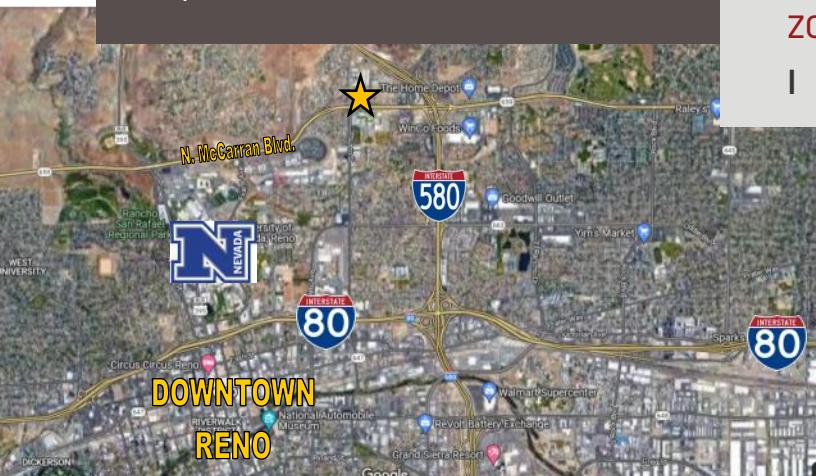
STARK  
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## STANDALONE INDUSTRIAL/FLEX WITH YARD FOR SALE OR LEASE



### PROPERTY HIGHLIGHTS

- Located on North McCarran Blvd., adjacent to Maverik at Sutro & N. McCarran
- Prime location in North Reno
- Access to Interstate 580 and Interstate 80 via McCarran Blvd.
- McCarran visibility with signage possible



### PROPERTY DESCRIPTION

- Standalone Industrial/Flex building in North Reno for Sale or Lease
- 400 Amps 480 Volt 3 Phase Power
- 3 Grade doors are 12'x14' each
- 859± SF Upstairs office (upstairs restroom has shower), 4 total - 1,000± SF downstairs office/storage area with break area sink
- Large Yard area—paved area in front and storage on east and north sides possible

### OFFERING SUMMARY

TOTAL BUILDINGS SF	LAND ACRES
10,459± SF	.657± Acres

LEASE RATE	SALES PRICE
\$1.25/SF/NNN	\$2,700,000

ZONING	YEAR BUILT
I	1979



BRAD ELGIN



775.825.4400

NVLICENSE #: BS.143447

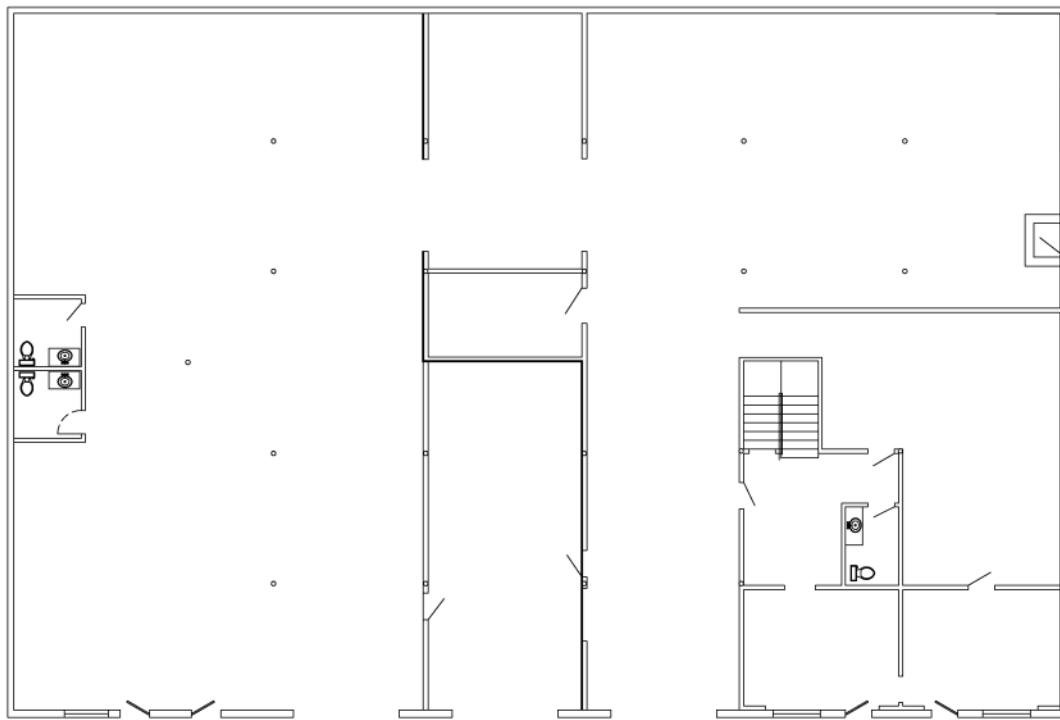
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STANDALONE  
INDUSTRIAL  
FLEX  
BUILDING  
WITH YARD



UPSTAIRS  
OFFICE

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