

SALE PRICE: \$1,250,000.00 - \$172.72 PSF

Investment opportunity

1225 Financial Boulevard is a single story, 7,237 square foot, freestanding office/industrial building located in the Airport Submarket of Southeast Reno. The building is well located on the corner of Financial Boulevard and Equity Avenue, just off of Mill Street, a main thoroughfare. Situated in a convenient location with easy access to I-580 and S. McCarran Boulevard and the soon to be completed Southeast Connector. There are 22 surface level parking spaces on the property and access to one 10' by 12' roll-up door. The property was built in 1999 and is situated on a 0.55 AC lot. It is zoned IG (Industrial Business) and allows for a variety of professional and industrial uses.

This is an excellent owner-user opportunity in the highly coveted Airport submarket of Southeast Reno. The property provides a unique layout of approximately 4,390 SF of office and 2,847 SF of warehouse. The building is heated and cooled throughout the warehouse and office areas and upgraded Fujitsu HVAC units have recently been installed in the warehouse portion of the building. The property includes upgraded finishes and has been well-maintained.

Property Highlights

- > 7,237 SF Free-Standing Flex Building built in 1999
- > Prime Airport-Industrial Location
- > Unique layout of approximately 4,390 SF of office and 2,847 SF of warehouse
- > Functional, open floor plan with work area, break room and private offices
- > Stained and polished concrete floors and nicely updated finishes
- > Newly upgraded exterior stucco, parking lot, and landscaping
- > Warehouse has one automated 10' x 12' grade level roll-up door
- > New HVAC units installed in the warehouse
- > Building heated and cooled throughout warehouse and office areas
- > Suitable for a variety of uses including office, R&D, Tech, service companies, or light manufacturing

PROPERTY AT A GLANCE

ADDRESS 1225 Financial Boulevard

Reno, NV, 89502

SQUARE FEET

7,237 SF

(4.390 Office & 2.847 Industrial)

SITE 0.55 AC (23,790 SF)

YEAR BUILT 1999

PARKING 1 stall per 329 SF

TYPE Office/Industrial

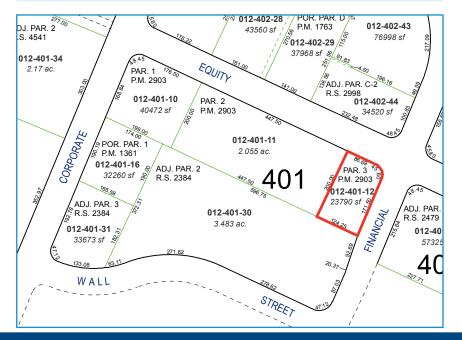
ROLL-UP DOOR (1) 10'x12' – Grade Level Door

POWER 480 Volt | 3-Phase

ZONING IB

CONSTRUCTION Wood Frame with Stucco

APN 012-401-12

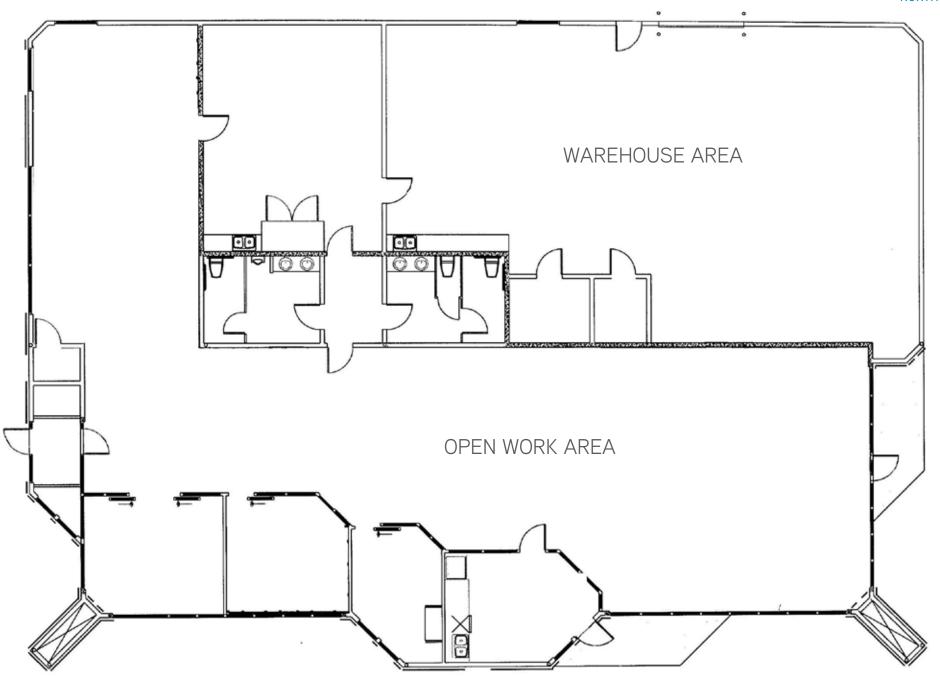


Property Location



1225 Financial Boulevard Floor Plan





Additional Property Photos











