

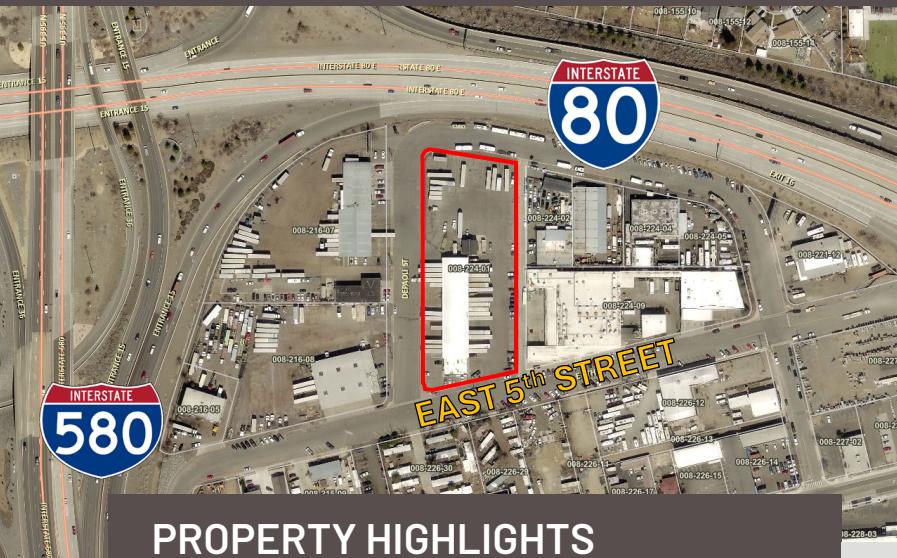
FOR SALE OR LEASE

TRANSPORTATION WAREHOUSE

2401 East 5<sup>th</sup> Street  
RENO, NV 89512

STARK  
ACCELERATORS  
COMMERCIAL REAL ESTATE

13,400± SF RENO TRANSPORTATION WAREHOUSE ON 2.17 ± ACRES



### PROPERTY HIGHLIGHTS

- Located on the corner of East 5<sup>th</sup> Street and Depoali Street, just south of Interstate 80
- Premier Reno Logistics location southwest of the intersection of I-80 and I-580/US395 with easy truck access to either Interstate
- Traffic Counts of 97,000 Vehicles per day on I-80 and 156,000 Vehicles per day on I-580

### PROPERTY DESCRIPTION

- Cross-Dock Transportation Warehouse with ample office, 2 Restrooms available for lease or sale
- 2.17 Acres of land and easy drive around access on Depoali Street
- 38 Dock Positions with Dock Equipment
- New Roof in 2017
- Fully Fenced & Secured Yard with Automatic Gates & Lighting

### OFFERING SUMMARY

BUILDING	LAND
13,400± SF	2.17±
SALE PRICE	LEASE RATE
\$3,950,000	\$21,500/Month NNN
ZONING	APN
Mixed Use	008-224-01



BRAD ELGIN  
ADAM CARLSEN  
& KEN STARK



775.825.4400

NVLICENSE #: BS.143447, S.185945, & B.35722

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[WWW.STARK.REALESTATE](http://WWW.STARK.REALESTATE)

606 W Plumb Lane, Suite 1, Reno, NV 89509-3663

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## WHY INVEST IN RENO?

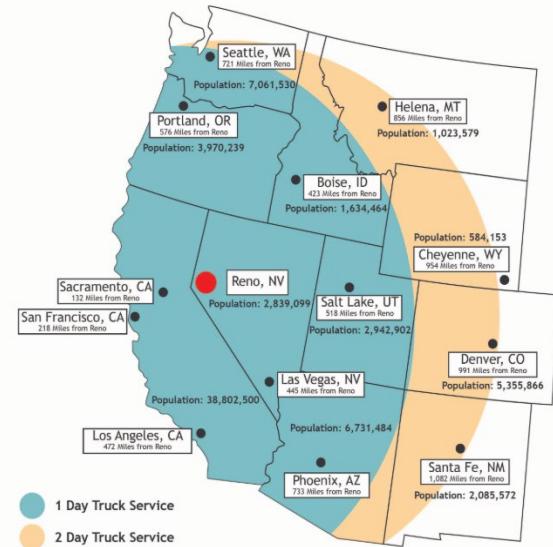
- No corporate income tax
- No inventory tax
- No franchise tax
- No personal income tax
- No inheritance tax
- No estate tax
- No unitary tax
- No intangibles tax



## RANKING RENO

- Ranked in top 10 States for Business
- Reno is ranked in top 35 Best Cities for Millennials to work
- 100 Companies have relocated here in the past 3 years
- Top 10 States for Business Incentives
- Reno is in the top 14 cities for Startups
- UNR is Ranked as a Top University—20,000 Students
- 10 Miles from California

1 DAY TRUCKING TO 8 STATES, 5 PORTS  
2 DAY TRUCKING TO 11 STATES



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