

20,800 SF SHOP SPACE WITH SECURED YARD

5601 ECHO AVENUE | RENO, NEVADA

FOR LEASE | \$0.45 PSF/MO. NNN

FEATURES

- Rare shop space with secured yard
- ±16,000 sq. ft. fenced yard
- Flexible office size
- Close to labor pool
- 1950's construction
- Flexible terms

SPECIFICATIONS

- \$0.45 PSF/mo. NNN
- OPEX: \$0.0675 PSF/mo.
- 20,800 square feet
- 3,600 square feet of office
- Two (2) drive-in doors
- Zoned Industrial (I)
- New T-5 lighting
- Built in 1953
- APN: 086-14-811
- Sprinklered
- Column spacing: clear span
- 1000A /480V electric with 4 distribution panels



FOR MORE
INFORMATION
(775) 828-4665

Thomas Miller, CCIM
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Miller Industrial Properties
1485 Southern Way
Sparks, Nevada 89431



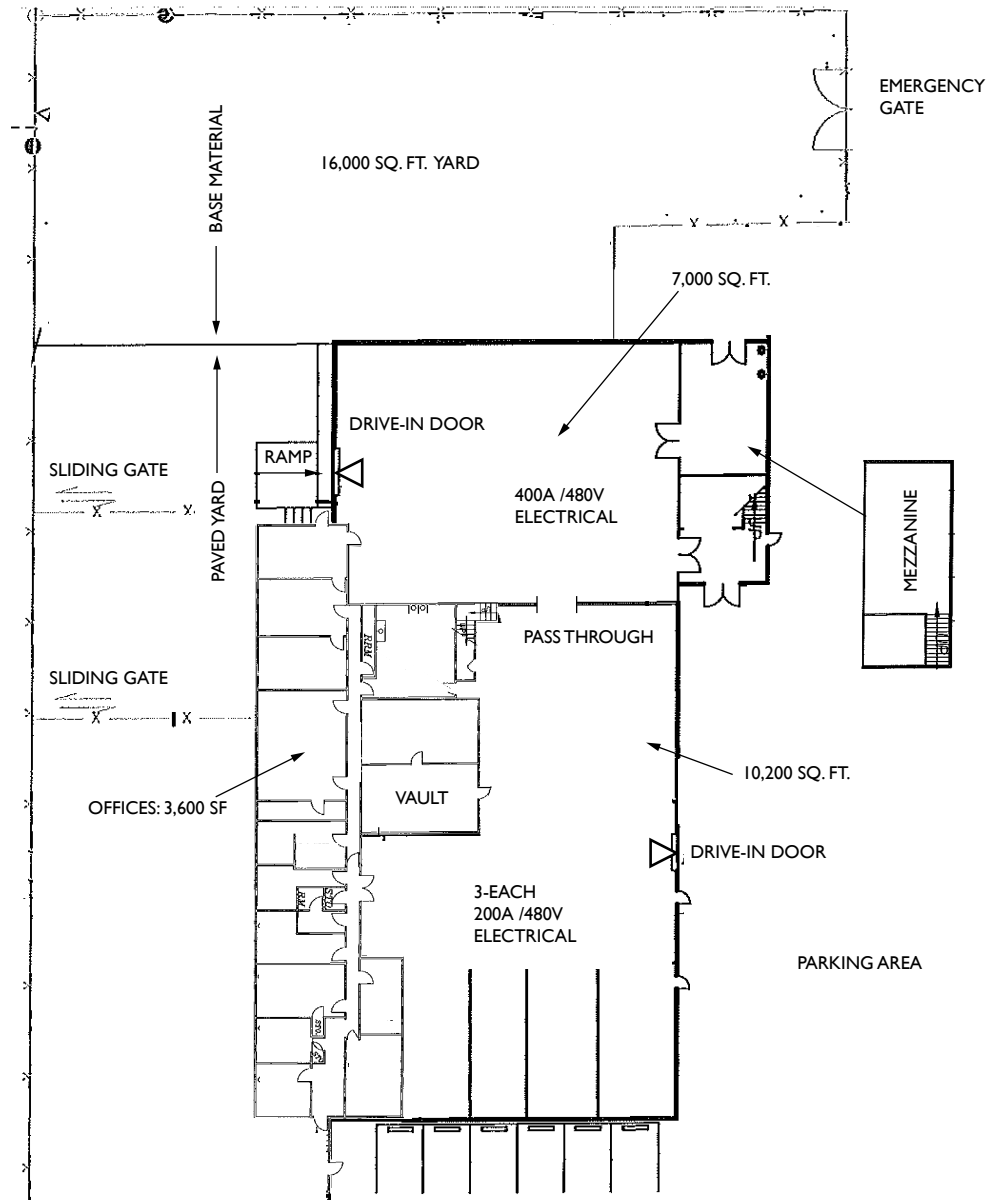
FLOOR PLAN

20,800 SQ. FT.

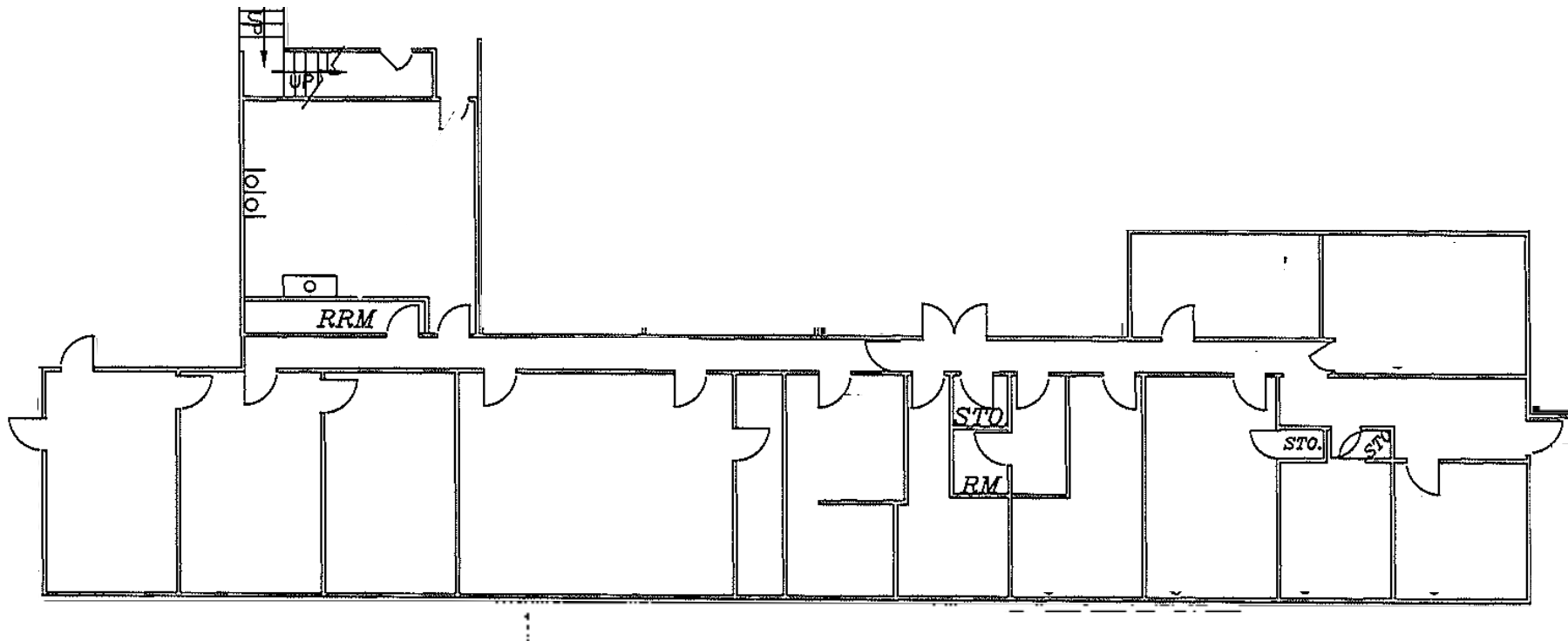
Shop: 17,200 sq. ft.

Office: 3,600 sq. ft.

Yard: 16,000 sq. ft.



3,600 SF OFFICE PLAN



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Area Description

North Valleys submarket is home to national distributors and warehouse users such as Amazon, Petco, Sherwin Williams, Clorox and Urban Outfitters. The area boasts a plentiful workforce and is located on the bus route and minutes from US-395 (the main north-south arterial in northern Nevada) making it an excellent location for a western operations facility.

Business Friendly Environment for Corporate Users

The Tax Foundation ranked Nevada as the third most business-friendly state due to its favorable tax climate, which includes no corporate income taxes, personal income taxes, inventory taxes, unitary taxes, estate and/or gift taxes, franchise taxes, inheritance taxes or special intangible taxes.

Strategic Centralized Logistics Hub

The Reno/Sparks industrial market is strategically located at the epicenter of the western United States, providing a convenient point of distribution for truck, rail and air services. The Reno/Sparks location allows for overnight delivery to the majority of the eleven western states (53 million people) and two-day delivery to over 63 million people via truck and rail freight shipping.



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