

41,010 SF INDUSTRIAL WAREHOUSE

4950 JOULE STREET, SUITE A | RENO, NEVADA

FOR SUBLEASE - \$0.35 PSF/MO. NNN



FEATURES

- Sublease space - flexible terms available
- Immediate availability
- Centrally located in the desirable Airport submarket of the Reno /Sparks industrial area
- Large, fenced yard space
- Expandable to 74,610 SF

SPECIFICATIONS

- \$0.35 PSF/mo. NNN
- Estimated OPEX: \$0.09 PSF/mo.
- ±41,010 square feet
- ±5,200 square feet office + ADA restrooms with showers
- APN: 012-316-30
- 3 dock high doors
- 1 drive-in door (8' x 8')
- 20x50' column spacing
- 22' clear height
- .45/2500 sprinkler rating per sprinkler riser
- Skylights
- Reznor warehouse heaters
- T-8 lighting
- 600A /480V 3-phase power (to be verified)
- 100KW /hr. grid tie solar system on roof

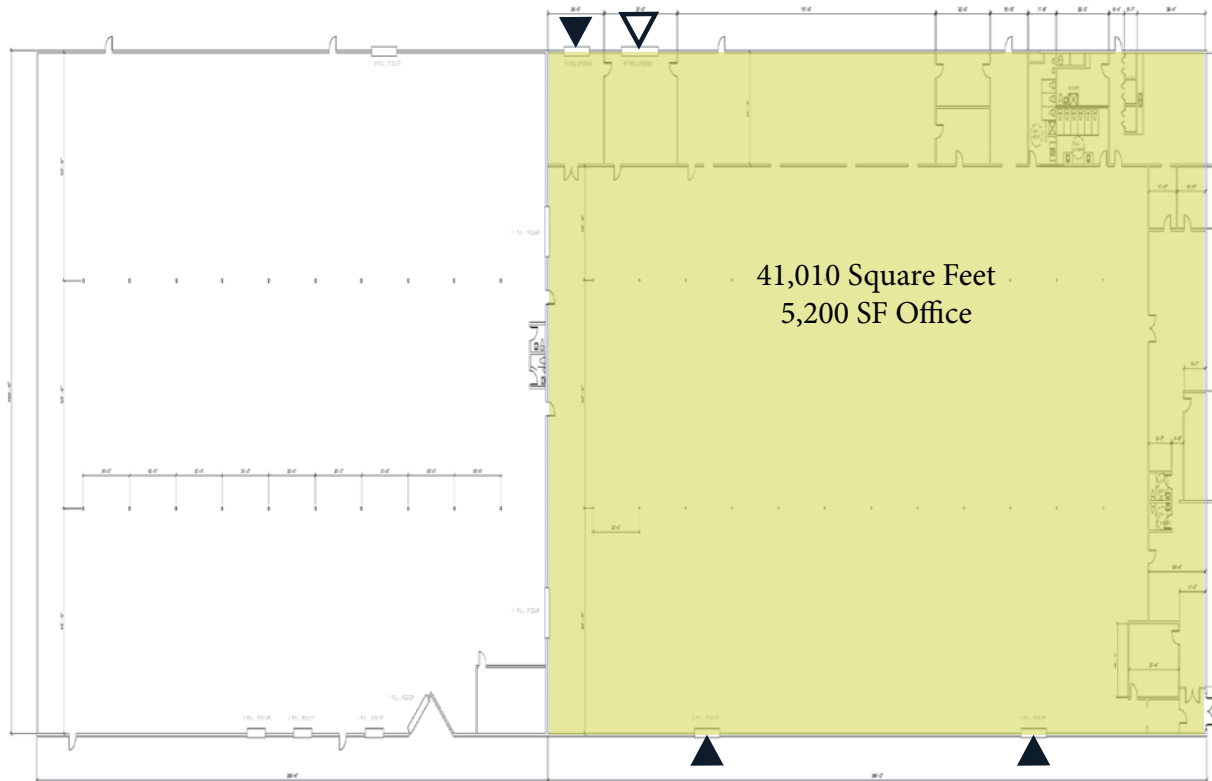


FOR MORE
INFORMATION
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AREA DESCRIPTION

- Centrally located in the desirable Airport submarket of the Reno /Sparks industrial area
- Close to main arterials, Interstate 80 and Interstate 580/US 395
- On bus route and close to labor pool

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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