

FOR SALE > INDUSTRIAL LAND

4855 Echo Avenue

RENO, NV | 89506

Colliers
INTERNATIONAL



FOR SALE

**4855 Echo Ave,
Reno, NV 89506**

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SALE PRICE: \$1,507,393.80

PRICE PER SF: \$2.50

APN: 086-143-06

Property Highlights

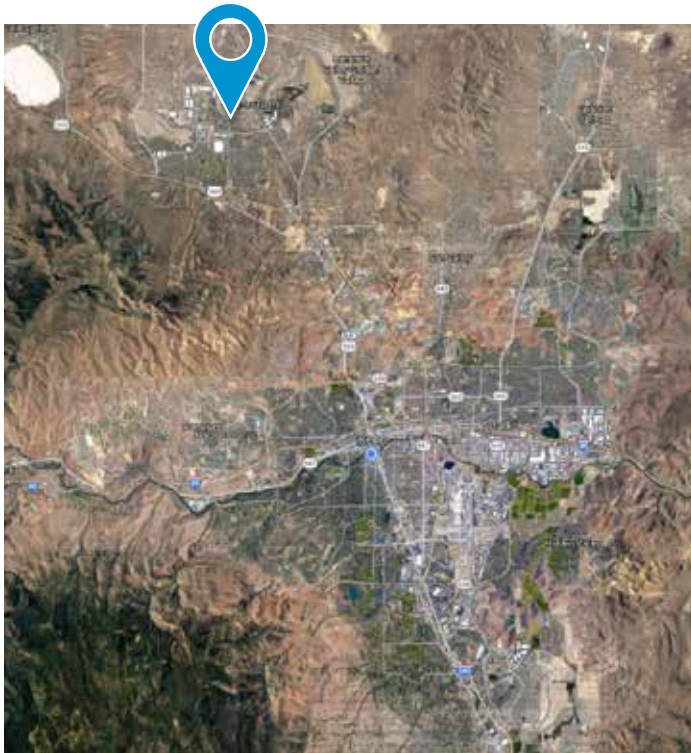
- > ±13.842 Acres
- > Zoned Public Facility
- > Flat Topography
- > Rectangular Shape
- > Can support up to 270,000 sf industrial facility
- > Utilities on site
- > Good location at the end of Military Road
- > Proven industrial area and submarket
- > Strong labor pools

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Property Overview

The North Valleys Submarket has proven to be very strong for industrial development. This parcel is almost a perfect rectangle which is very advantageous for 95% of industrial users and developers. At 680' x 890' this parcel allows a buyer to build up to a 270,000sf industrial building at a 45% coverage ratio. Water, sewer, and gas and electricity are on site.

Large Aerial Location



 4855 Echo Avenue, Reno 89506

Demographics

3mi radius	5mi radius	7mi radius
POPULATION		
28,098	37,666	67,283
HOUSEHOLDS		
9,174	12,524	22,003
MEDIAN HOUSEHOLD INCOME		
\$53,607	\$54,411	\$53,000

Submarket Aerial



> Contact Us



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