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*Excellence in Industrial Real Estate*

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**8,140 - 24,882 SF For Sale & Lease**  
**Lease - \$0.60/Mo./NNN Sale - \$2,790,000**



**350 South Rock Blvd, Reno, NV**

- Solar System Supplementing Power from Grid
- 27,324 SF Paved Fenced Yard with Lighting Available
- Sand - Oil Separator
- Perfect Owner User Investment w/\$14,000/Mo. Income & Long Term Church Tenant in 16,000SF



## Features

- 27,324 SF Paved Yard + Lighting (Exclusive use of yard not included in lease rate)
- Located on Major Arterial Street with 16,500 Cars Daily
- Solar Carport Supplementing Power from Grid
- Office Space Includes 5 Private Offices, Reception Area, Kitchen, and Bathrooms

## Specifications

- Wash Drain w/ Sand-Oil Separator
- Wash / Paint Bay
- 3 Drive - In Doors
- .20/1490 Sprinkler System
- 400A/208V/3PH
- 1,800 SF of Office Space within Suite 200
- Approximately 30 Parking Spaces Available
- 18' Clear Height

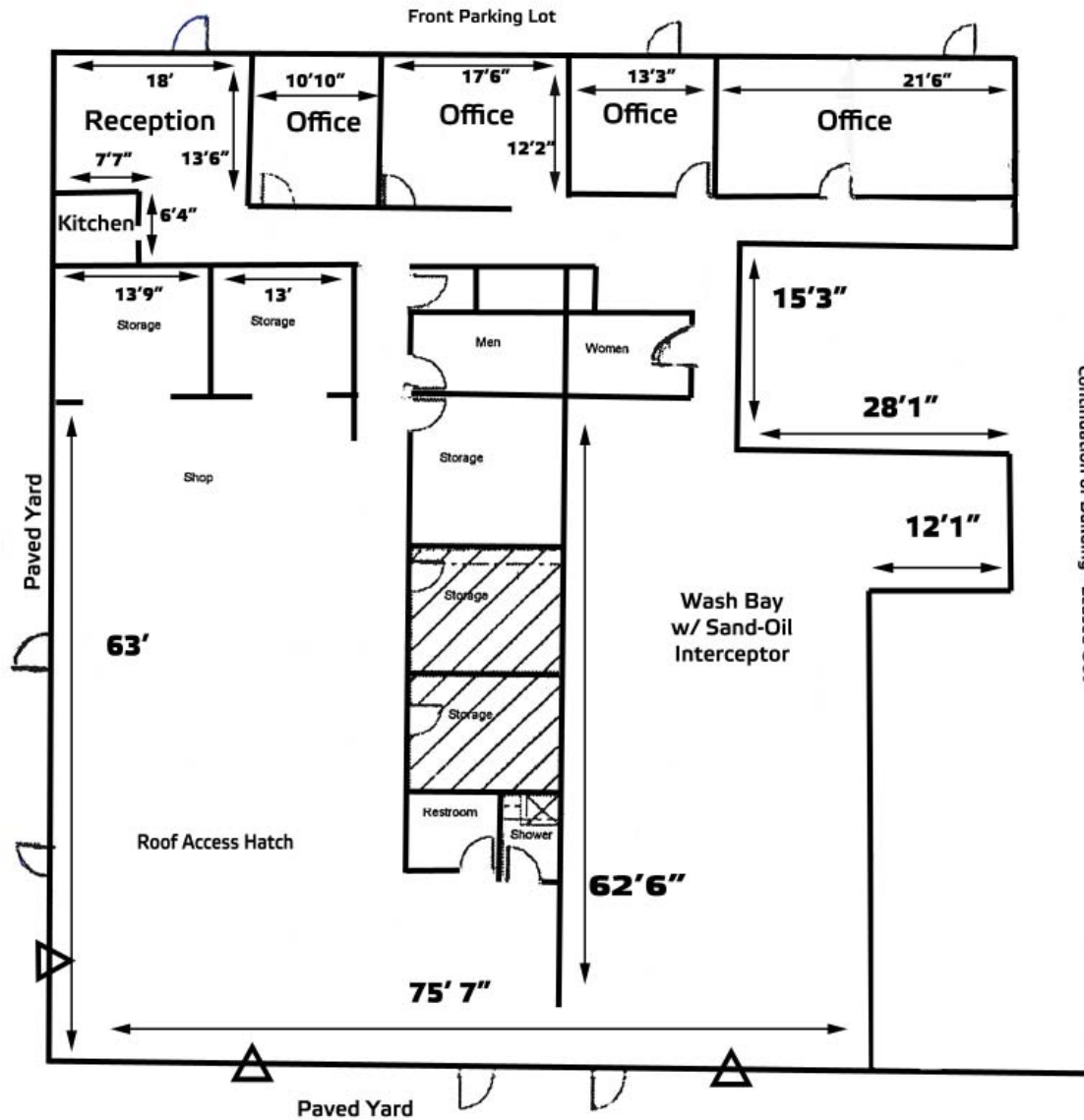
## Benefits & Advantages

- Excellent "First Impression" business location
- Grow your business and expand your space without relocating
- Quick access to public/private flight terminals
- Reduced energy consumption with solar carport
- Large trucks and equipment able to enter through 14X14 grade level doors
- Maximize use of floor space with ability to rack 18' high



Floorplan

350 South Rock Blvd Suite 200 Reno NV



## Description of Area & Maps

- Close Proximity to Reno-Tahoe International
- Very Easy Access From McCarran to I-80 & US 395



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