

FOR LEASE
FLEX WITH YARD



7720 Security Circle
RENO, NV 89506

FENCED 10,350± SF FLEX BUILDING WITH REAR YARD FOR LEASE



PROPERTY DESCRIPTION

- 10,350± SF Standalone Industrial Flex Property with Yard available for lease in North Reno
- Currently under full renovation to include, Office, Break Room, Restrooms, Air Conditioned Security Room, and two Storage Rooms
- Fully Fenced Parking
- 3 Grade Doors: One 10'w x 14' h Grade Door & Two 14'w x 14'h Grade Doors
- 18' Clearance
- 800 Amps 277/480 Volt—3 Phase Power
- Rear Yard in back of building—Additional can be made available from North Virginia Street

PROPERTY HIGHLIGHTS

- Easy access to I-580 at Golden Valley and Panther Exits
- Located next door to the 7-11 at the corner of North Virginia Street and Security Circle
- North Virginia Street Traffic Count of 6,350 Vehicles per day—Planned to have N. Virginia widened to 4 lanes
- Two (2) Trench Drains inside building
- Surveillance system hookup available

OFFERING SUMMARY

SF AVAILABLE	POWER
10,350± SF	800 A 277/480 V 3 Phase
LEASE RATE	LEASE TYPE
\$1.23/SF	NNN—\$.14/SF
ZONING	FULLY RENOVATED
MS- Mixed Use Suburban	2024



ADAM CARLSEN  **775.825.4400**

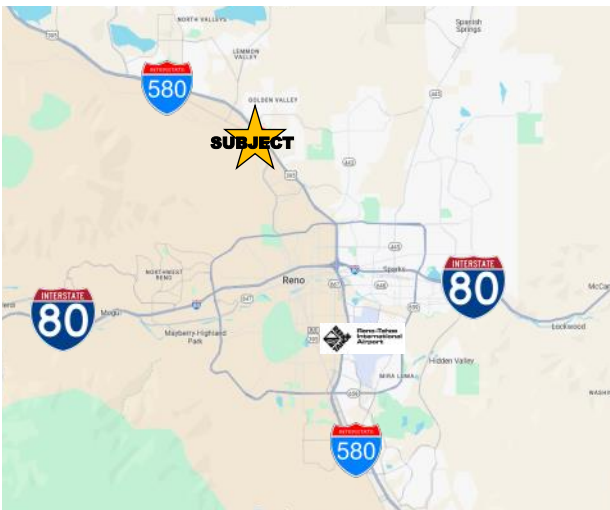
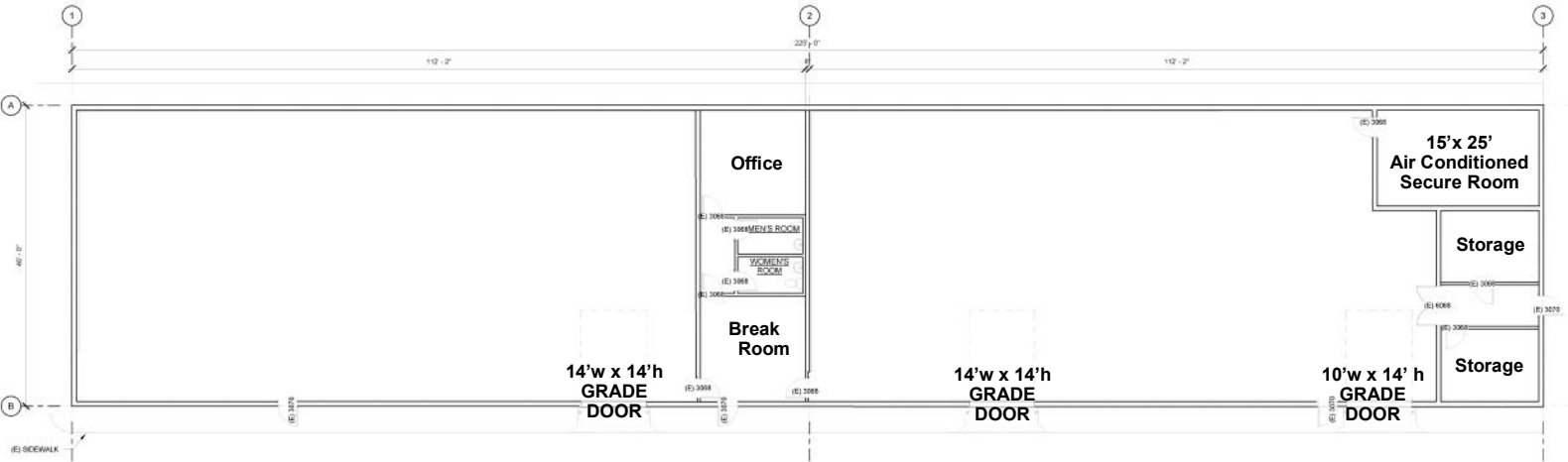
NVLICENSE #: S.185945

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**NORTH RENO
STANDALONE
FLEX WITH YARD
FOR LEASE**




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NV LICENSE: S.185945

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 9855 Double R Blvd., Suite 200, Reno, Nevada 89521

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