

FOR SALE
INDUSTRIAL FLEX

3760 Barron Way
RENO, NV 89511

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

FOR SALE—CLASS A INDUSTRIAL FLEX BUILDING IN SOUTH RENO



PROPERTY HIGHLIGHTS

- Located in South Reno on Barron Way near the intersection of Double R Blvd. and Longley Lane
- Access to Interstate 80 and Interstate 580 via McCarran Blvd.
- Easy access to South Reno amenities
- Mechanical Systems, Bathrooms, Office, Utilities and Separate Meters in place—Can easily be divided into 4 Units

PROPERTY DESCRIPTION

- Available as Owner User or Investment
- Class A Finishes—Must See Office
- Original Builder is Current Owner & Occupant
- Easily divisible into 4 Units
- 5 Grade Level doors
- 20' Clearance
- 800 Amps, 3-Phase 480 Volt Power
- 3,951± SF Offices, 9 Bathrooms, Concrete Block Construction, ESFR Sprinklers, extensive amenities & High End Finishes
- [CLICK HERE FOR VIDEO TOUR](#)

OFFERING SUMMARY

TOTAL BUILDINGS SF	LAND ACRES
26,826± SF	1.737± Acres
YEAR BUILT	SALES PRICE
2008	\$6,700,000
ZONING	APN
IC	164-342-37



BRAD ELGIN



775.825.4400

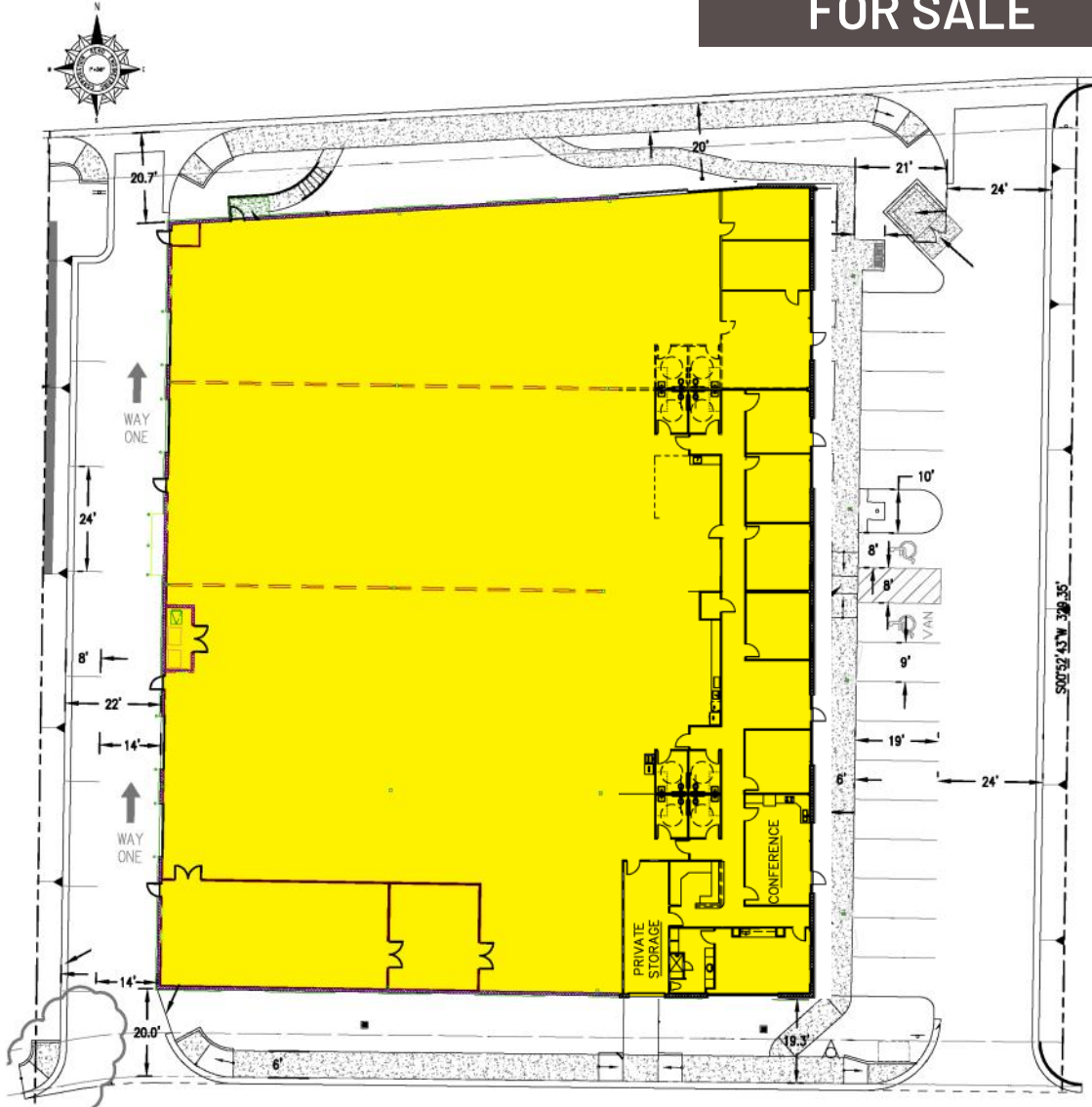
NVLICENSE #: BS.143447

BElgin@stark.realestate

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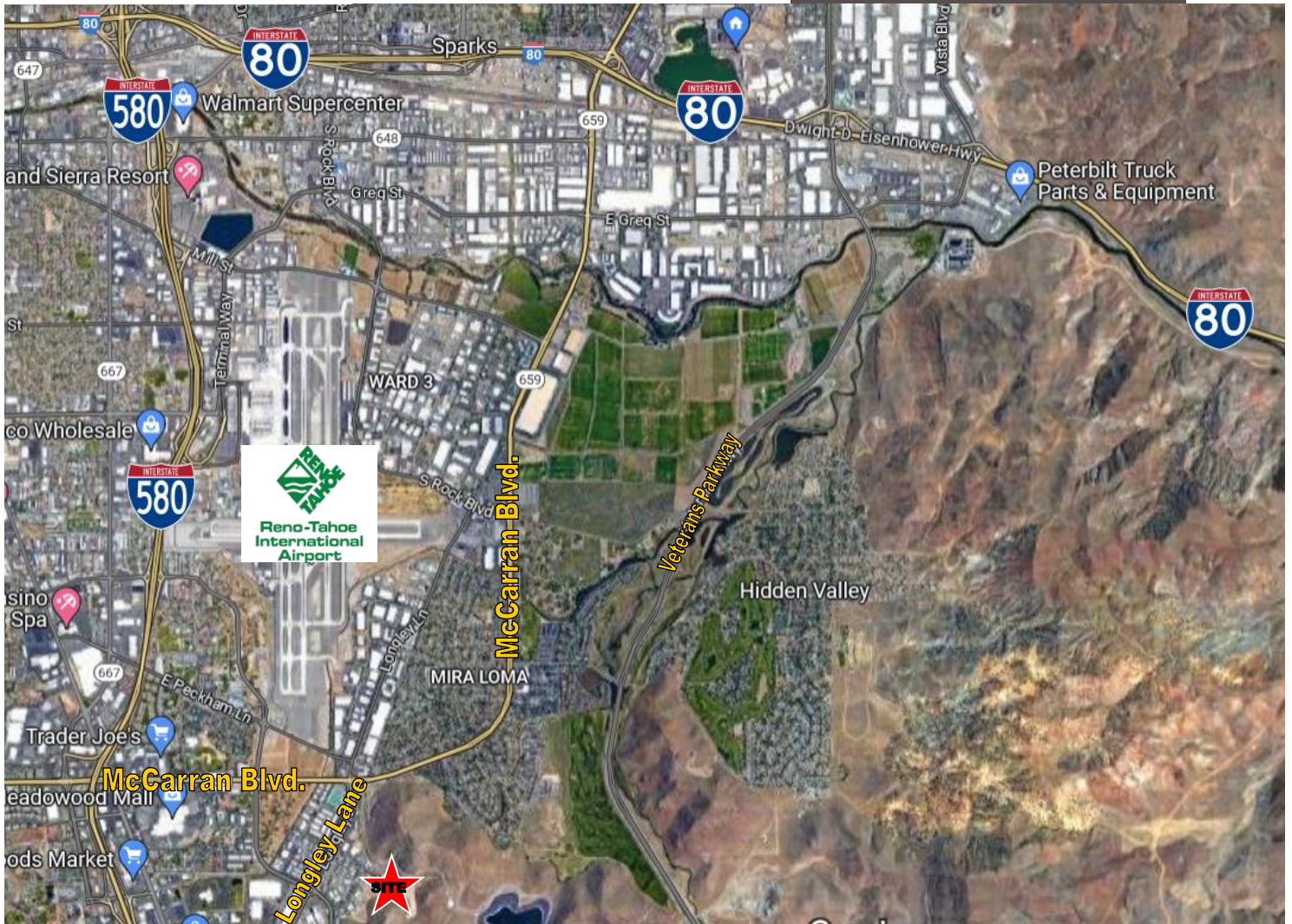
9855 Double R Blvd., Suite 200, Reno, Nevada 89521

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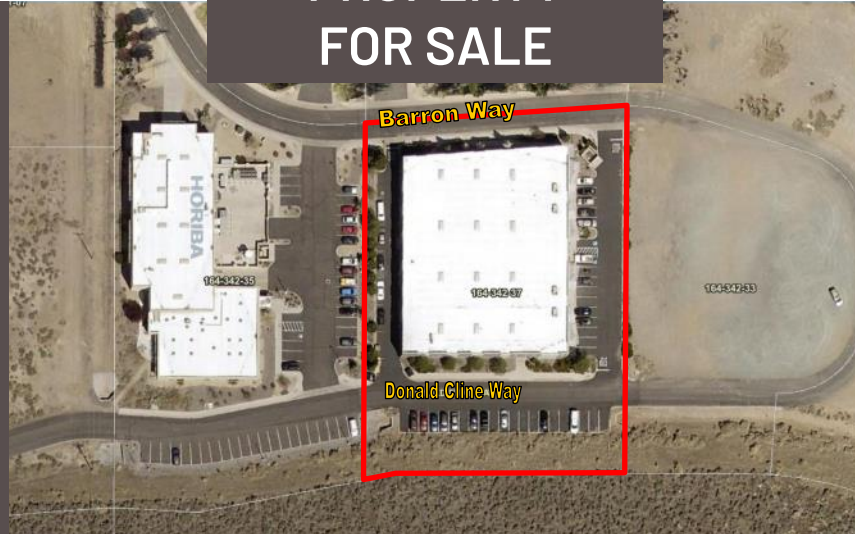
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WHY INVEST IN RENO?

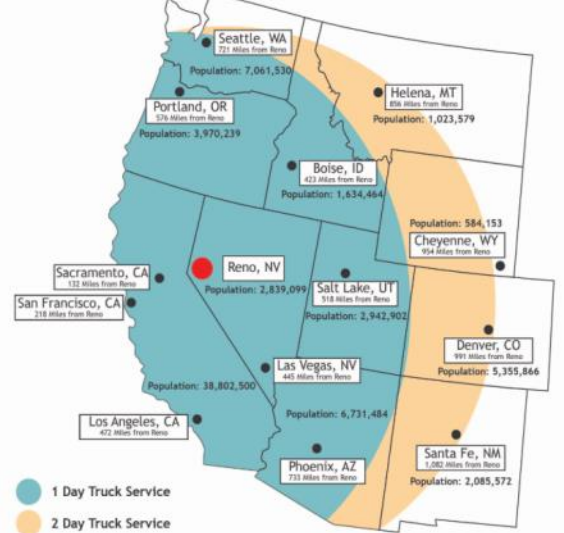
- No corporate income tax
- No inventory tax
- No franchise tax
- No personal income tax
- No inheritance tax
- No estate tax
- No unitary tax

- 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

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



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