

FOR SALE > INDUSTRIAL WAREHOUSE

# 96-114 Megabyte Drive

TAHOE RENO INDUSTRIAL CENTER | MCCARRAN, NV 89434



11,961± SQUARE FEET

**Price: \$1,302,850**

## Property Highlights

- > 11,961 SF warehouse
- > BTS office
- > 6,728 SF fenced yard
- > .33/3000 sprinkler system
- > 18' clear height
- > Warehouse heating
- > 200 amps, 208 3-phase power

## Investments Highlights

- NOI \$91,200 annual
- 7% Cap rate
- 2 yrs remaining term

This condo unit is located in the Tahoe/Reno Industrial Center, home to Telsa and Switch. This space is well suited for contractors and service companies and is being offered for sale as an investment property.

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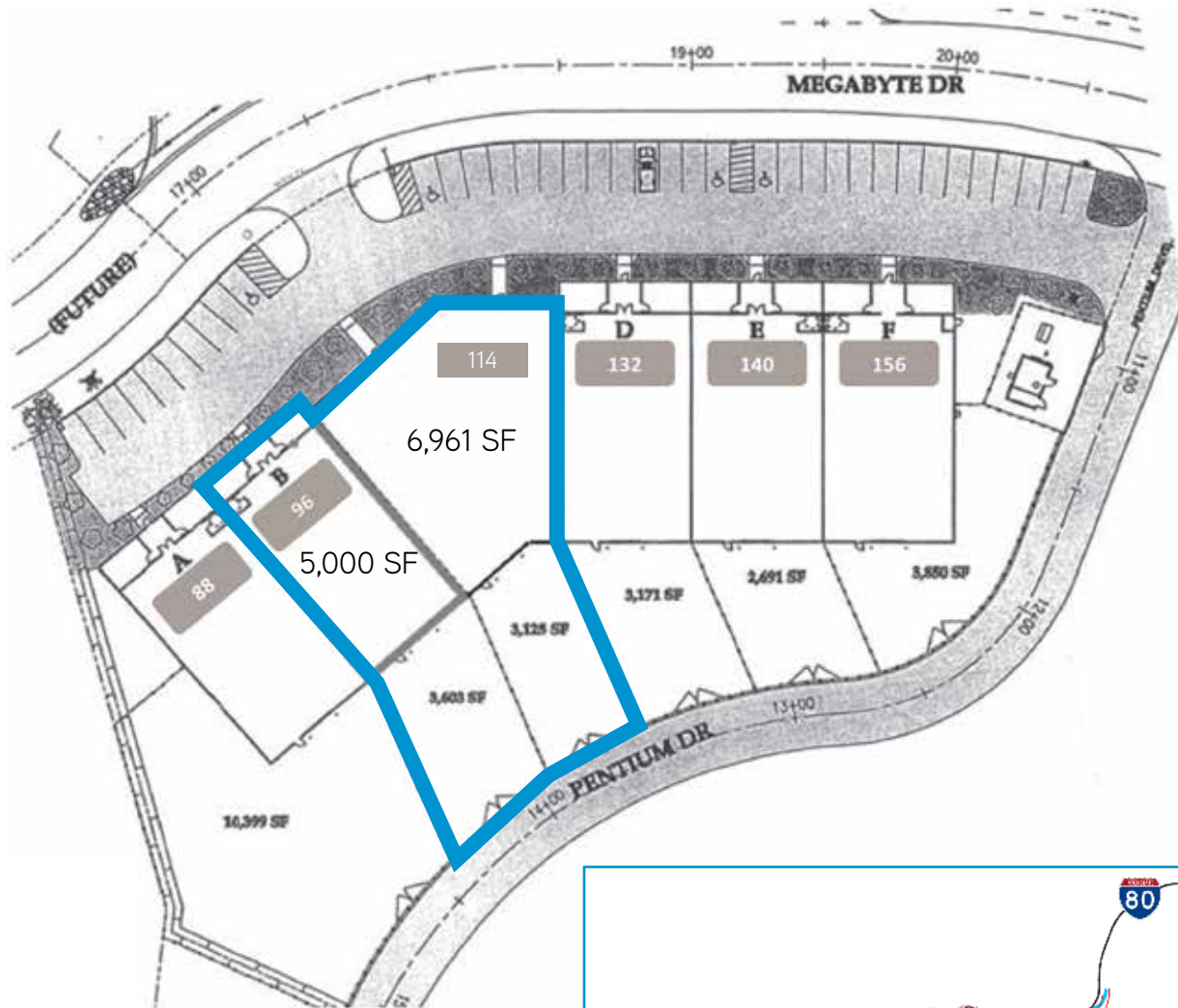
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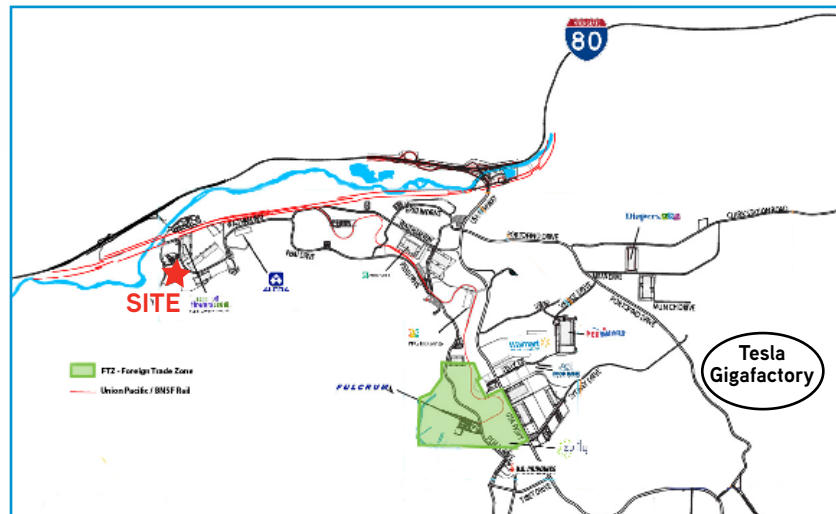
# 96-114 Megabyte Drive



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This property consists of 11,961 SF of contiguous space with 6,728 SF of fenced yard. Located on the western edge of the Tahoe Reno Industrial Center. This property is only minutes from Reno. Perfect for contractor use and anyone preferring proximity to Tesla or customers in Reno/Sparks area.



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