

16,224 SF INDUSTRIAL / MIXED USE BUILDING

2730 E. 4TH STREET | RENO, NEVADA

FOR LEASE - \$0.79 PSF/MO. NNN



FEATURES

- Freeway visibility from Interstate 80, the main east-west arterial in northern Nevada
- Fully fenced and secured paved parking area plus additional fenced 5,000 SF yard
- 328' of 4th Street frontage
- Modern office buildout with open loft, retail /showroom, reception area, conference room, and private offices

SPECIFICATIONS

- For Lease: \$0.79 PSF/mo. NNN
- OPEX Estimate: \$0.10 PSF/mo.
- 16,224 sq. ft. (divisible to 8,085 SF)
- 3,024 sq. ft. office
- Five (5) 12' x14' drive-in doors
- Column spacing: clear
- Located on 0.86 acres
- 25' clear height
- .33 /3000 sprinkler rating
- 600A /480V 3-phase power - to be verified
- Zoned Mixed Use (MUE4 - Mixed Use East 4th Street Transit Oriented)

FOR MORE
INFORMATION
(775) 828-4665

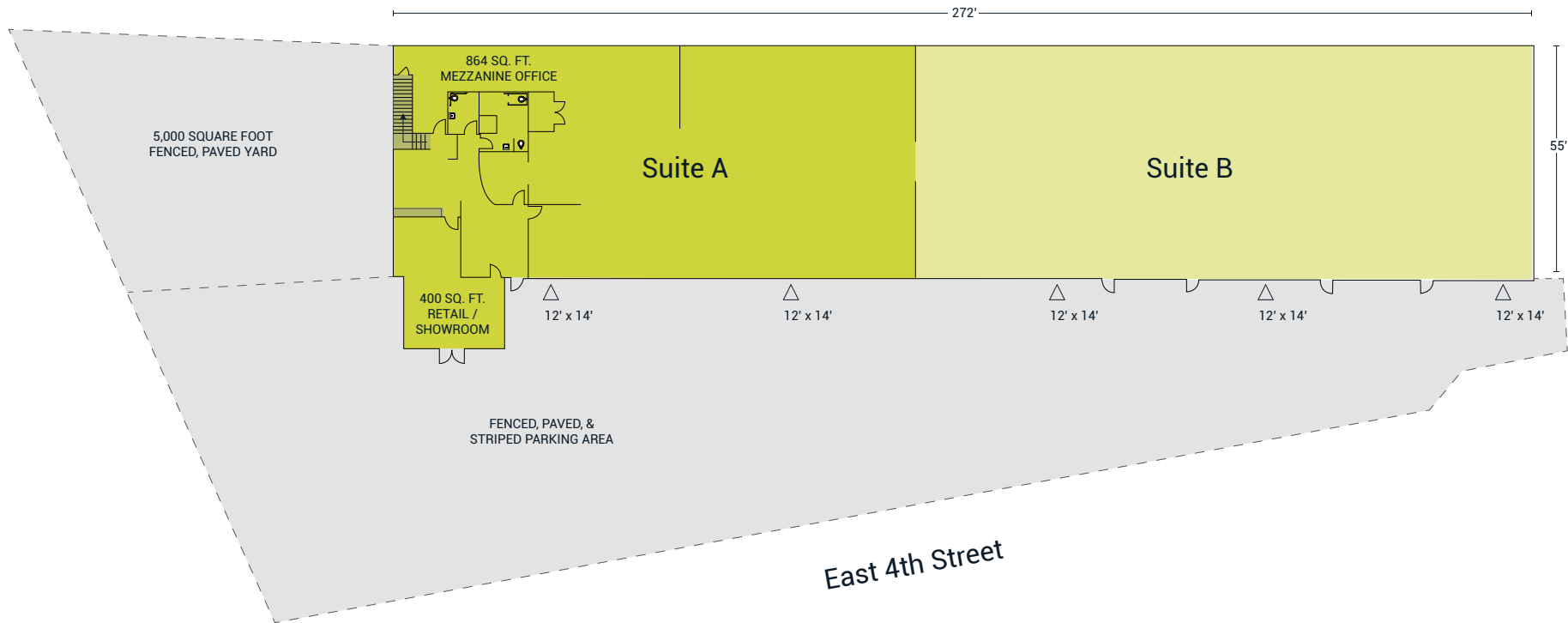
Ali Forma
Associate | (603) 498-9006
ali@mipnv.com

Beki Dobson
Associate | (775) 830-4428
beki@mipnv.com

Miller Industrial Properties
1485 Southern Way
Sparks, Nevada 89431



2730 E. 4TH STREET | RENO, NEVADA



2730 E. 4th Street, Suite A & B

- 16,224 square feet
- 3,024 SF office
- Asking Rate: \$0.79 PSF/mo. NNN
- Five (5) drive-in doors
- 5,000 SF fenced, paved yard
- Dimensions: 55' x 272' + 400 SF popout

2730 E. 4th Street, Suite A

- 8,139 square feet
- 3,024 SF office
- Asking Rate: \$0.97 PSF/mo. NNN
- Two (2) drive-in doors
- 5,000 SF fenced, paved yard
- Dimensions: 55' x 125' + 400 SF popout

2730 E. 4th Street, Suite B

- 8,085 square feet
- Build-to-suit office with ADA restroom
- Asking Rate: \$0.79 PSF/mo. NNN
- Three (3) drive-in doors
- Dimensions: 55' x 147'

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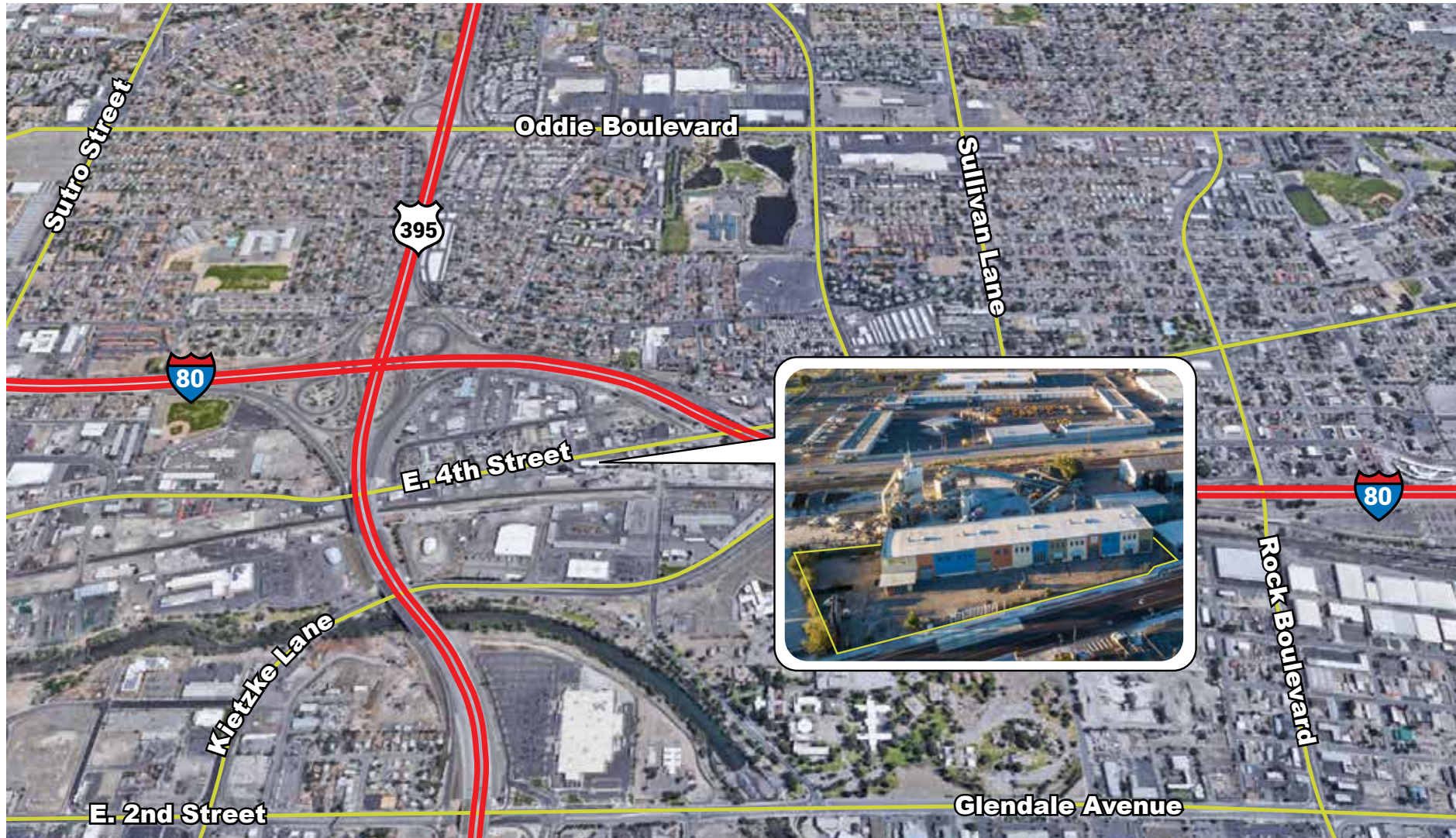
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AERIAL



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AREA DESCRIPTION

- Centrally located in the Reno, Nevada - just minutes from neighboring Sparks, Nevada
- Immediate access to Interstate 80, Interstate 580/US 395 and E. 4th Street
- On bus route and close to labor pool
- Located on the 4th Street Redevelopment Corridor

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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