

**FOR LEASE
TRUCK TERMINAL**

585 DePaoli Street
Reno, NV 89512

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

11,400± SF TRUCK TERMINAL WITH YARD FOR LEASE



PROPERTY DESCRIPTION

- 11,400± SF Dock Through Truck Terminal on 86,000± SF Land—Divisible to 5,000± SF
- 28 Dock Positions
- 2 Offices, Mezzanine, 2 Bathrooms, Break-room, Reception, & Utility Sink
- 11' Clearance
- Excellent visibility with the highest traffic counts in Reno—97,000 Vehicles per day on I-80 and 156,000 Vehicles per day on I-580
- Fully Fenced Yard

PROPERTY HIGHLIGHTS

- Located on the Southeast corner of I-580 and I-80
- Access to both major Interstates
- Mixed Use Zoning—Property has been a Truck Terminal since it was built
- Premier Location

OFFERING SUMMARY

BUILDING SF

11,400± SF

LAND SF

86,000± SF

YEAR BUILT

1971

LEASE RATE

\$14,500/Month
+ Taxes and Insurance

ZONING

MU

APN

008-216-07



BRAD ELGIN



775.825.4400

NVLICENSE #: BS.143447

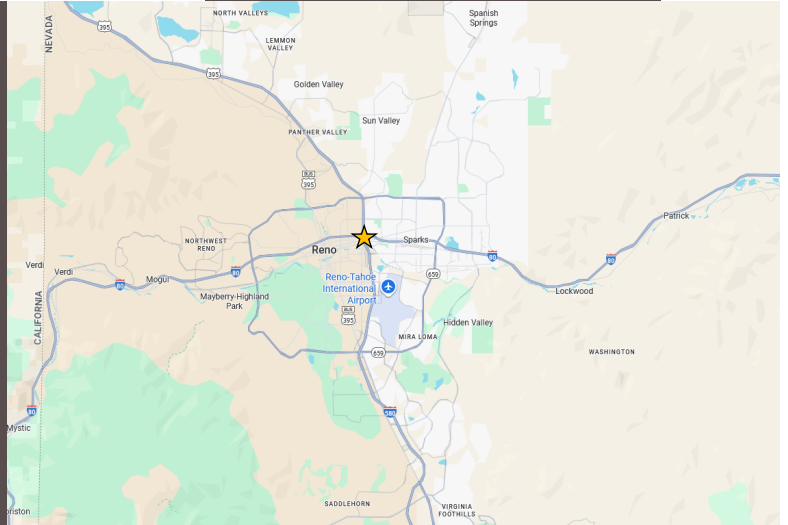
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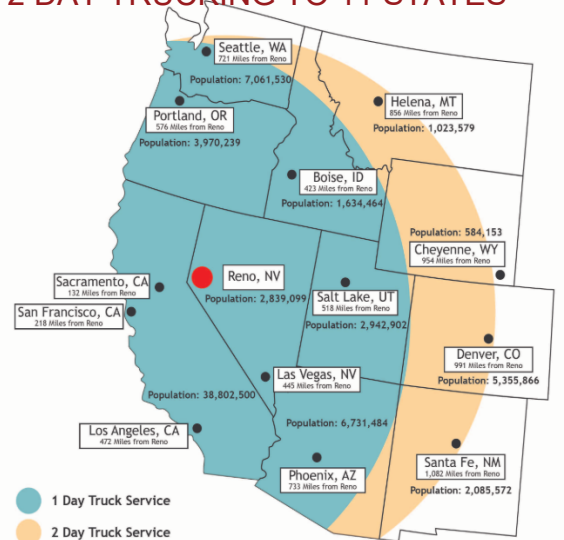
WHY INVEST IN RENO?

- 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
- 10 Miles from California

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



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WWW.STARK.REALESTATE



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