

OFFICE / WAREHOUSE BUILDING FOR SALE

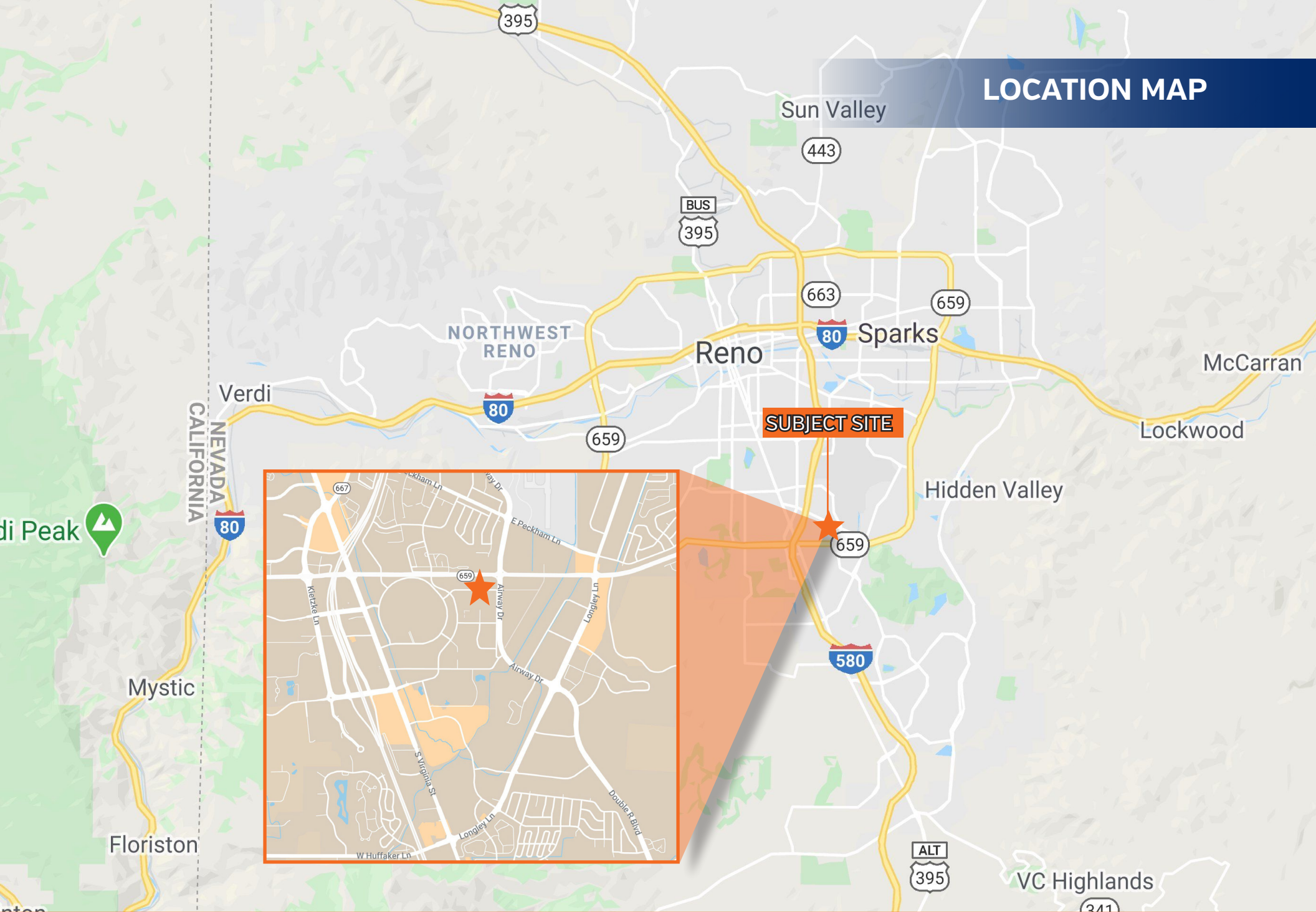
5875 Tyrone Road

Owner/User Office with
Excess Development Land

5875 TYRONE ROAD, RENO, NV 89502 | 5,368 SF AVAILABLE



LOCATION MAP



PROPERTY HIGHLIGHTS



5,368 SF
Available



Sale Price:
\$1,300,000



Meadowood Office
Sub Market



Owner/User
Opportunity



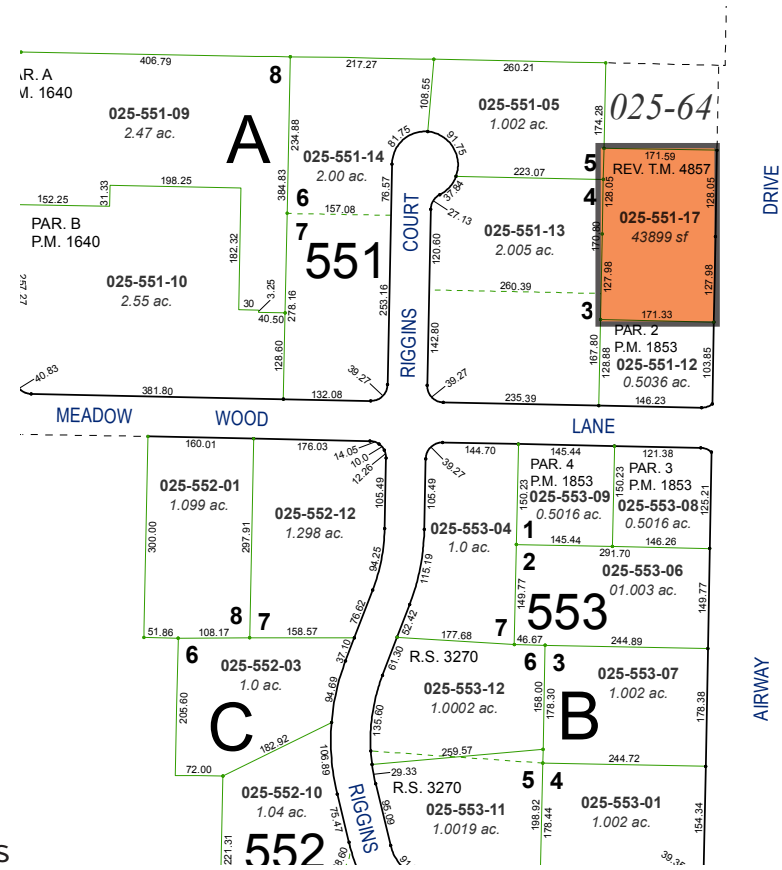


Sale Price : \$1,300,000

SF Available : 5,368 SF

- **Owner/user** opportunity | **Perfect** for contractors office
- **3,368 SF** of office | **2,000 SF** of warehouse
- **0.5 AC** of excess land for yard or future development
- **2** drive-in doors
- **225 Amp;** 208/120 Volts; 3 Phase
400 Amp; 480/277 Volts; 3 Phase
- **Executive** office w/ full bathroom | **New** carpet and paint throughout the office space
- **Rooftop** deck with stunning views of the Sierra's

PARCEL MAP



PROPERTY PHOTOS



Meadowood Mall

Macy's	GNC	American Eagle
JcPenny	Game Stop	Bath & Body
AT&T	H&M	Coach
Champs	Forever 21	Eddie Bauer
Dicks Sporting Goods	Buckle	Victoria Secret
Crunch Fitness	Keva Juice	Pandora



S MCCARRAN BLVD

MEADOWOOD LN

SUBJECT SITE



Trader Joes	Applebee's
Chili's	Claim Jumper
Big Lots	Lowe's Home Store
Jack in the Box	Best Buy
CVS	Great Basin Brewery
Port of Subs	Chick-fil-a
Mens Warehouse	Nordstrom Rack
Verison	Chipotle
Walmart	Red robin
Sam's Club	Bank of the West
Michael's	Credit Union
Olive Garden	Barnes & Noble
TJ Maxx	Petco
Ross	Macaroni Grill
Office Depot	P.F Changs
Ulta	Panda Express

TYRONE RD

TYRONE RD

Why Reno?

What's your reason for doing business in Greater Reno-Sparks-Tahoe?

Greater Reno-Sparks-Tahoe is the perfect package. A business friendly and tax friendly environment is hard to find, but add strategic operating benefits as well as unmatched quality of life, and the answer is clear.

TAX ADVANTAGE

- » NO corporate income tax
- » NO personal income tax
- » NO franchise tax
- » NO unitary tax
- » NO inventory tax
- » NO inheritance tax
- » NO estate tax

OPERATING ADVANTAGE

- » Strategic location – central among the 11 western states
- » Room for new and expanding companies – over 72 million square feet of industrial space
- » Diverse labor market
- » Wide range of financial resources
- » Entrepreneurial services and support

QUALITY OF LIFE ADVANTAGE

- » Affordable living costs
- » Emerging new downtown
- » Strong sense of community
- » Four vibrant seasons
- » Endless recreation opportunities
- » Burgeoning arts and culture lifestyle
- » A balanced life pace

THE NEW NORTHERN NEVADA

- » 100 companies have relocated here in the last 3 years
- » Home to Tesla's new gigafactory, Switch, Apple, E-Bay, Rackspace, Amazon, Zulily, Jet.com, Cimpress, Alltrade Tools, Micorsoft, Intuit, Sierra Nevada Corp and many more.
- » Affordable large scale real estate and water available
- » Large industrial space
- » Cost of living is .9% lower than national average
- » Ranked #3 in most business friendly tax climate
- » Average commute 22 minutes
- » Ranked #9 in top 100 best places to live

TRANSPORTATION



Less than 1-day truck service to >60 MM customers, 8 states, and 5 major ports.
2-day truck service to 11 states.

*Source - www.EDAWN.org

CONTACT
INFORMATION:

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