

# GOLDEN VALLEY DISTRIBUTION

NORTH VALLEYS SUBMARKET

900 N Hills Boulevard  
Reno, NV 89506



FOR LEASE

SUITES 300 & 302

±128,000 SF



LEASED BY

Colliers

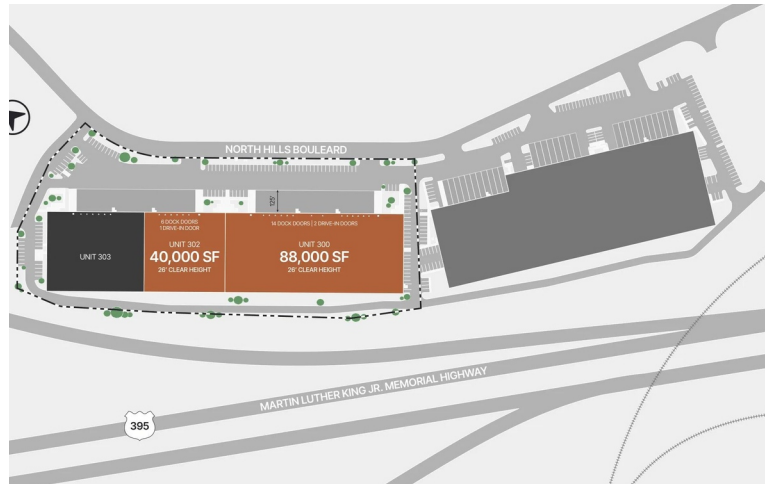
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## BUILDING SPECIFICATIONS

|                  |   |
|------------------|---|
| Lease Rate       | Negotiable  |
| Est. OPEX        | \$0.18/SF   |
| Available Space  | ±128,000 SF (Divisible to ±88K & ±40K SF)                         |
| Office Space     | Ste 300 - ±3,250 SF<br>Ste 302 - ±3,115 SF                        |
| Doors            | Ste 300 - 14 Dock, 2 Drive-in<br>Ste 302 - 6 Docks, 1 Drive-in    |
| Clear Height     | 26'   |
| Sprinkler Rating | ESFR  |
| Power            | 1,600 Amp, 277/480 Volt<br>(Ste 300 - 800 Amp, Ste 302 - 800 Amp) |
| Built            | 1996  |



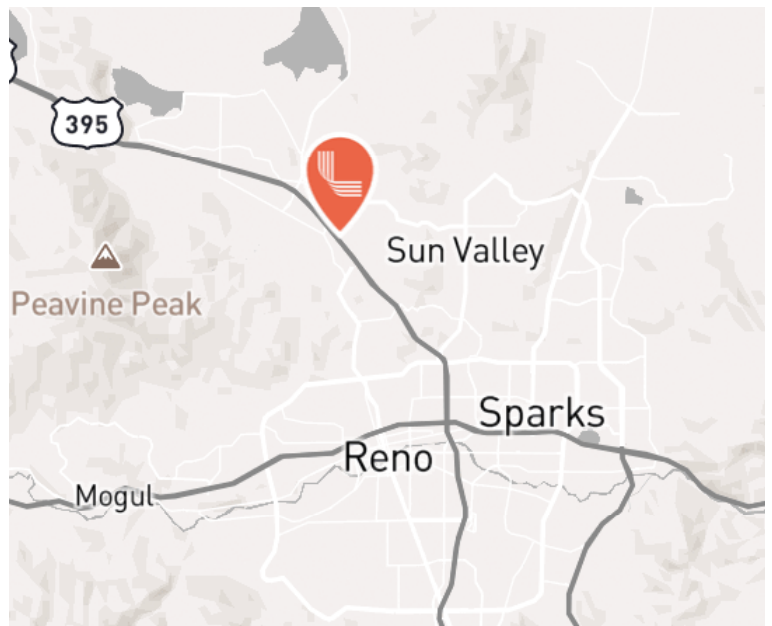
Located in Reno, NV, 900 N Hills Blvd is a professionally managed industrial facility built in 1996. Features include 26' clear height, 20 dock high doors, and 3 drive-in doors.

FOR LEASE

±128,000 SF

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

SPARKS SUBMARKET