

BANK OWNED

FOR SALE INDUSTRIAL BUILDINGS

This property includes four separate buildings available for sale. One of the four buildings is currently occupied and three are vacant. Each building can be divided for two tenants and includes ample outside storage and parking. Excellent opportunity for owner/user, or investment in the largest industrial site in the world, the Tahoe Reno Industrial Center.



Purchase Price - \$2,000,000.00

- Location: 12 miles east of Reno on I-80.
- Address: 222-236 E. Sydney Drive
- Building Size: Bldg 1 - 7,810 SF
Bldg 2 - 13,760 SF
Bldg 3 - 13,760 SF
Bldg 4 - 10,185 SF
Total - 45,515 SF
- Land Size: 7.5 Acres
- Assessors Parcel: 05-071-22
- Use: Light Industrial
- Age: Built in 2007-2008
- Taxes: \$42,742.41 for 2010/2011
- Construction: Steel frame with insulated metal exterior and roof.
- Sprinkler Capacity - .33/3000
- Gas fired heaters
- Clear Height - 22'
- Grade level doors - 4 per building (12' x 14')
- 6" Reinforced concrete floors
- Skylights 1%
- 50' paved concrete apron behind building
- Outside storage

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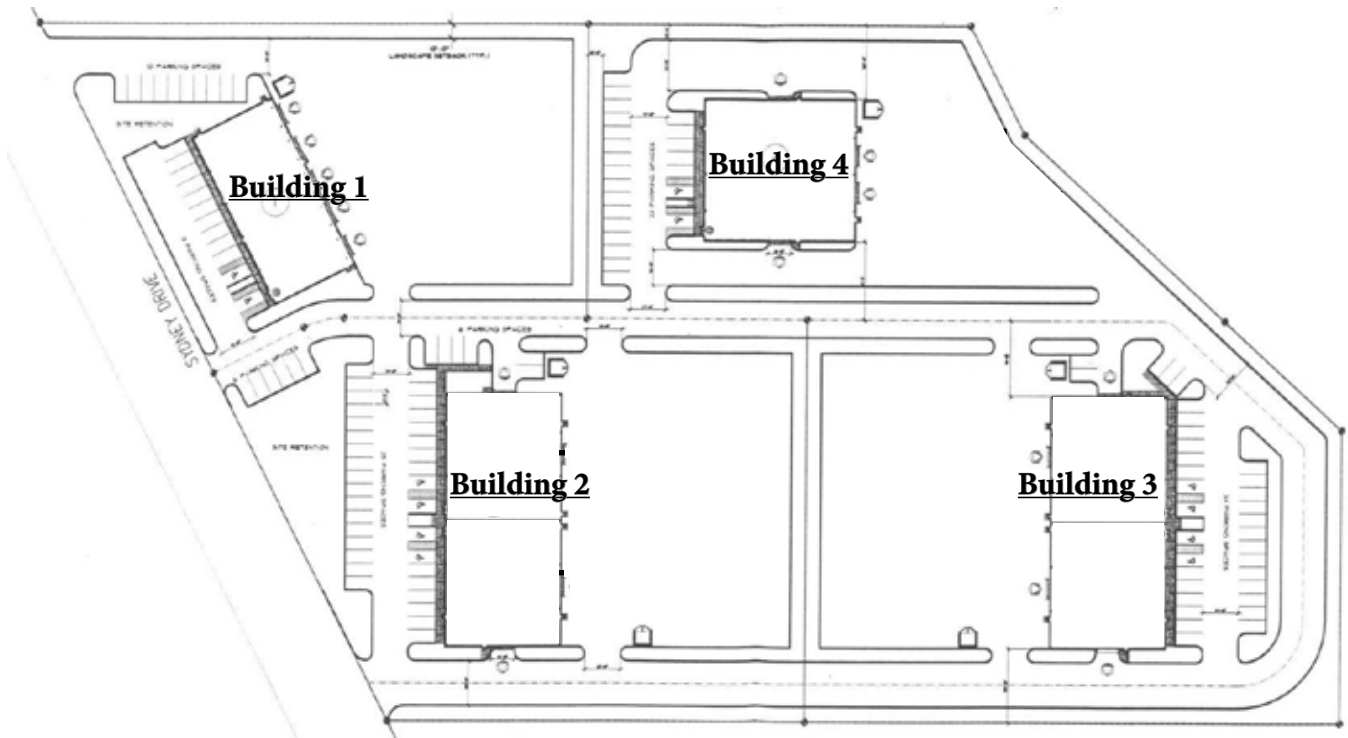
All information is deemed accurate but is not guaranteed. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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INDUSTRIAL BUILDINGS



SITE PLAN



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Tahoe - Reno Industrial Center

McCarran, NV



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FOR SALE

INDUSTRIAL BUILDINGS

Building 1 Lease:

230 E. Sydney Drive

Lessee : Boart Longyear
Size : 7,810 SF
Office Space : 816 SF
Site Area : 1.533 Acres
Lease Term : 3 years (7/1/2011 - 6/30/2014)
Base Rent : Year 1 \$2,733.50/mo.
(NNN) Year 2 \$3,124.00/mo.
Year 3 \$3,514.00/mo.
CAMs : \$0.17/SF/Mo. (Paid by Tenant)
(Estimated)
Power : 277 V, 600 Amp
Parking : 22 Spaces

Building 2 Vacant:

222 E. Sydney Drive

Size : 13,760 SF
Divisible to : 6,880 SF
Office Space : 945 SF
Site Area : 2.19 Acres
CAMs : \$0.17/SF/Mo.
(Estimated)
Power : 277 V, 600 Amp
Parking : 34 Spaces

Building 4 Vacant:

236 E. Sydney Drive

Size : 10,185
Office Space : None
Site Area : 1.54 Acres
CAMs (Estimated) : \$0.17/SF/Mo.
Power : 277 V, 600 Amp
Parking : 23 Spaces
Office : Build to Suit

Building 3 Lease:

224 E. Sydney Drive

Lessee : Old Castle Precast
Size : 13,760 SF
Office : 300 SF (TBV)
Space
Site Area : 2.23 Acres
Lease Term : 5 years (1/1/2007 - 12/31/2011)
Base Rent : Month 1 Free Rent
(NNN) Months 2 - 12 \$10,320.00/mo.
Months 13 - 24 \$10,629.60/mo.
Months 25 - 36 \$10,948.49/mo.
Months 37 - 48 \$11,276.94/mo.
Months 49 - 60 \$11,615.25/mo.

CAMs : \$0.17/SF/Mo. (Paid by Tenant)
(Estimated)
Power : 277 V, 600 Amp
Parking : 34 Spaces

Building 3 Sublease:

Sublessor : Old Castle Precast
Sublessee : NV Energy
Size : 6,880 SQFT
Office Space : None
Sublease Term : 2 years (12/15/2008 -
12/31/2011)
CAMs : \$0.17/SF/Mo. (Paid by Tenant)
(Estimated)
Base Rent : \$3,096.00/mo. (NNN)

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