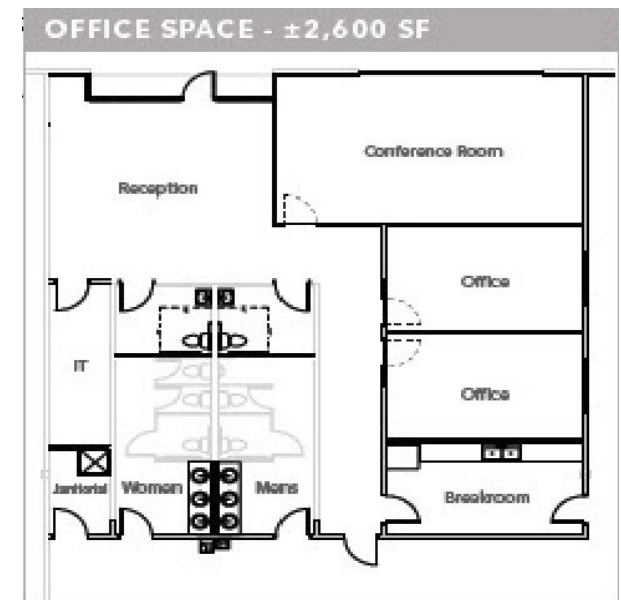


FOR SUB LEASE: 6650 ECHO AVE RENO NV



LEASE TERM: MAY 2026
TOTAL SQ FT: 97,500
OFFICE SQ FT: 2,600
PRICE: \$0.60 SQ FT
POWER: HEAVY POWER



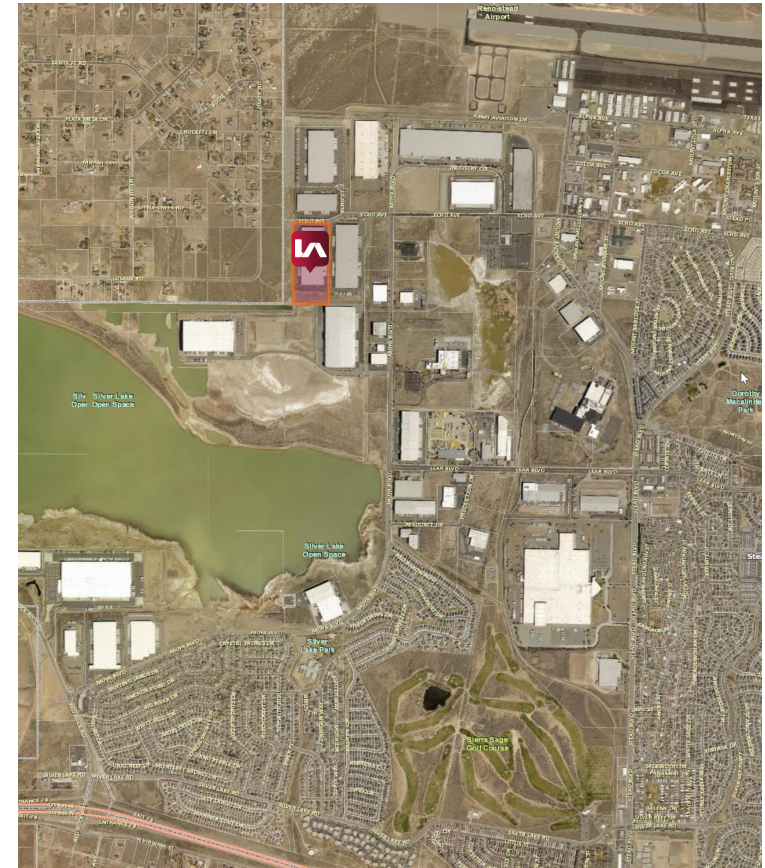
Lyle Chamberlain, SIOR, CCIM
lchamberlain@lee-associates.com
Lic# B.1000716
(775) 851-5310

LISTING DATA

AVAILABLE SF: 97,500 SF
RATE: From \$0.60 SQFT

PROPERTY DATA

JURISDICTION: Reno NV
ZONING: INDUSTRIAL
SPACE AVAILABLE: 97,500 SQFT
DATE AVAILABLE: IMMEDIATE
POWER: 1,200-2800a/277-480v 3p Heavy
CLEAR HEIGHT: 30'
LOADING: Cross



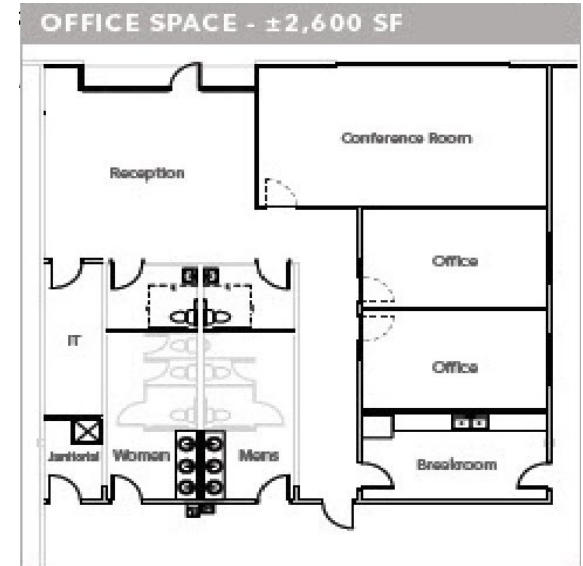
PROPERTY HIGHLIGHTS

- ◆ **INDUSTRIAL ZONING :** Light Industry, Trucking, Warehousing. Service and Repair
- ◆ **AVAILABILITY 30 DAYS :** Has heavy power, cross dock, and new office build out.
- ◆ **GREAT SIZE:** Great size for many different things.
- ◆ **GREAT PRICING:** Affordable Prices. From \$0.60 SQFt
- ◆ **HEAVY POWER**



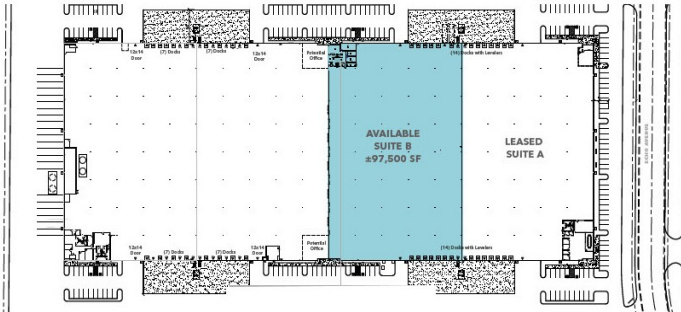
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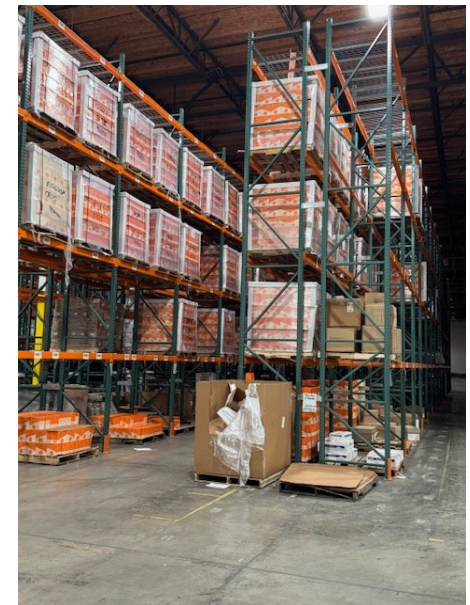
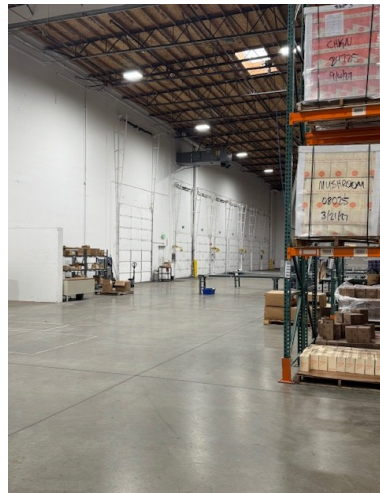
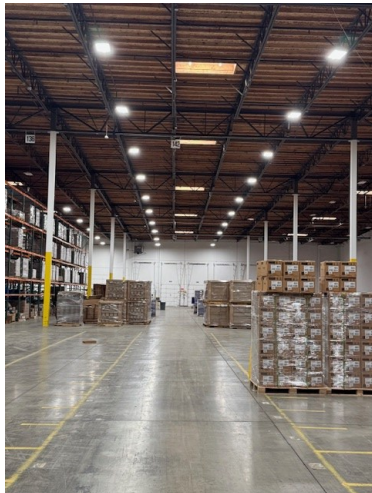
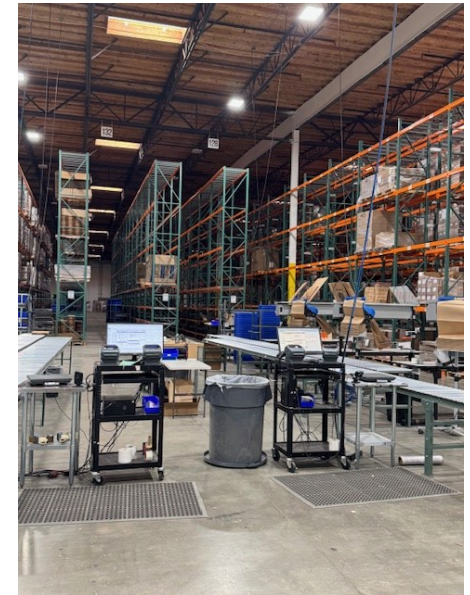
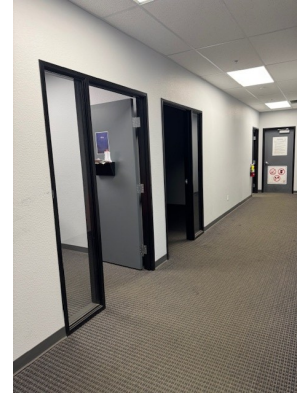
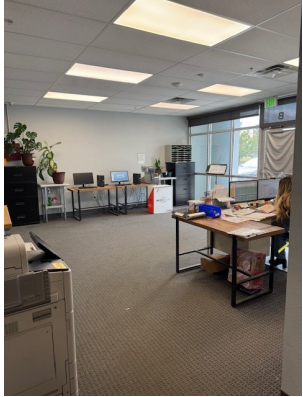
Lear 390 Industrial Center

6650 ECHO AVE, SUITE B, RENO, NV 89506



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INTERIOR PICTURES



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WHY RENO

Reno, Nevada - A Business-Friendly Place

Companies like Tesla, Switch, Microsoft, Apple, Amazon, Zulily, Patagonia, Urban Outfitters, Thrive Market, Petco, and Panasonic call Northern Nevada home to some of their most crucial business functions. More Bay Area companies are moving here to lower their operating costs and establish themselves in a place where their business can grow and where their employees can enjoy a lower cost of living. See the advantages of moving your company to Reno and to understand why it's a business-friendly location.

FAVORABLE TAX CLIMATE

- ◆ NO INVENTORY TAX
- ◆ NO FRANCHISE TAX
- ◆ NO PERSONAL INCOME TAX
- ◆ NO INHERITANCE TAX
- ◆ NO ESTATE TAX
- ◆ NO UNITARY TAX
- ◆ NO INTANGIBLES TAX
- ◆ NO CORPORATE INCOME TAX



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