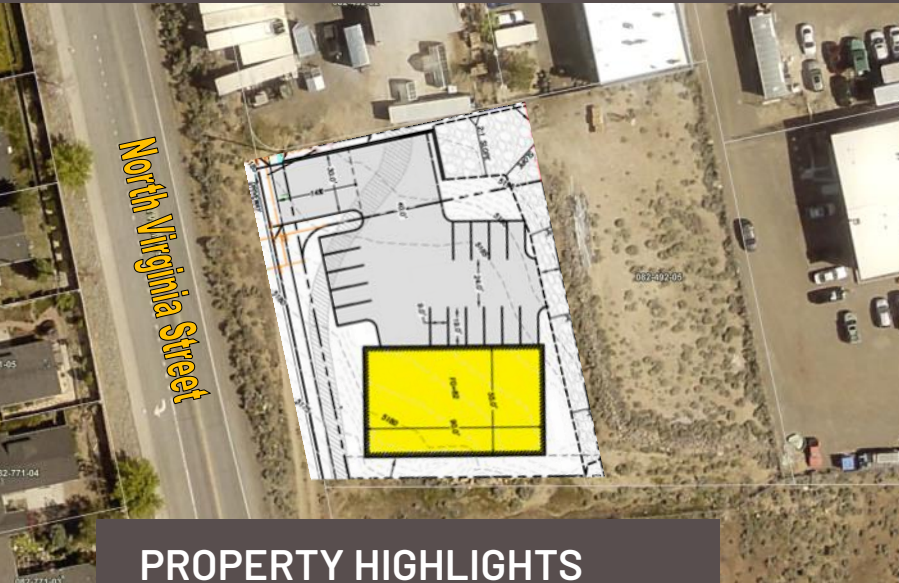


BUILD TO SUIT
COMMERCIAL OR FLEX

7450 North Virginia Street
RENO, NV 89506

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

UP TO 4,995± SF BUILD TO SUIT ON NORTH VIRGINIA STREET



PROPERTY DESCRIPTION

- Build to suit building up to 4,995 SF Commercial, Flex or Office
- Mixed Use zoning allows for retail, coffee, automotive repair, office, daycare, restaurant, car wash
- North Virginia Street Serves as entry-point to North Valleys
- Excellent signage potential and visibility

PROPERTY HIGHLIGHTS

- Easy access to I-580 at Golden Valley and Panther Exits
- Located just south of to the 7-11 at the corner of North Virginia Street and Security Circle
- North Virginia Street Traffic Count of 5,900 Vehicles per day—Planned to have N. Virginia widened to 4 lanes

OFFERING SUMMARY

BTS

4,995± SF

LEASE RATE

Negotiable

ZONING

MS/ME

APPROXIMATE LAND

.5± Acres

LEASE TYPE

NNN



ADAM CARLSEN



775.825.4400

NVLICENSE #: S.185945