

FOR LEASE
INDUSTRIAL

2920 Highway 40 West
RENO, NV 89439

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

15,999± SF WEST RENO INDUSTRIAL BUILDING FOR LEASE



PROPERTY DESCRIPTION

- 15,999± SF Standalone Industrial Building with approximately 3,948± SF of 2-story office space
- 2 Dock Doors (8'w x 10' h) and 1 Grade Door (12'w x 14'h)
- 20' Clearance
- 2,000 Amps 3 Phase Power (To Be Verified by Tenant)
- Fully Sprinklered
- Concrete Block Construction

PROPERTY HIGHLIGHTS

- Located on Highway 40 West and Interstate 80
- Standalone Building with visibility from Interstate 80 with 49,000 Vehicles per day
- West Reno Location gives easy access to Truckee and California—ideal for businesses accommodating both market areas
- Modified Gross Lease Terms

OFFERING SUMMARY

SF AVAILABLE

15,999± SF

POWER

2,000 A, 3 Phase (TBV)

LEASE RATE

\$1.25/SF

LEASE TYPE

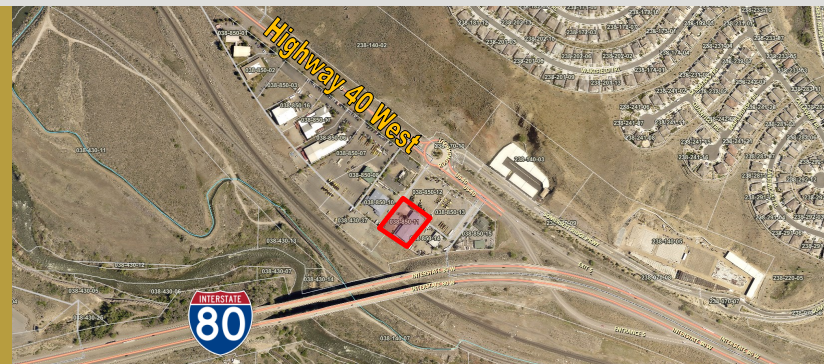
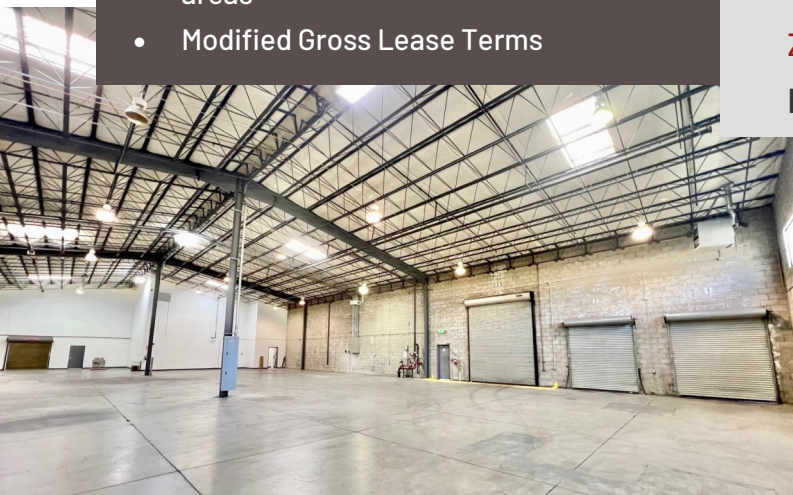
Modified Gross

ZONING

Industrial

ACRES

1.017



ADAM CARLSEN



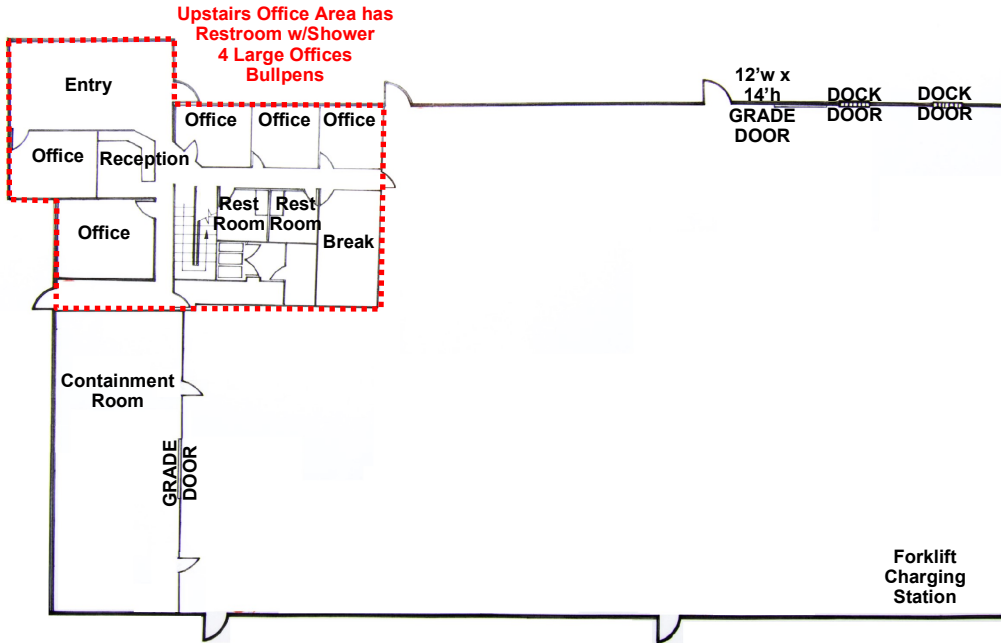
775.825.4400

NVLICENSE #: S.185945

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