# FOR LEASE > 2365 Glendale Avenue



SPARKS | NV 89431



# TOTAL SIZE ±16,194 SF

# Lease Rate: \$0.65/SF/Month NNN (must lease entire site)

## **Property Highlights**

- > Central location
- > Immediate access to I-80 & Us 395
- > Good visibility & access on Glendale
- > Yard area can be fenced/secured
- > 0.81 acre lot

## Building 1

- > 8,004 SF total
- > 3,000 SF Showroom
- > HVAC
- > 4 Grade Level Doors 10'x12'
- > .2/1950 Sprinklers/Skylights
- > 250 amps 208v
- > 12' Clear Height

#### For more information, please contact: CHRIS FAIRCHILD, SIOR, CCIM Vice President +1 775 823 4662 Chris.Fairchild@colliers.com

## Building 3

- > 900 sf Showroom / Storage
- > HVAC Grade Level

## Building 2

- > 6,083 SF Warehouse
- > 22' Clear Height
- > 10'x14' Grade

## Building 4

- > Small house
- > 1,207 SF available
- > Great office



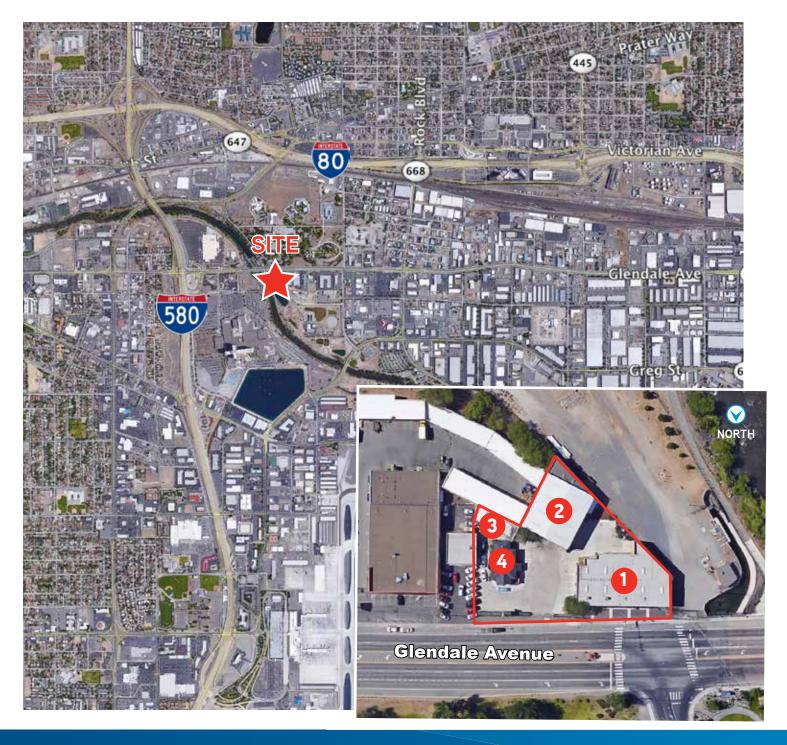


Colliers International 5520 Kietzke Lane, Suite 300 Reno, Nevada 89511 P: 775.823.9666 | F: 775.823.4699 www.colliers.com/reno

LANDON GONZALEZ Senior Associate +1 775 823 4663 Landon.Gonzalez@colliers.com

# FOR LEASE > 2365 Glendale Avenue

SPARKS I NV 89431



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019 All rights reserved.

Colliers International 5520 Kietzke Lane, Suite 300 Reno, Nevada 89511 P: 775.823.9666 | F: 775.823.4699 www.colliers.com/reno

Colliers

INTERNATIONA