

FOR LEASE > UPSCALE INDUSTRIAL/OFFICE BUILDING

3663 Barron Way

RENO, NV | 89511



FOR LEASE

**3663 Barron Way,
Reno, NV 89502**

MELISSA MOLYNEAUX, SIOR, CCIM
Senior Vice President
Executive Managing Director
+1 775 823 4674
Melissa.Molyneaux@colliers.com
NV Lic BS.0144599

CHRIS FAIRCHILD, SIOR, CCIM
Vice President
+1 775 823 4662
Chris.Fairchild@colliers.com
NV Lic S.0071829



Entire Building For Lease:

34,000 SF consisting of 9,900 SF of class A office space and 24,100 SF of warehouse space situated on a 4.13 Acres

Rental Rate: \$0.82/sf/mo NNN

(Based on \$0.60/sf/mo NNN for warehouse and \$1.35/sf/mo NNN for office)

Building Highlights

- > ±34,000 SF total flex building on 4.13 Acres
- > Includes ±9,900 SF of class A office space
- > Warehouse space expandable by ±27,000 SF
- > Building Construction: Concrete tilt-up, stucco finish
- > High-end finishes
- > Energy star rated construction

Office Features

- › 14 private offices plus lab space, showroom, conference rooms and storage
- › Large showroom that can be used in numerous ways - conference or training, cubicles, lab, processing, and more
- › High-end finishes
- › Energy star rated construction
- › High ceilings and ample natural light provide an inviting environment
- › T-5 lighting
- › Bathrooms and kitchen feature to of the line luxury finishes
- › Large storage area only accessible from the exterior

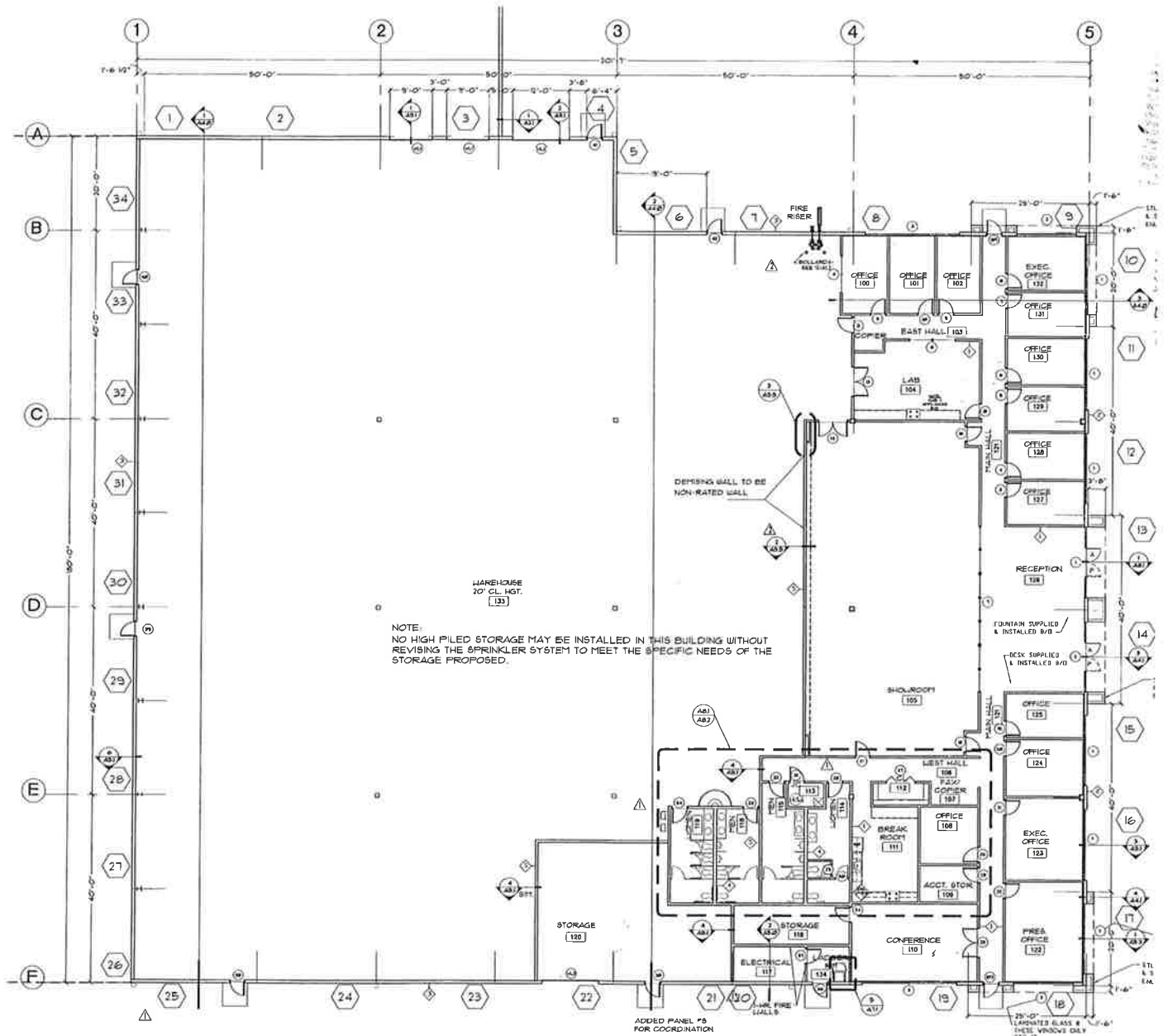
Building Details

- › **APN:** 164-352-26
- › **Zoned:** Industrial Commercial (IC)
- › **Year Built:** 2007
- › **Clear Height:** 22'
- › **Doors:** 2 Dock High, 2 Drive-in. Additional doors can be added
- › **Power:** 2,000 Amps | 208 Volt | 3-Phase
- › **Parking:** 50 spaces with space for additional car parking
- › T-5 lighting

Property Oblique



Floor Plan



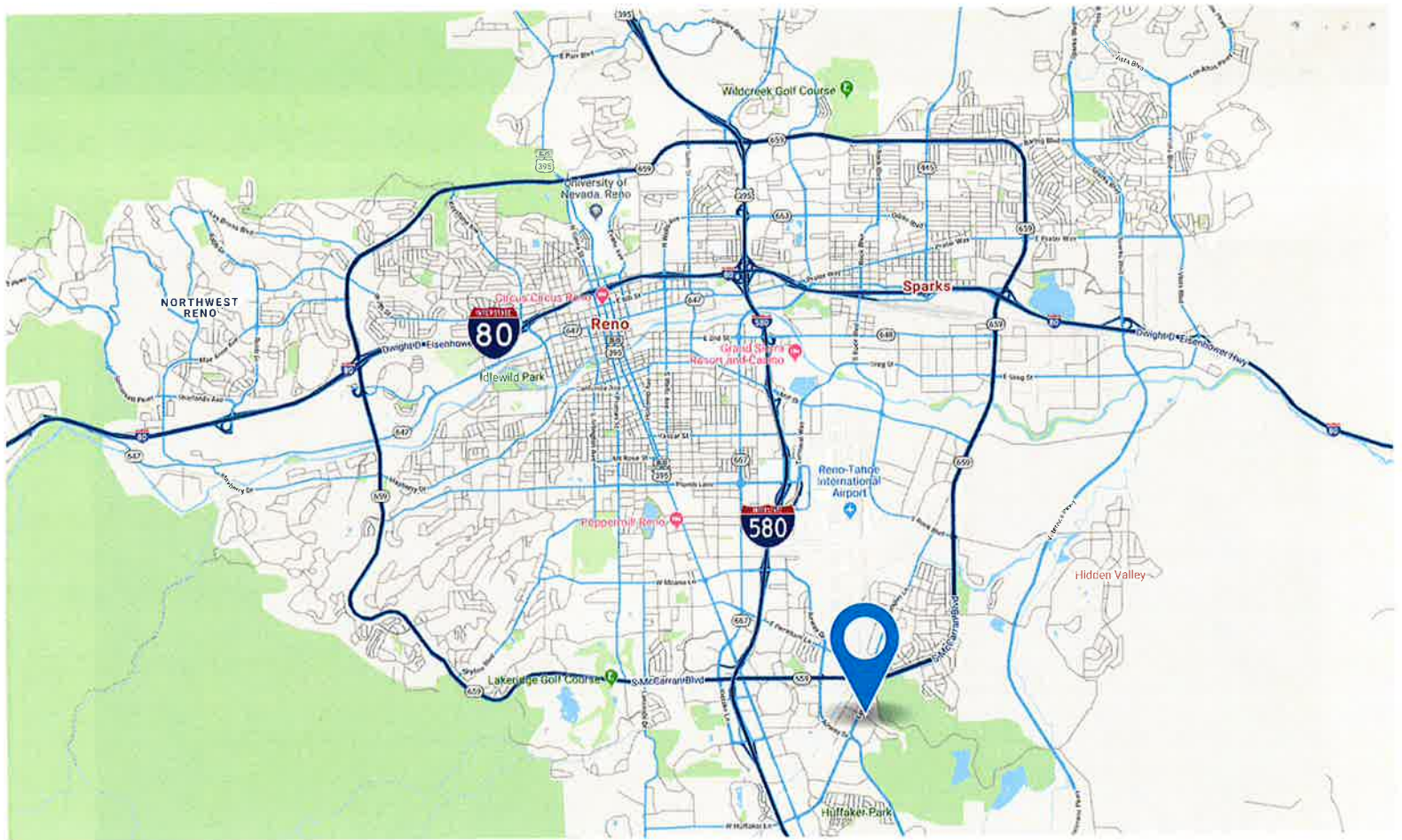


Oblique Featuring Dock and Drive-in Doors



Aerial





 3663 Barron Way, Reno, NV 89511

> Contact Us



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COLLIERS INTERNATIONAL

RENO

5520 Kietzke Lane, Suite 300
Reno, Nevada 89511

P: 775.823.9666 | F: 775.823.4699

Colliers.com/Reno



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