

FOR SALE OR LEASE > OFFICE/FLEX SPACE

4930 Energy Way

RENO | NEVADA



RECENTLY REDUCED SALE PRICE!



NEW LANDSCAPING AND EXTERIOR PAINT!

AVAILABLE SPACE: 38,904± SF on 2.76 acres
SALE PRICE: ~~\$4,800,000~~ **NOW \$4,300,000**
LEASE RATE: \$0.80 /SF NNN

The expenses of the property are limited to property tax, approximately \$33,000 per year, insurance, approximately \$4,800 per year, and utilities. The average utility bill when Washoe County was occupying the building was \$4,500 per month. The landscaping was replaced with xeriscape recently so landscaping costs/maintenance is very minimal. The total operating expenses, once water, sewer, trash and other costs are factored in, remain low.

BUILDING FEATURES:

- > 38,904 square foot, free-standing, single level building for lease.
- > Zoned Industrial Commercial (IC).
- > Located in the Airport Submarket with easy access to Reno Tahoe International Airport.
- > Building was formerly used by Washoe County's Department of Water Resources.
- > The building is mostly office space with warehouse space (24,120 sf office & 14,784 sf warehouse with 1,600 sf of exterior covered area that is not included in the square footage). The layout includes a many private offices, open bull pen space, conference rooms, break area, testing labs, R&D space, storage, warehouse storage space, garage and secured storage outside.
- > The building has roll-up doors and a loading dock.
- > The property can accommodate up to 220 parking spaces (5.65:1000) or yard space.
- > Possible ingress/egress at rear of the property via Brookside Court for an additional access point.
- > Power is 1600 amps and 480 volts.

For more information,
please contact:

Reno Office Services

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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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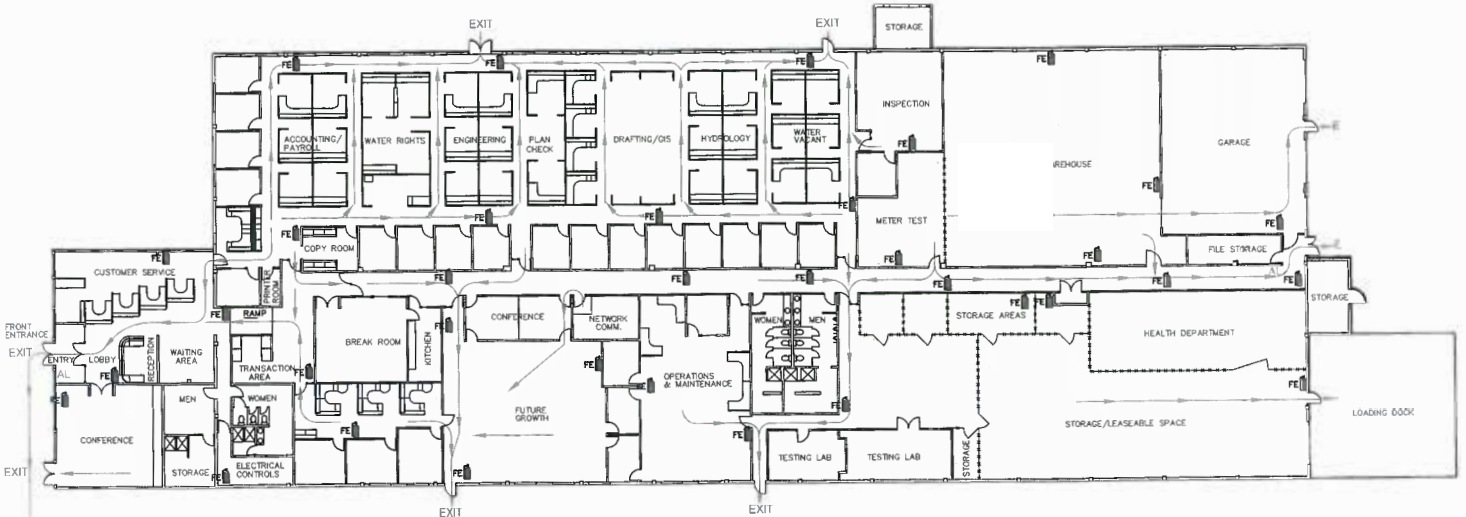
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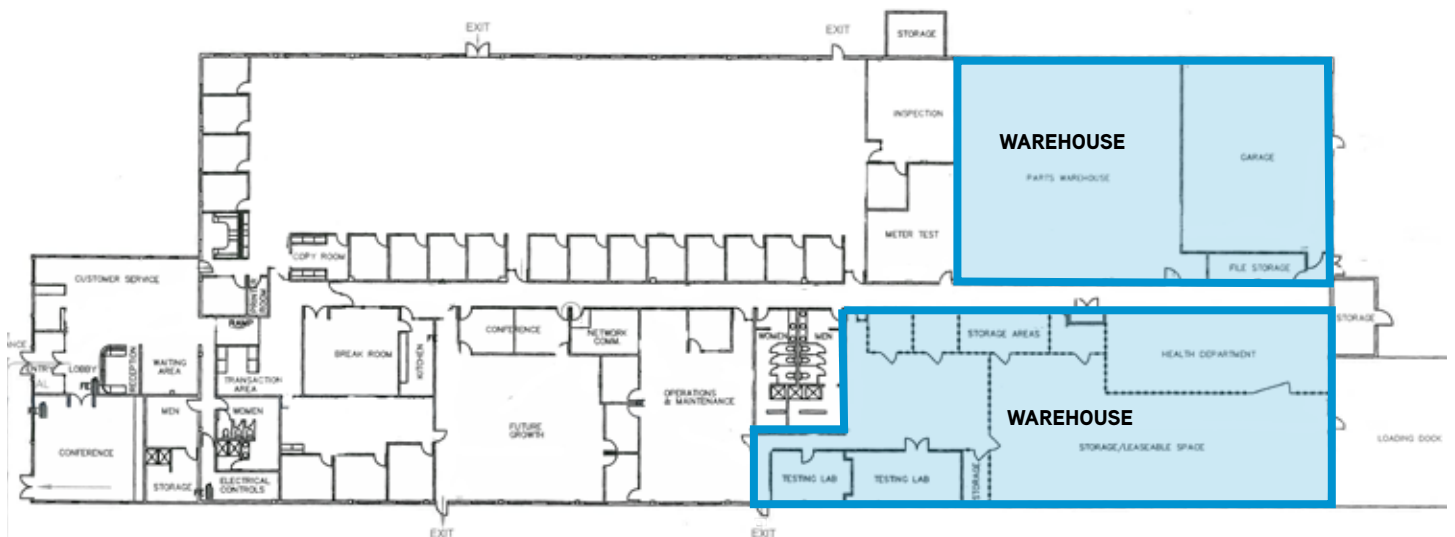


FLOOR PLAN

ENTIRE BUILDING AVAILABLE - 38,904 SF



FLOOR PLAN SHOWING FURNITURE LAYOUT



FLOOR PLAN WITHOUT FURNITURE

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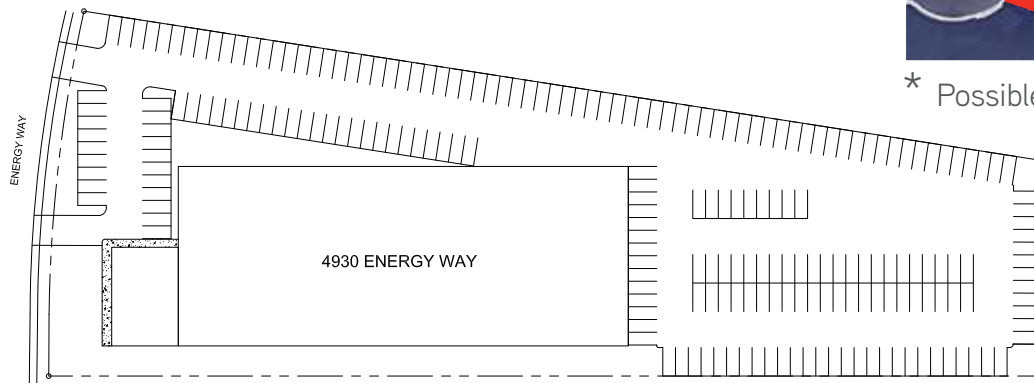
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AERIAL



* Possible 2nd ingress/egress



APPROX. 220 PARKING SPACES

POTENTIAL PARKING LOT
(NOTE: LANDLORD WILL STRIPE PARKING LOT PER TENANT'S REQUEST OR KEEP IT AS YARD SPACE)

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