



CLARION PARTNERS

For Lease



Lear 200 Industrial Center  
6645 Echo Ave, Suite A  
Reno, NV 89506

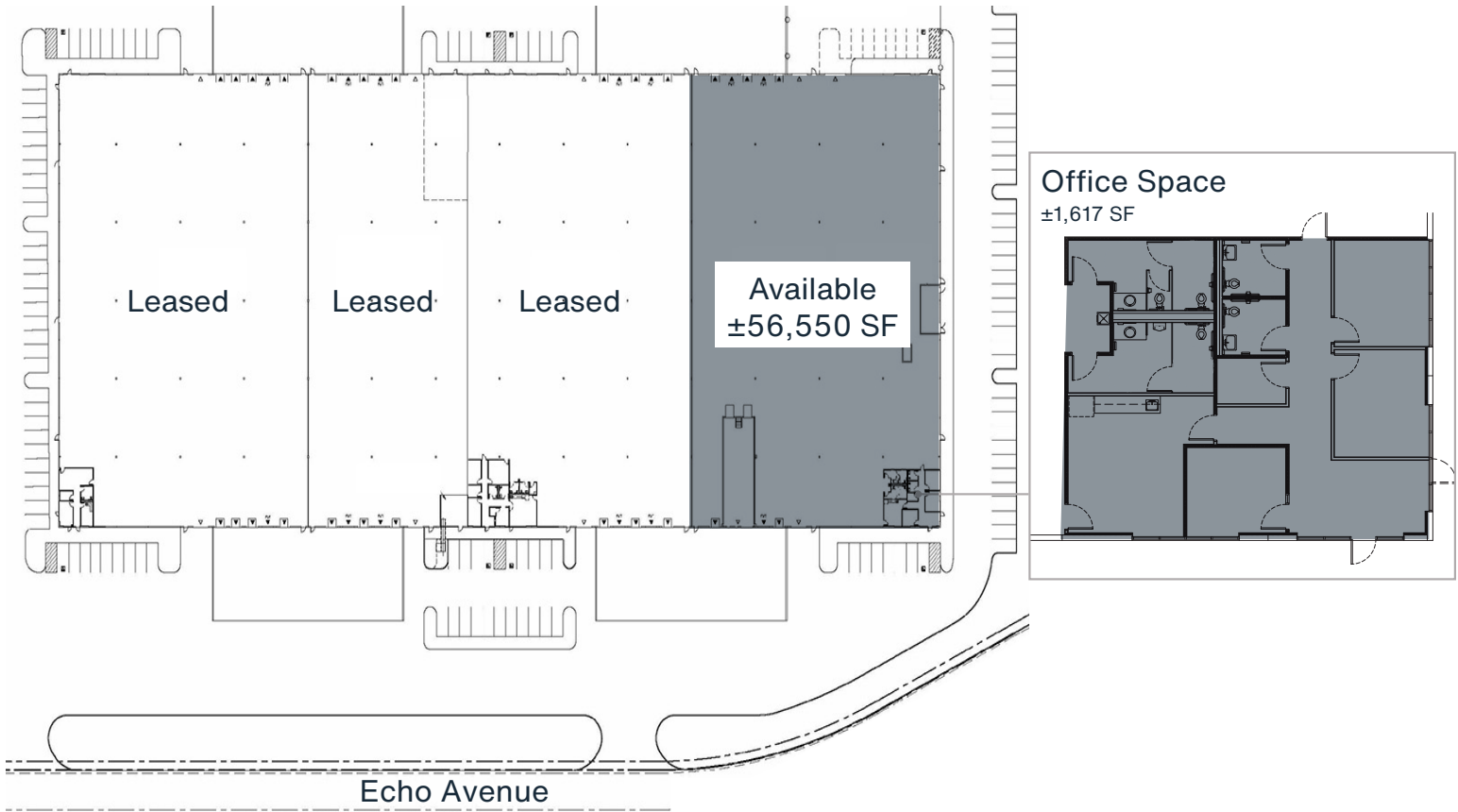
56,550 SF Available with Heavy Power



## BUILDING HIGHLIGHTS

- Estimated OPEX \$0.14
- Lease rate negotiable
- ±56,550 SF available space with ±1,617 SF office
- 6 insulated vertical lift dock high doors measuring 9'x10', equipped with an in-pit mechanical leveler
- Suite has an additional 3 knock out panels for future doors
- 3 grade level doors (2 measuring 12'x14' and 1 measuring 16'x16')
- 1,200 amps, 277/480 volt, 3-phase power
- Roof hung direct fired warehouse heating units





### ADDITIONAL BUILDING HIGHLIGHTS

- ESFR fire suppression system
- 50' x 50' typical column spacing
- 30' clear height
- Cross-docked loading
- ±7,000 SF fenced yard
- Constructed in 2006



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[www.clarionpartners.com](http://www.clarionpartners.com)

For more information on this opportunity, please contact.



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