



105 E. Parr Blvd.

RENO, NEVADA 89512



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

\$5,250,000

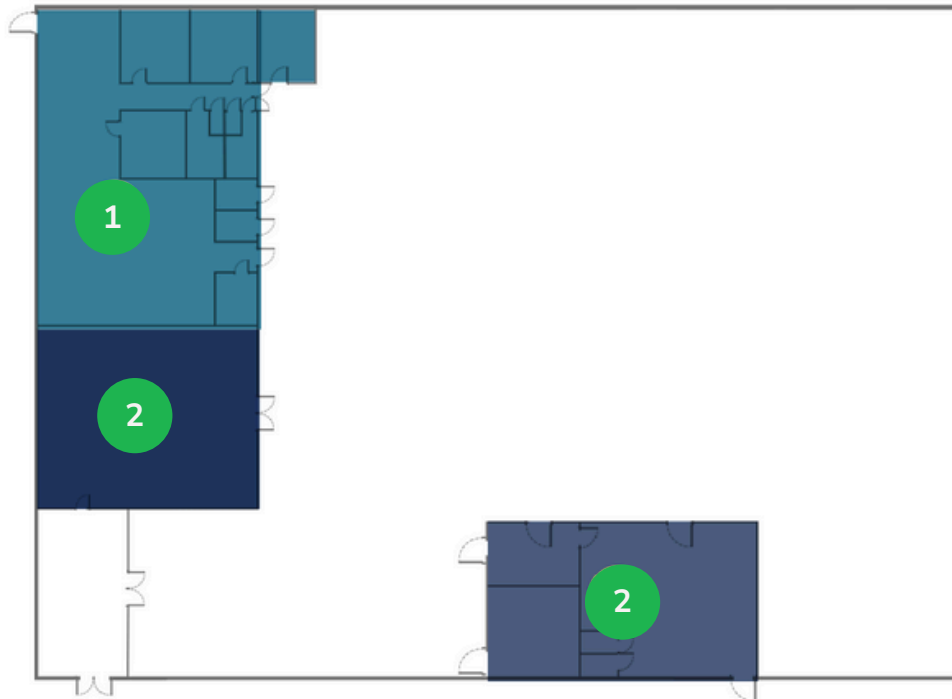
ASKING PRICE

\$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

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





105 E. Parr Blvd.

RENO, NEVADA 89506

CONTACTS

Nate Shaffer

Principal Broker

435-525-0079

nate@elementreb.com

Lic. BS. 144896



©2025 Element Real Estate Brokers. All rights reserved. Information contained herein has been obtained from sources deemed reliable; however, Element Real Estate Brokers has not verified it for accuracy or completeness and makes no guarantee, representation, or warranty regarding it. Independent verification of all facts, figures, and property details is strongly recommended. Reliance on this information is at your own discretion and risk. Element Real Estate Brokers and the Element logo are service marks of Element Real Estate Brokers. All other marks or images shown are the property of their respective owners, and their appearance does not imply affiliation with or endorsement by Element Real Estate Brokers. Use of any images without written permission from the rightful owner is strictly prohibited.