



Excellence in Industrial Real Estate

Unique Commercial/Industrial Building For Sale \$2,200,000



701 East 4th St, Reno, NV

- 35,000 SF
- High End Property in Re-Development area of Reno
- Three stories of Newly Renovated Space
- One of a Kind Location
- Warehouse & Yard Space Available
- Versatile Zoning and Use

Amenities

- Office areas strategically placed throughout the interior
- Business for Sale is a possibility
- Historical designation being researched
- Zoning MUDR
- 4x10 Walk In Safe

Specifications

- Three Story Building
- 35,000 Sf Total
- 15,000 SF First Floor Showroom, 15,000 Second Floor renovated Showroom, 5,000 Sf basement area
- Large Freight Elevator
- Dock High Loading onto the First Floor
- Five Exterior Doors
- Sprinklered, capacity (TBD)
- Skylights
- City Sewer, gas, water and power

Historical Value

In 2007, The City of Reno Historical Resources Commission, awarded Ed and Susan Scalzo the Historic Preservation Award in the Commercial building category, for their preservation of 701 E 4th Street. Their work has been recognized with the highest accolade awarded to the preservation of a historic structure in Reno. 701 E 4th Street is the second oldest Commercial building in the City of Reno, the first being unoccupied. This property is quite unique, it is a treasure to the Reno landscape.



Building Pictures



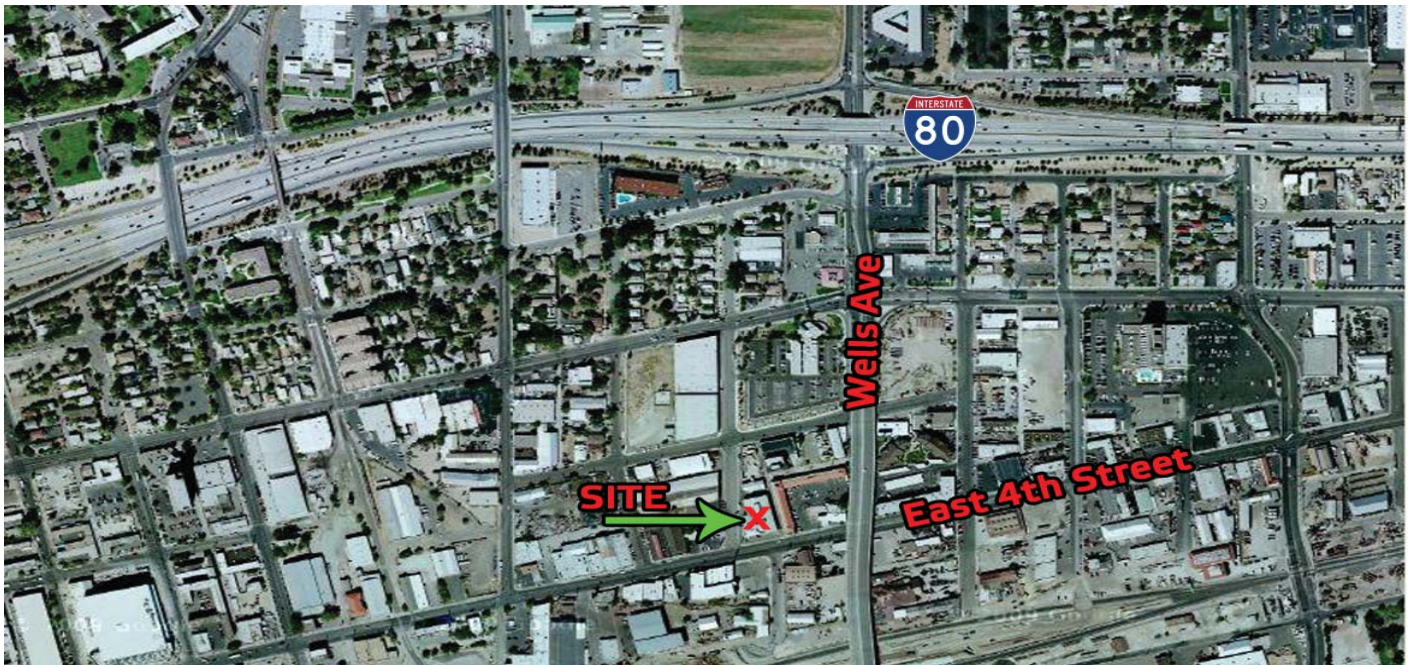
Warehouse & Yard

- 2500 Sf warehouse on parcel
- 2 - 12x10 Roll-Up Doors
- Yard and Storage Area
- Fully Fenced



Description of Area & Maps

- Centrally Located in Reno
- Near Downtown & Renown Hospital
- Close to Main arterials I-80 and US 395
- New Development Area
- Close to Reno Aces Baseball Park and New RTC Center



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