

4,100 SF SPACE WITH LARGE SECURED YARD

5601 ECHO AVENUE, SUITE A | RENO, NEVADA

FOR LEASE | \$1.04 PSF/MO. NNN (\$4,160.00/MO. NNN + OPEX)



FEATURES

- Rare small shop space with large, secured yard
- ±34,000 sq. ft. fenced yard with multiple access points
- Close to labor pool
- 1950's construction
- Flexible terms

SPECIFICATIONS

- Shop and Office: \$0.60 PSF/mo. NNN
- Yard: \$0.05 PSF/mo.
- Estimated OPEX: \$0.0675 PSF/mo.
- 2,100 sq. ft. shop + 2,000 sq. ft. office
- 34,000 SF fenced, gravel yard
- Two (2) drive-in doors, drive-thru possible
- Zoned Industrial (I)
- T-8 lighting, retrofitted in 2013
- Built in 1953
- APN: 086-14-811
- Sprinklered
- Column spacing: clear span
- Available September 15, 2018



FOR MORE
INFORMATION
(775) 828-4665

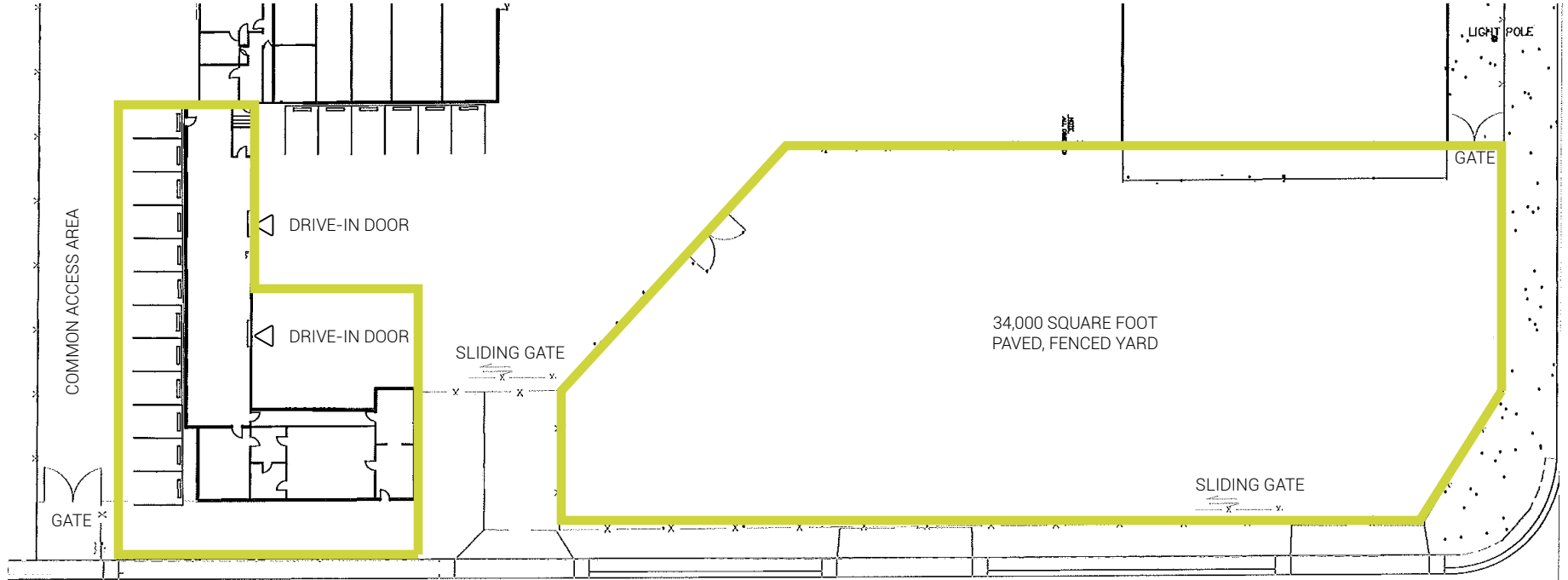
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FLOOR PLAN



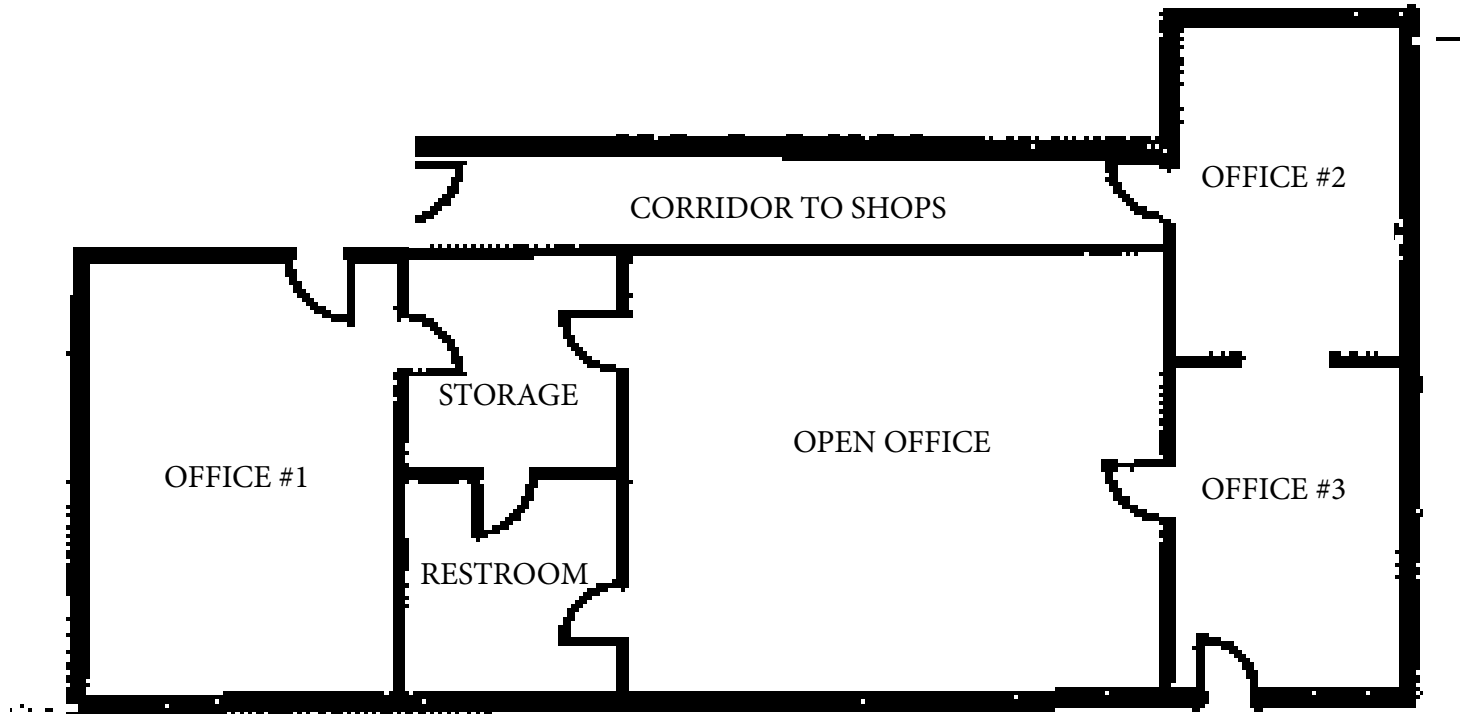
4,100 SQ. FT.

Shop: 2,100 sq. ft.

Office: 2,000 sq.ft.

Yard: 34,000 sq. ft.

2,000 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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