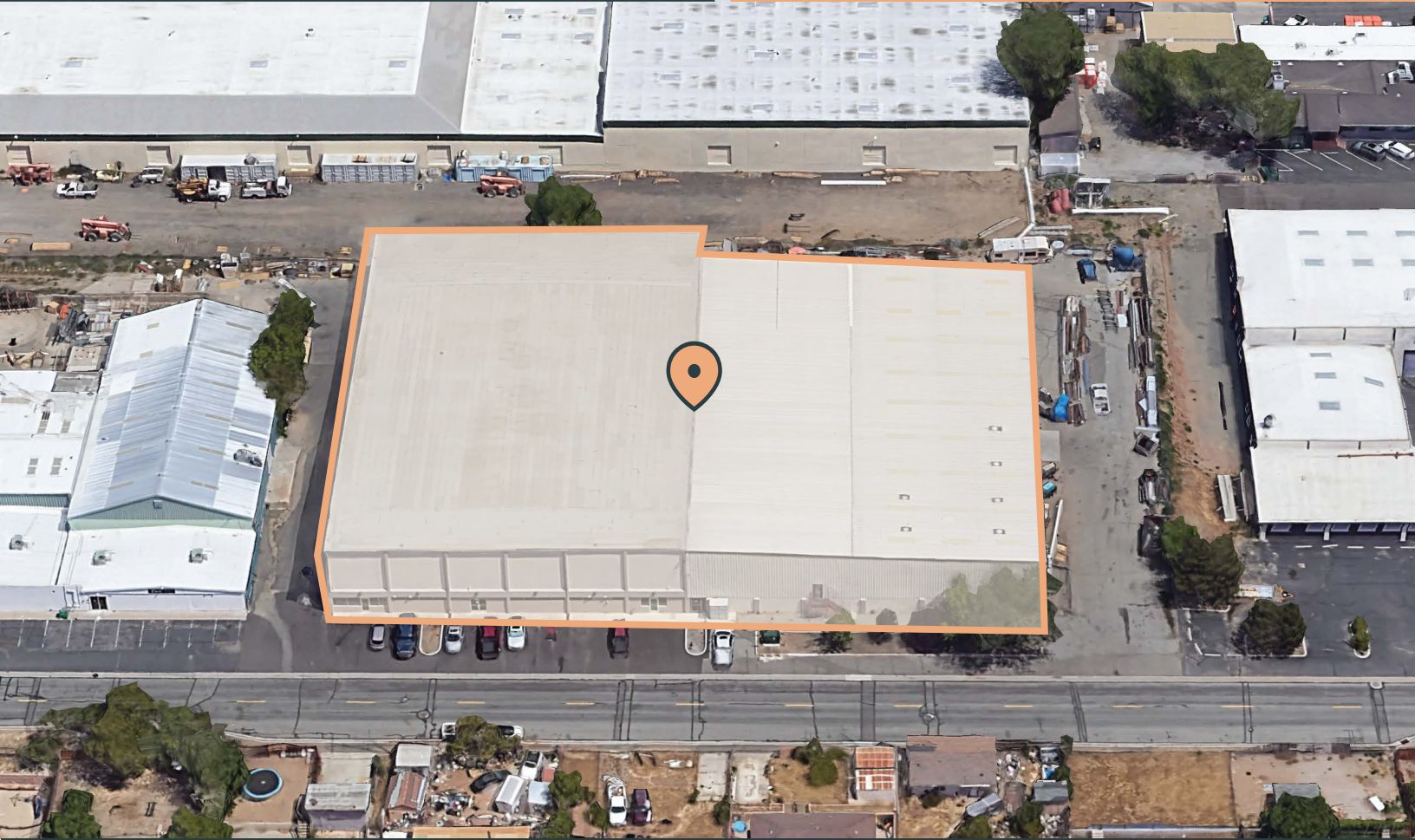


1955 TIMBER WAY, RENO, NEVADA 89512



\$1.00/SF/MO+NNN



YAYA JACKOBY, CCIM
 BS. 0143515
 M. 775.223.4795
 YaYa@YaYaRealty.com

ROTEM "RO" AZULAY
 S.193012
 M. 775.525.3000
 Ro@YaYaRealty.com

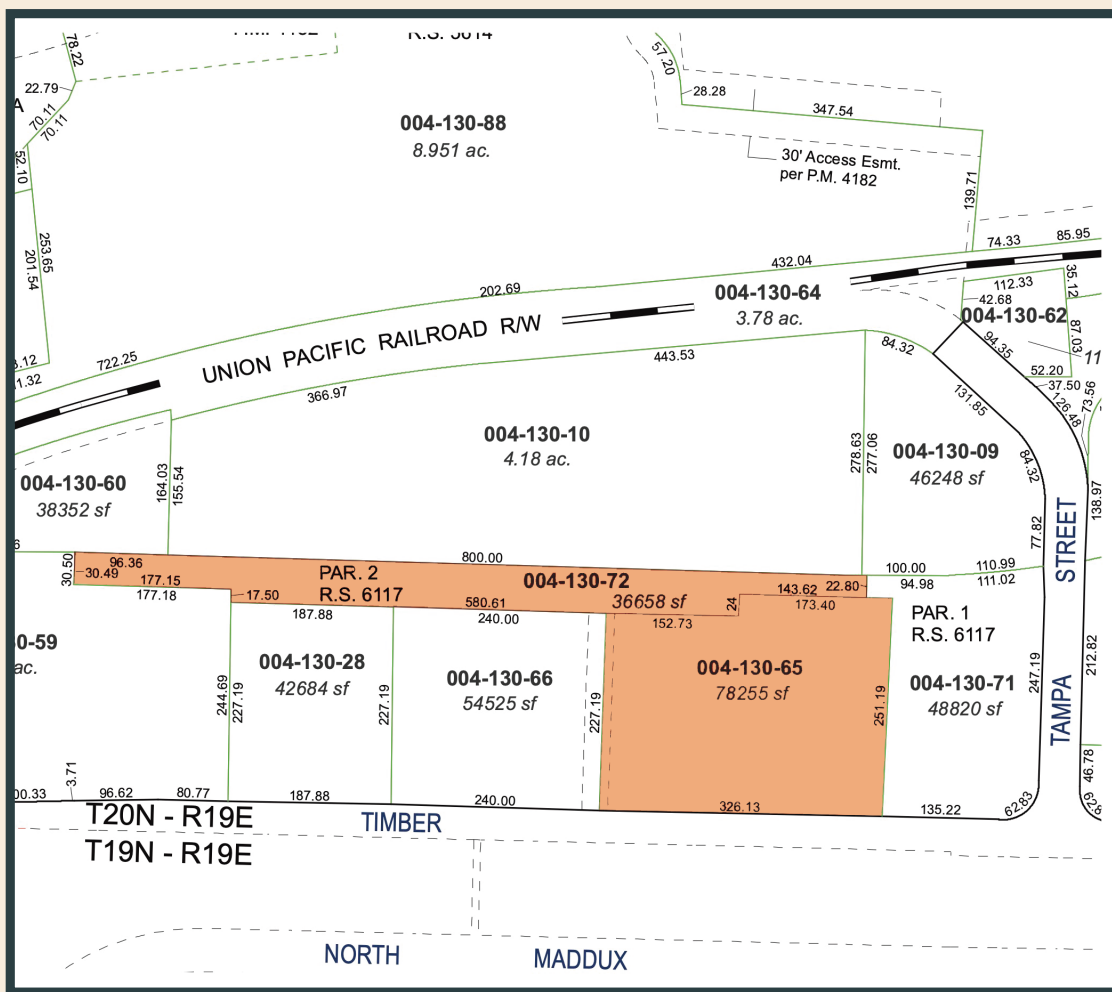
LOUIE DAMONTE, CCIM
 S.186854
 M. 775.313.8297
 Louie@YaYaRealty.com

STEPHANIE ORONA
 S.0191147
 M. 775.484.1444
 Stephanie@YaYaRealty.com



1955 TIMBER WAY DETAILS

- 48,035 SF
- 2.614 Acres
- Zoned ME
- Option A - Westside Concrete Tilt-Up: 21,360 SF
 - Office Size - 2,460 SF
 - ROLL UP DOORS - 14' wide x 16' high and 16' wide x 20' high, 14' wide x 10' high
 - WAREHOUSE shop office
 - CLEAR HEIGHT 22'v
- Option B - Eastside Metal Building: 23,940
 - ROLL UP DOORS - 14' wide x 20' high and 16' wide x 18' high
 - CLEAR HEIGHT 18'
 - POWER 1,200 amps/480 service+208/120/200 amps
- Fenced and paved yard
- Separately sprinklered
- APNs: (004-130-65) & (000-130-72)
- Total Building SF - 48,035



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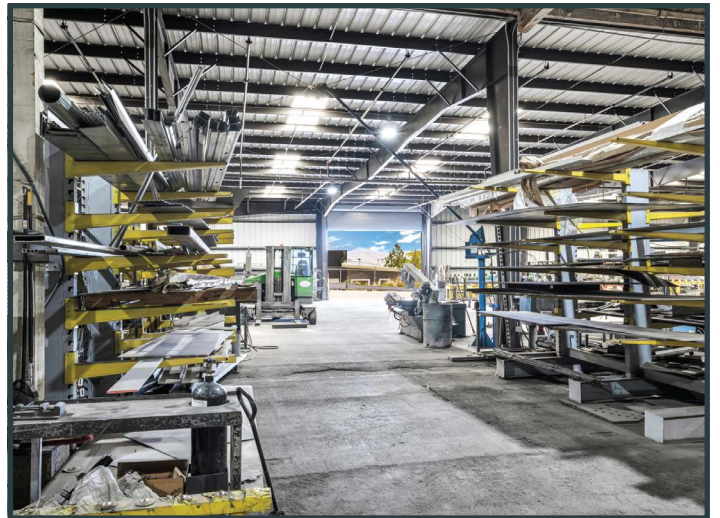
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S.193012
M. 775.525.3000
Ro@YaYaRealty.com

LOUIE DAMONTE, CCIM
S.186854
M. 775.313.8297
Louie@YaYaRealty.com

STEPHANIE ORONA
S.0191147
M. 775.484.1444
Stephanie@YaYaRealty.com



1955 TIMBER WAY - EASTSIDE BUILDING



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YAYA JACKOBY, CCIM
BS. 0143515
M. 775.223.4795
YaYa@YaYaRealty.com

ROTEM "RO" AZULAY
S.193012
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Ro@YaYaRealty.com

LOUIE DAMONTE, CCIM
S.186854
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Louie@YaYaRealty.com

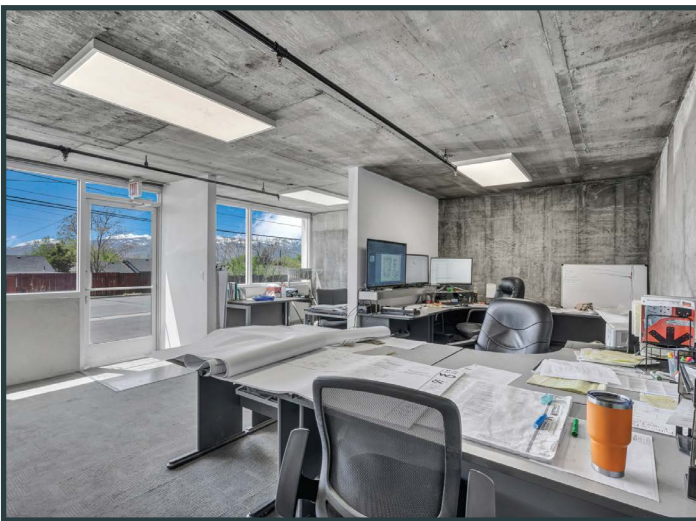
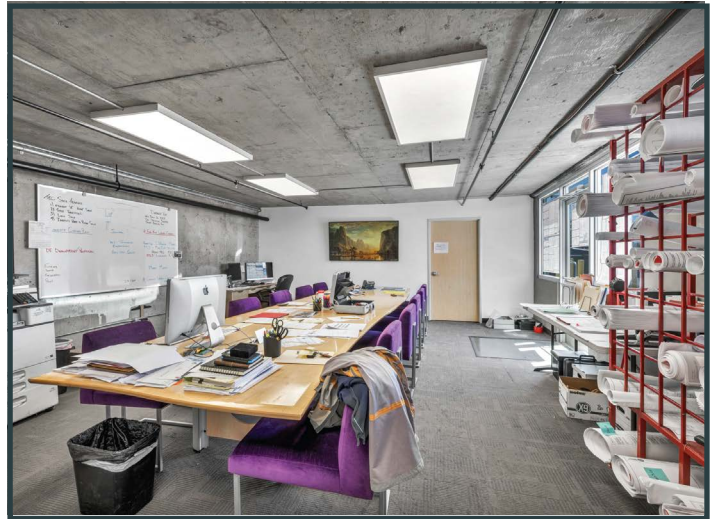
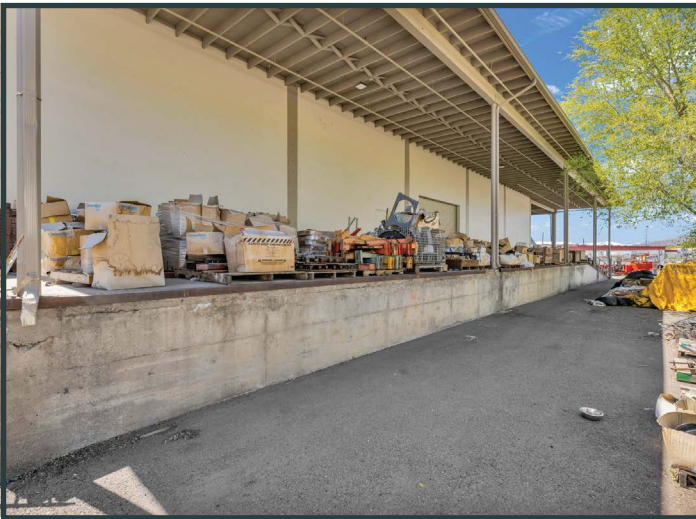
STEPHANIE ORONA
S.0191147
M. 775.484.1444
Stephanie@YaYaRealty.com

YaYaRealty.com

YaYaRealty



1955 TIMBER WAY - WESTSIDE BUILDING



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Real Estate

YAYA JACKOBY, CCIM
BS. 0143515
M. 775.223.4795
YaYa@YaYaRealty.com

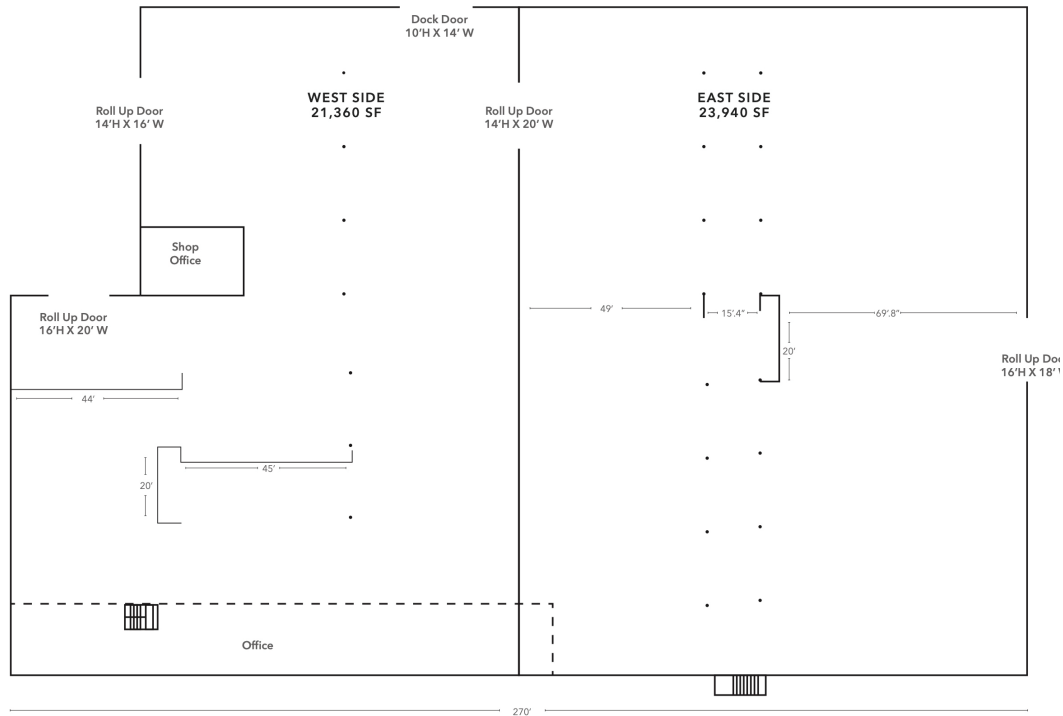
ROTEM "RO" AZULAY
S.193012
M. 775.525.3000
Ro@YaYaRealty.com

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M. 775.313.8297
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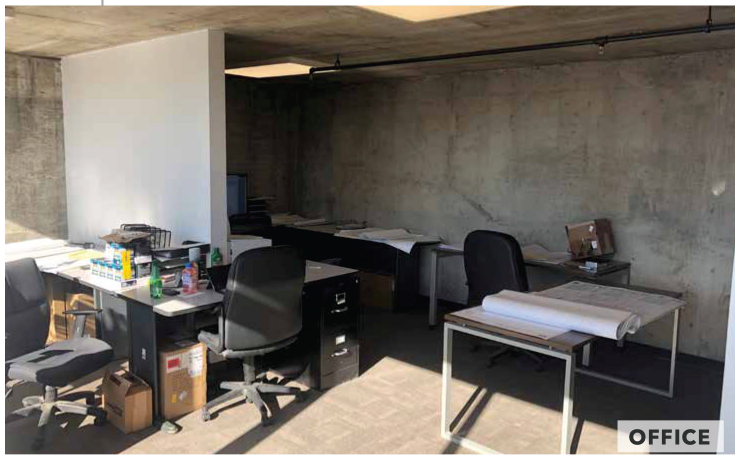
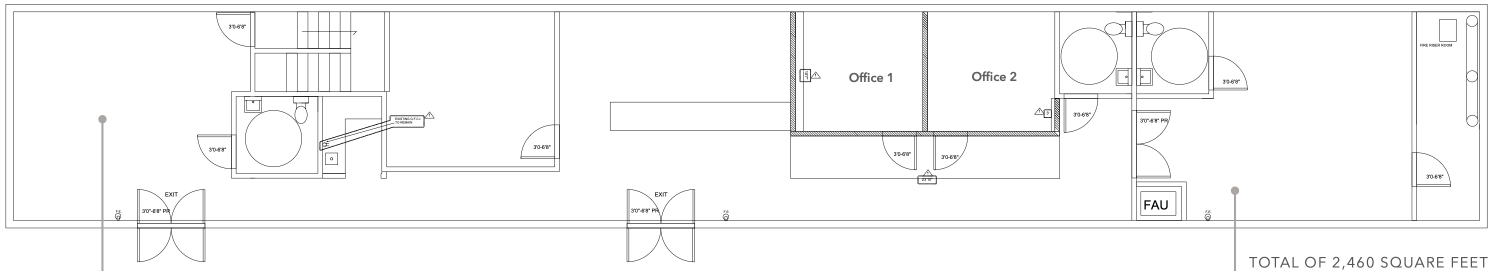
STEPHANIE ORONA
S.0191147
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EXISTING SITE PLAN



OFFICE FLOOR PLAN



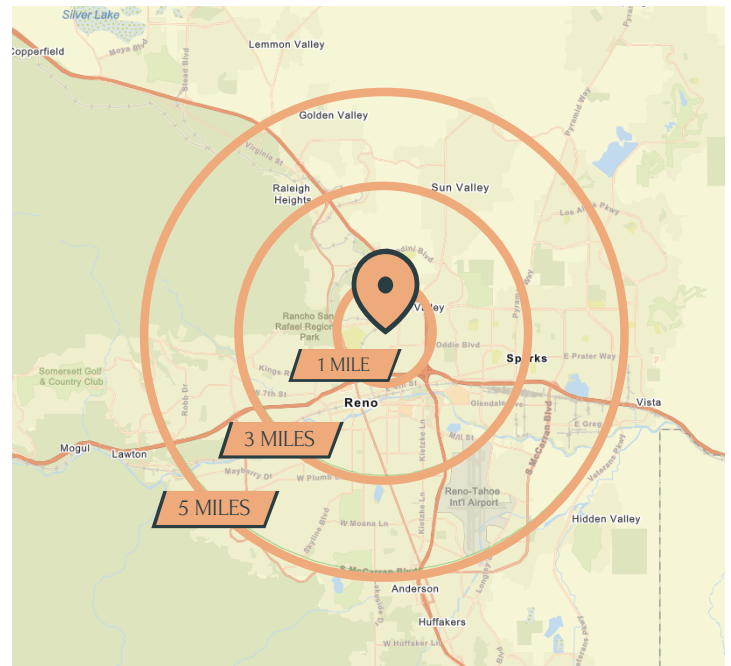
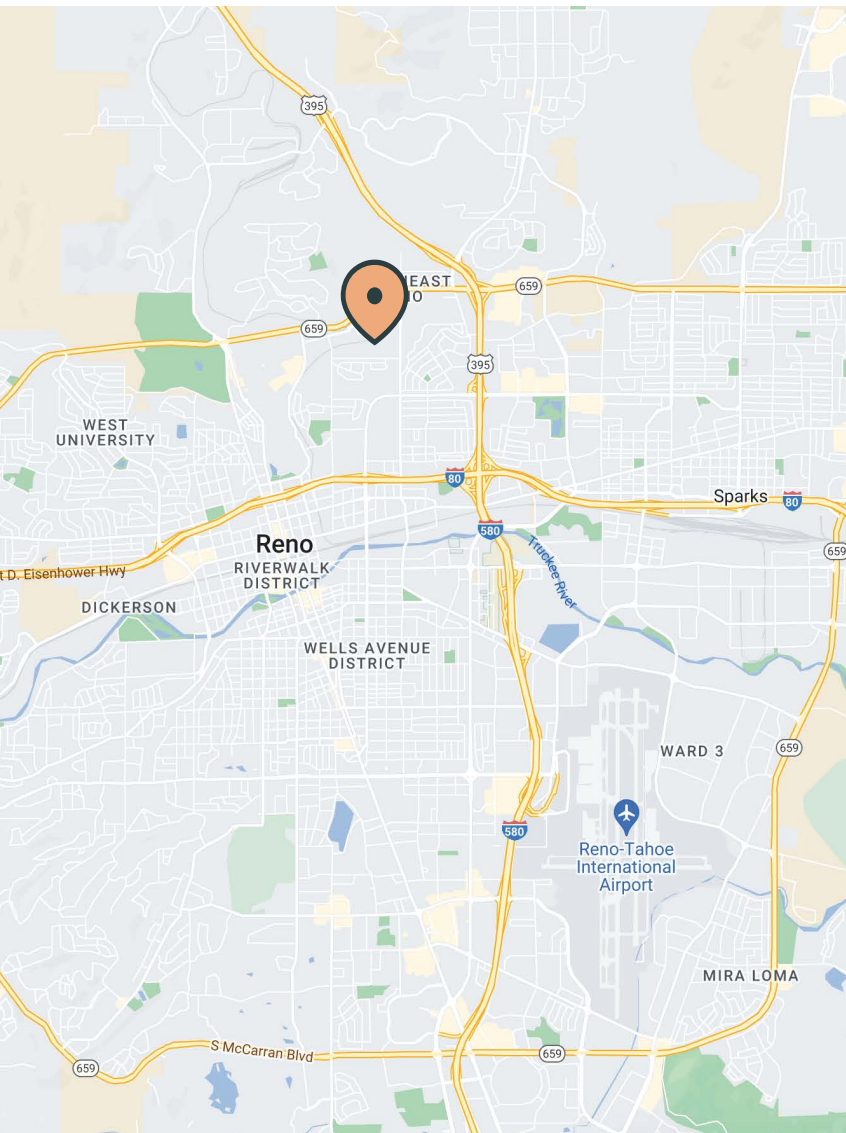
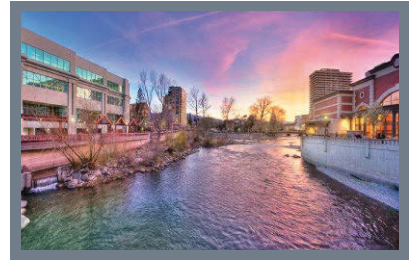
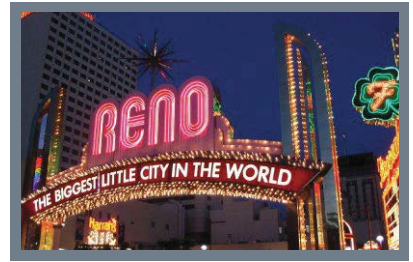
RENO, NV | ECONOMIC DEVELOPMENT

The City of Reno continues to rebound from the effects of the Great Recession. Property values are increasing, the population is growing, and Reno has been named one of the ten most livable mid-sized cities in the United States for 2014. While Reno's economy for most of the 20th century was primarily centered on gaming and entertainment, it is now diversifying into a much broader base with spans healthcare, entrepreneurial startups, and technology-based industries.

Reno's economy is principally based in the trade and service sector, with approximately 65% of the work force employed in these occupations. Although gaming and other recreational activities represent a significant portion of the growing economy and assessed valuation, the City is experiencing gradual diversification of its business base with the expansion of distribution, warehousing, and manufacturing facilities. Approximately 25% of the workforce is employed in the fields of construction, manufacturing, transportation, communications, public utilities, and finance related services.

Nevada has no corporate or personal income tax, and is a right-to-work state. These factors have contributed to the State's tremendous growth in the 1990's and into the 2000's. In 2005, Inc. magazine named Reno No. 1 on its list of the "Best Places to Do Business in America," based on job growth figures among 274 metropolitan areas.

Over \$30 million dollars of City and one billion dollars in private/other public, investment has been made in downtown Reno to modernize and beautify infrastructure and facilities. A maintenance district was established to ensure that the downtown area will remain clean and beautiful. The City also established a police district downtown to ensure a safer environment.



5 MILE RADIUS DEMOGRAPHICS

KEY FACTS

2.4
Average Household Size

252,610
Population

36.2
Median Age

\$60,756
Median Household Income

BUSINESS

10,908
Total Businesses

153,337
Total Employees

yaya group

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TRADE AND LOCATOR MAP



yaya
group

YAYA JACKOBY, CCIM
BS, 0143515
M. 775.223.4795
YaYa@YaYaRealty.com

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