

+1.08 ACRES MIXED USE LAND

NEC N. MCCARRAN BOULEVARD & W. 4TH STREET | RENO, NEVADA

FOR SALE - \$1,000,000.00 (\$21.11 PSF)



FEATURES

- Monte Vista Village - Lot 8
- Excellent visibility location in high quality office park
- Vacant lot with plans for office building available
- One of only four vacant lots available
- Ideal location for medical, dental, insurance or professional office
- Easy freeway access and site access from both N. McCarran Blvd and W. 4th Street

SPECIFICATIONS

- +1.0874 acres / + 47,367 sq. ft.
- APN: 400-130-01
- Architectural drawings available for office building
- TMWA reports 3.5 acre feet of water rights
- Utilities in the street - TMWA, NV Energy and AT&T
- Staff review only for building permit - owner reports the basic civil engineering is complete on the entire project with PD handbook in place
- Zoned Multi-Use (MUW4)



FOR MORE
INFORMATION
(775) 828-4665

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Miller Industrial Properties
1485 Southern Way
Sparks, Nevada 89431



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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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