

FOR SALE
NNN—INVESTMENT

8355 Double R Blvd.
RENO, NV 89511

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

NNN LEASED INVESTMENT—HQ & MANUFACTURING FACILITY



PROPERTY DESCRIPTION

- Property consists of 7,041 SF Office Building, 2,625 SF Service Repair Garage, 6,327± SF Material Shelter, 1,056± Material Shelter, 792± SF Material Shelter, 792± SF Material Shelter on 4.776± Acres
- Master Leased by Piedmont Truss and Lumber Company
- Near-adjacent to new Northern Nevada Sierra Medical Center

PROPERTY HIGHLIGHTS

- Ideal South Reno Location close to retail, housing and amenities including the new hospital
- Current tenant shall do a NNN leaseback – terms to be negotiated
- Closing to occur after January 2023

OFFERING SUMMARY

TOTAL BUILDING SF	LAND ACRES
18,633± SF	4.776± Acres
YEARS BUILT	SALES PRICE
2004–2018	Negotiable
ZONING	APN
IC	164-333-05



KEN STARK



775.825.4400

NVLICENSE #: B.35722.CORP

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FULLY NNN
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INVESTMENT IN
PREMIER AREA OF
SOUTH RENO



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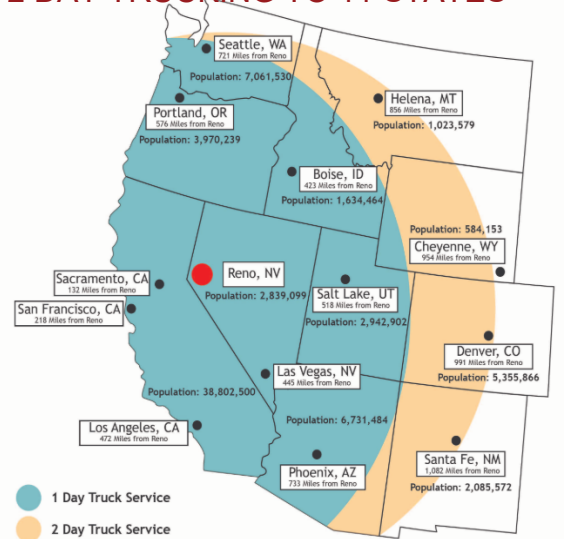
WHY INVEST IN RENO?

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



- 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

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




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