

FOR LEASE
INDUSTRIAL BUILDINGS

**5,092 - 10,185 SF
Available**

in the Tahoe Reno Industrial Center, the world's largest industrial park. Space and buildings are in excellent condition and are ready for immediate occupancy.



Lease Rate - \$0.35/sf/month NNN

Building 2:

222 E. Sydney Drive, Suite B

Size : 6,880 SF
Doors : 2 Grade Level (12'x14')
Office Space : Built to Suit
Outside Storage : Yes, fenced
CAMs (Estimated) : \$0.17/SF/Mo.
Power : 277 V, 600 Amp
Parking : 17 Spaces

Building 4:

236 E. Sydney Drive

Size : 10,185 SF (can be split)
Doors : 4 Grade Level (12'x14')
Office Space : Built to Suit
Outside Storage : Yes
CAMs (Estimated) : \$0.17/SF/Mo.
Power : 277 V, 600 Amp
Parking : 23 Spaces



COMMERCIAL PARTNERS
OF NEVADA

Commercial Real Estate Services

5310 Kietzke Ln | Ste 204 | Reno, NV

T [775]329-4000 F [775]329-8526

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All information is deemed accurate but is not guaranteed. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Tahoe - Reno Industrial Center

McCarran, NV



- **Location:** 12 miles east of Reno on I-80.
- **Address:** 222-236 E. Sydney Drive
- **Use:** Light Industrial
- **Age:** Built in 2007-2008
- **Construction:** Steel frame with insulated metal exterior and roof.
- **Sprinkler Capacity:** .33/3000
- **Clear Height:** 22'
- **Floors:** 6" Reinforced
- **Skylights:** 1%
- **Gas fired heaters**
- **50' paved concrete apron behind building**
- **Outside storage**

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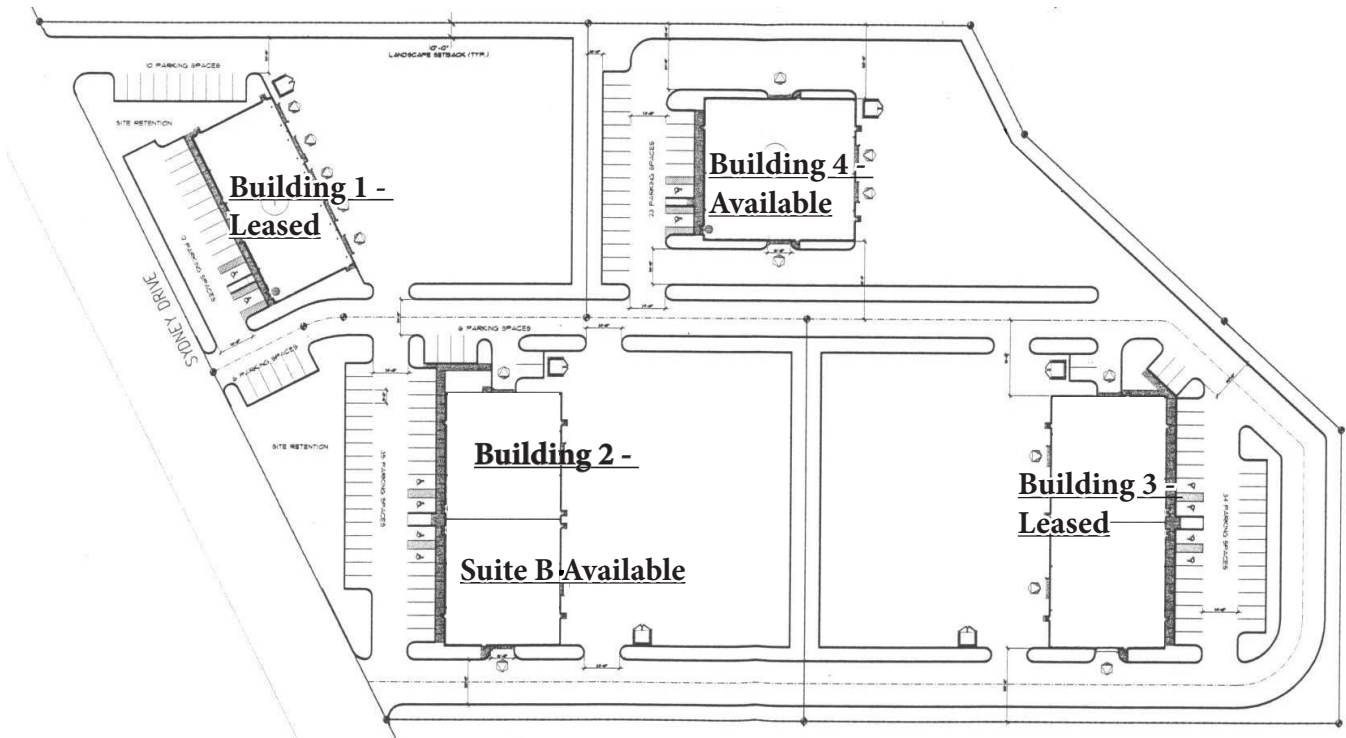
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SITE PLAN



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