



105 E. Parr Blvd.

RENO, NEVADA 89512



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Property Highlights

FOR SALE OR LEASE



Unique opportunity to occupy or own a freestanding 28,800 square foot building located near the center of the Truckee Meadows basin



Easy access to US 395 / I-580 and 80 for easy commute times for staff as well as trucking / logistics delivery times

28,800 SF

AVAILABLE

1.295

ACRES

16' - 18'

CLEAR HEIGHT

\$5,100,000

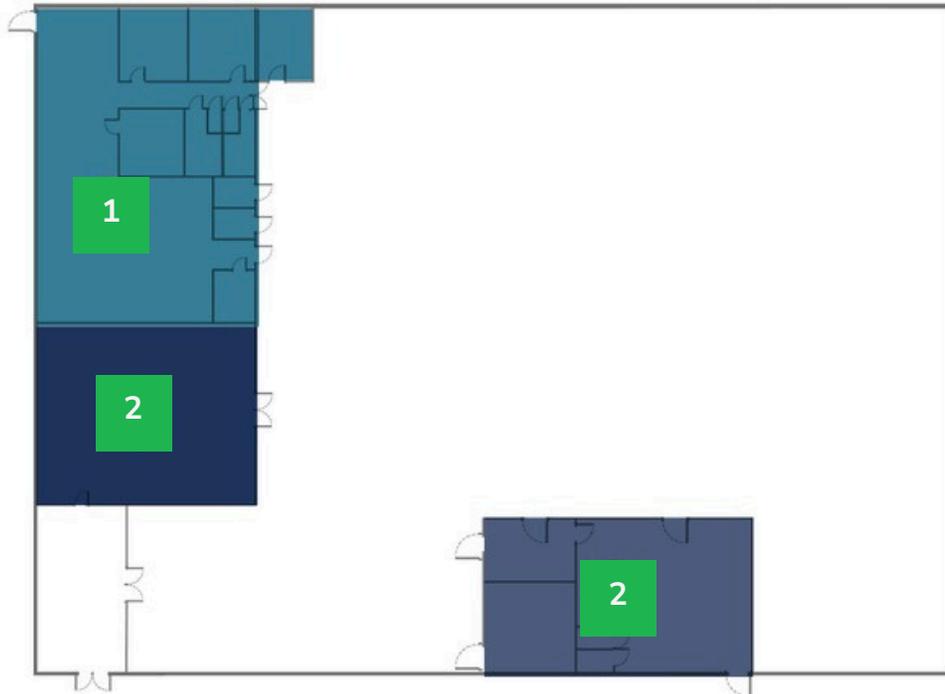
ASKING PRICE

\$1.15/SF/MO

LEASE RATE + NNN

Floor Plan

BULIDING SPECS



1 Office Space

2 Assembly Area

Available SF	+28,800
Office / Assembly Area SF	+5,190
Clear Height	16' - 18'
Column Spacing	35' x 40'
Sprinklers	.19 /1500
Dock Doors	1 (8'x 7')
Drive-in Doors	2 (12'x 14')
Power	400 Amps, 120/208 Volts, 3 Phase



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Photos



Why Northern Nevada



TAX ADVANTAGES

Untaxed: corporate income, personal income, franchise, unitary, inventory, inheritance, and estates

QUALITY OF LIFE ADVANTAGES

- Affordable living costs
- Emerging new Downtown
- Recreation opportunities

OPERATING ADVANTAGES

- Strategic location central among the eleven western states
- Room for new and expanding companies with a wide range of financial resources and entrepreneurial services and support

THE NEW NORTHERN NEVADA

Home to Tesla, Switch, Walmart, Microsoft, Intuit, TireRack.com, and more





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CONTACTS

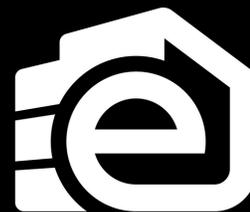
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