

FOR LEASE: TAHOE RENO INDUSTRIAL CENTER

# Vacant Land Outdoor Storage

4.3 Acres



## 2910 Waltham Way (4.3 Acre IOS Yard; FOR LEASE \$9,000 mo. NNN)

2910 WALTHAM WAY  
McCarran, Nevada 89434

### Property Highlights

- TAHOE RENO Industrial Center (Industrial Outdoor Storage)

### Property Description

4.3 Acre IOS Yard FOR LEASE. Portion of the site has been finish graded, topped with gravel (Approximately 2.0 +/- Acres) with the balance a buffer zone. \$9,000 Month NNN rent; 3% annual increases to base. Electronic Gate Access through 2920 Waltham. Lease Term Negotiable. NNN: Real Estate Taxes and HOA

### OFFERING SUMMARY

<b>Available SF</b>	4.3 Acres
<b>Lease Rate</b>	\$9,000 / Month NNN
<b>Lot Size</b>	4.3 Acres
<b>Zoning</b>	I-2

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	41	\$71,207
<b>10 Miles</b>	3,911	\$76,135
<b>30 Miles</b>	574,941	\$71,112

For more information

### Scott Guy

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