



Excellence in Industrial Real Estate

Industrial / Retail For Sale **4,800 SF End Cap Unit** **For Sale - Negotiable**



9720-A South Virginia St, Reno, NV

- End Cap with windows & doors on two sides
- For Sale or Lease
- Owner Financing Available
- Lease w/ Purchase Option Available
- Short term leases & other flexible terms available
- Back of unit visible from South Virginia
- Prime High Traffic Easy Access Location
- Fenced Yard Space Available
- Lots of Parking Available

Specifications

- Clear Height 20'
- Multi Use Zoning (MU)
- Gas Heating
- Fluorescent T8 Lighting
- One 12x14 Roll Up Door
- 200A / 208V 3 Phase 4 Wire Power
- Fully Sprinklered
- Year Built 2003

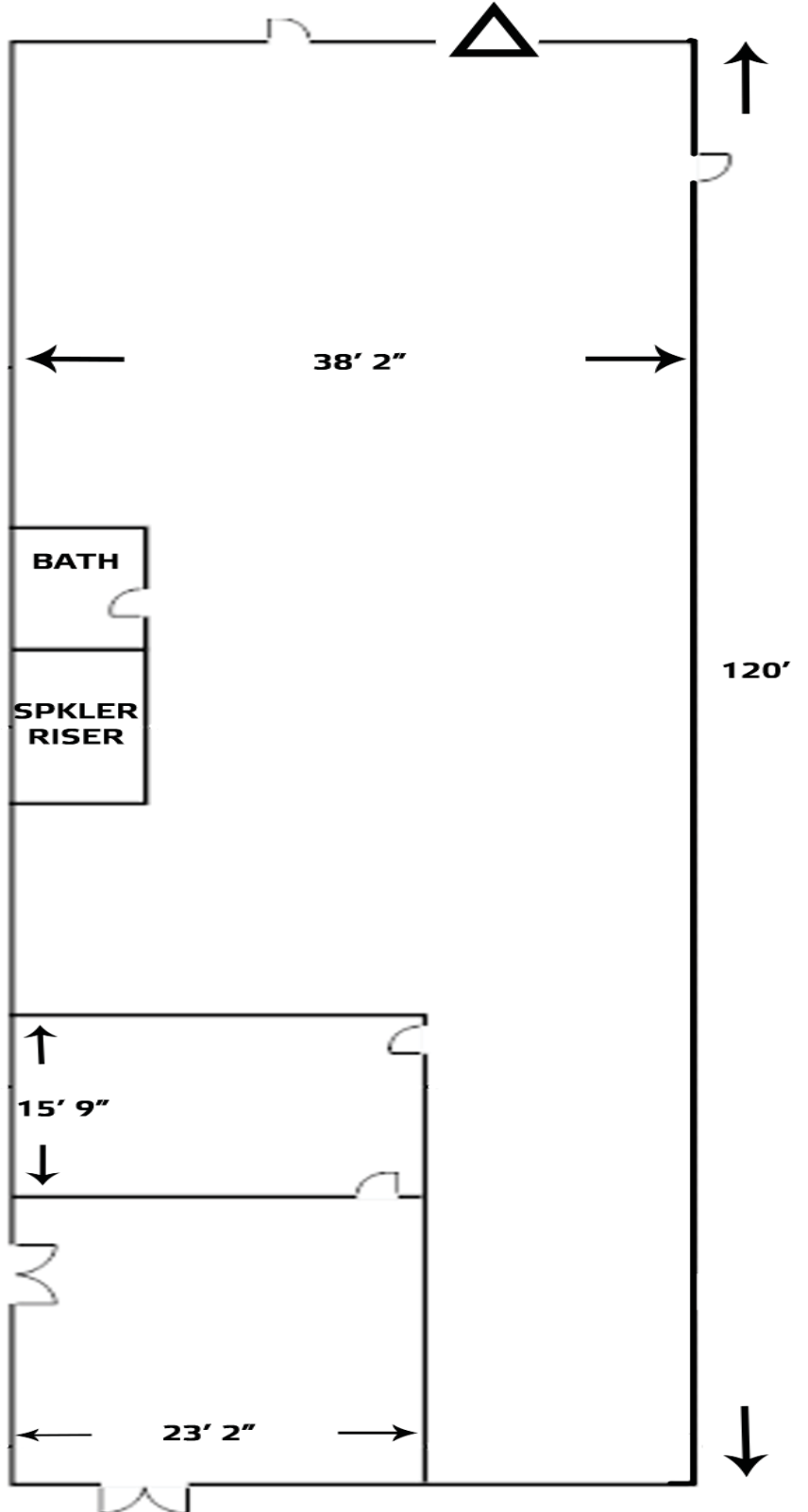
Amenities

- End Cap Unit with Showroom
- 900 SF Office & One bathroom
- Utility Sink in Warehouse
- Interior Water Line with 3 Spickets
- Existing Air Compressor Line
- Multiple Electrical Outlets in Place
- Phone lines & Ethernet Cabling in Place

Site Plan



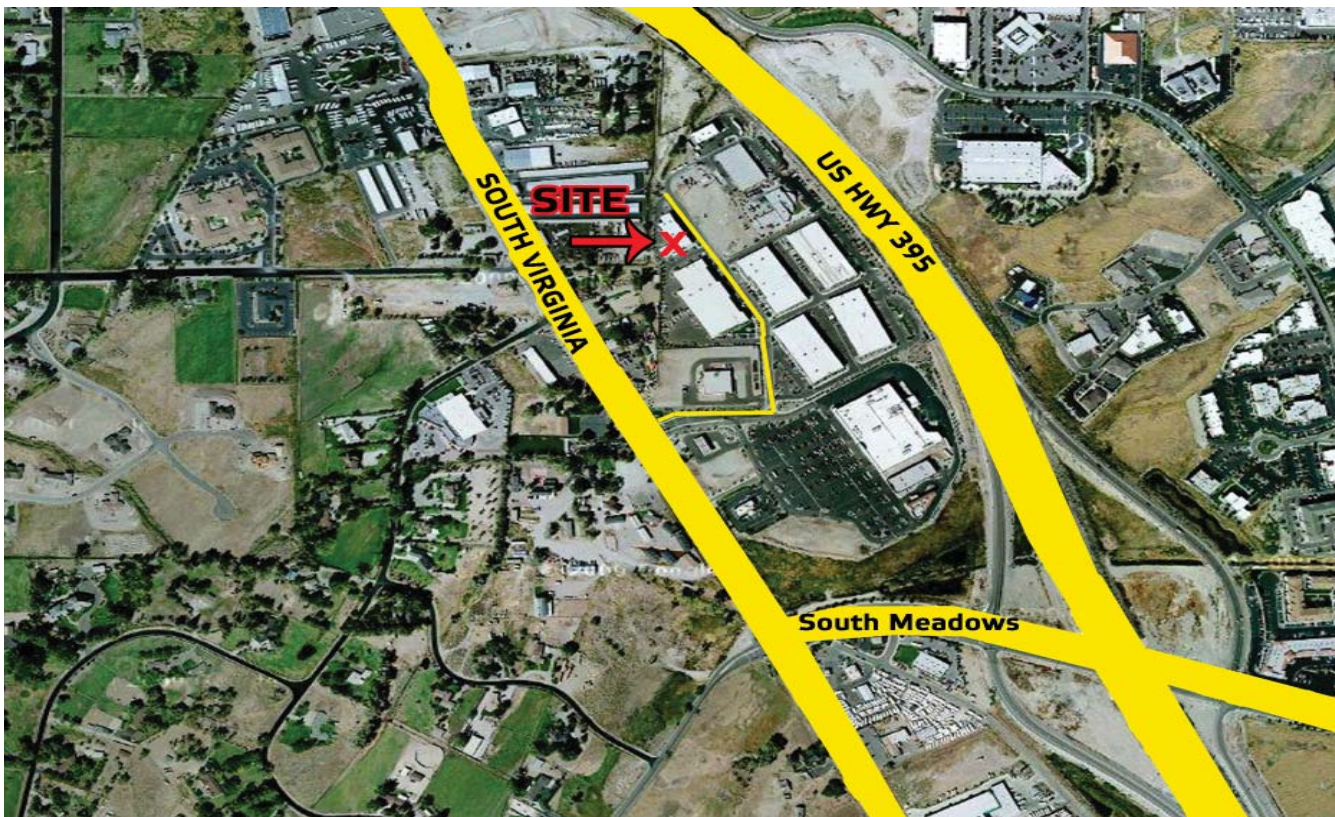
Floor Plan



Description of Area & Maps

- Located in Foothill Commerce Center near high traffic anchored shopping centers in South Reno
- Easy access from Hwy 395 and S. Virginia St major arterials

**MOTIVATED
BRING OFFERS**



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