

**FOR SALE
INDUSTRIAL**

5385 Alpha Avenue
RENO, NV 89506

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

41,033± SF INDUSTRIAL MANUFACTURING/DISTRIBUTION BUILDING ON 1.928± ACRES



PROPERTY DESCRIPTION

- 41,033± SF Industrial Building with 8,000± SF Office space—Conference Rooms, Large Break Room, 4 Bathrooms
- 6 Dock Doors (3 include levelers and sealers) and 1 Grade Door
- 800 Amps 277/480 Volt 3 Phase
- 22-24' Clearance & 40'x40' Columns
- Fire Suppressant Room—Allows for chemical, solvent, and Hazmat storage. Includes permitted paint room
- Fully Sprinklered
- Complete perimeter access around building
- Excess paved land for yard area

PROPERTY HIGHLIGHTS

- Located in Stead (North Reno) near the Stead Airport at the corner of Alpha Avenue and Mount Lola Street
- Less than 10 minutes to Interstate 580 and 11.7 Miles to Interstate 80
- Strong Employee Base in Area
- Out of the Flood Plain—Zone X
- Concrete Tilt-up Construction
- [VIDEO TOUR OF 5385 ALPHA AVENUE](#)

OFFERING SUMMARY

BUILDING SF	LAND ACRES
41,033± SF	1.928± Acres
SALES PRICE	PRICE/SF
\$8,049,000	\$196.16/SF
ZONING	APN
Industrial (I)	086-147-14

CALL FOR SHOWINGS

DO NOT DISTURB OCCUPANTS



**BRAD ELGIN
EARL PETERSON**



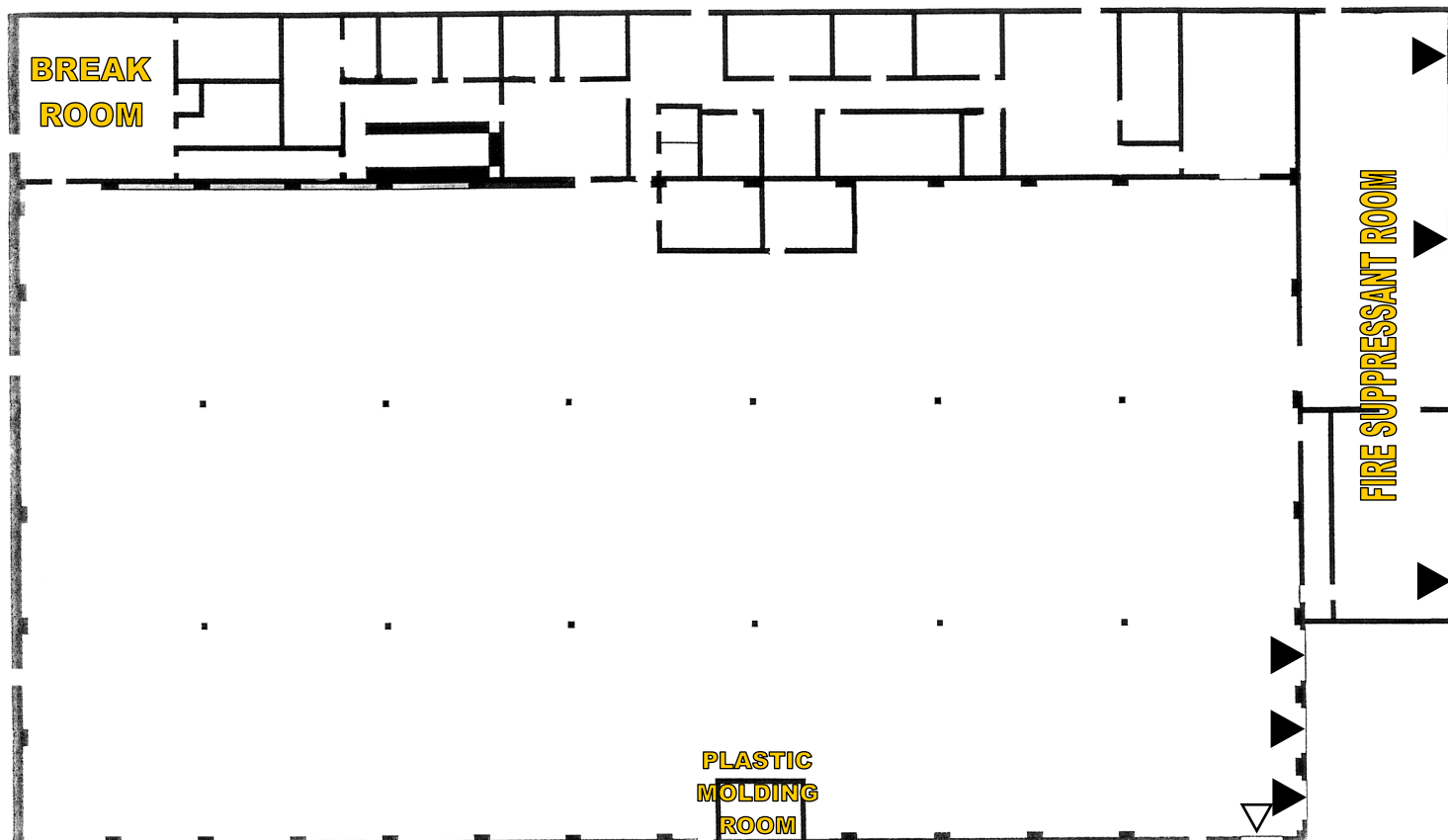
775.825.4400

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**41,033± SF
NORTH RENO
INDUSTRIAL
BUILDING
FOR SALE**

▷ GRADE DOOR ▶ DOCK DOOR



- 2 High-End Air Compressors with lines throughout facility & Atlas Cupco Moisture Dampening Dryer
- Mezzanine Storage
- Contained Plastic Molding Room
- Electrical dispersed throughout Warehouse
- Utility Sink
- Fans throughout Warehouse
- Equipment and Racking can be offered with sale

**BRAD ELGIN
EARL PETERSON**



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NVLICENSE #: BS.143447 & S.69221

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WWW.STARK.REALESTATE



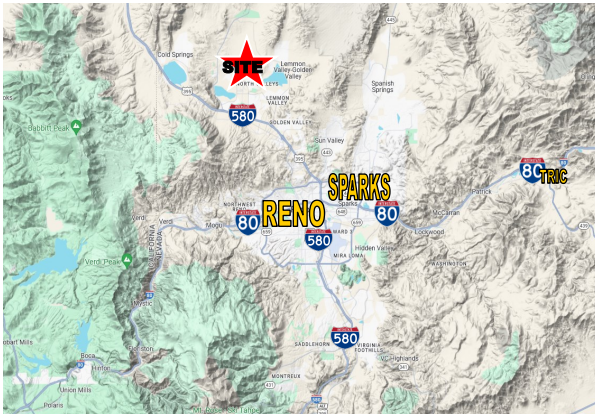
9855 Double R Blvd., Suite 200, Reno, Nevada 89521

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