



CLARION PARTNERS

For Lease



Lear 400 Industrial Center
12995 Echo Ct.
Reno, NV 89506

±252,500 SF Available



BUILDING HIGHLIGHTS

Total Building:	±252,500 SF
Divisible:	±50,000 SF, ±90,000 SF, & ±112,500 SF
Total Office:	±8,891 SF
Power:	±50,000 SF: 1,600 amps, 277/480 V ±90,000 SF: 400 amps, 277/480 V ±112,500 SF: 800 amps, 277/480 V Additional 2,600 amps available for an additional cost
Dock-High Doors:	23 with pit-type mechanical levelers 14 knock out panels for future doors
Grade-Level Doors:	5
Sprinklers:	ESFR
Clear Height:	30'
Column Spacing:	50' x 50'
Available:	Now



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



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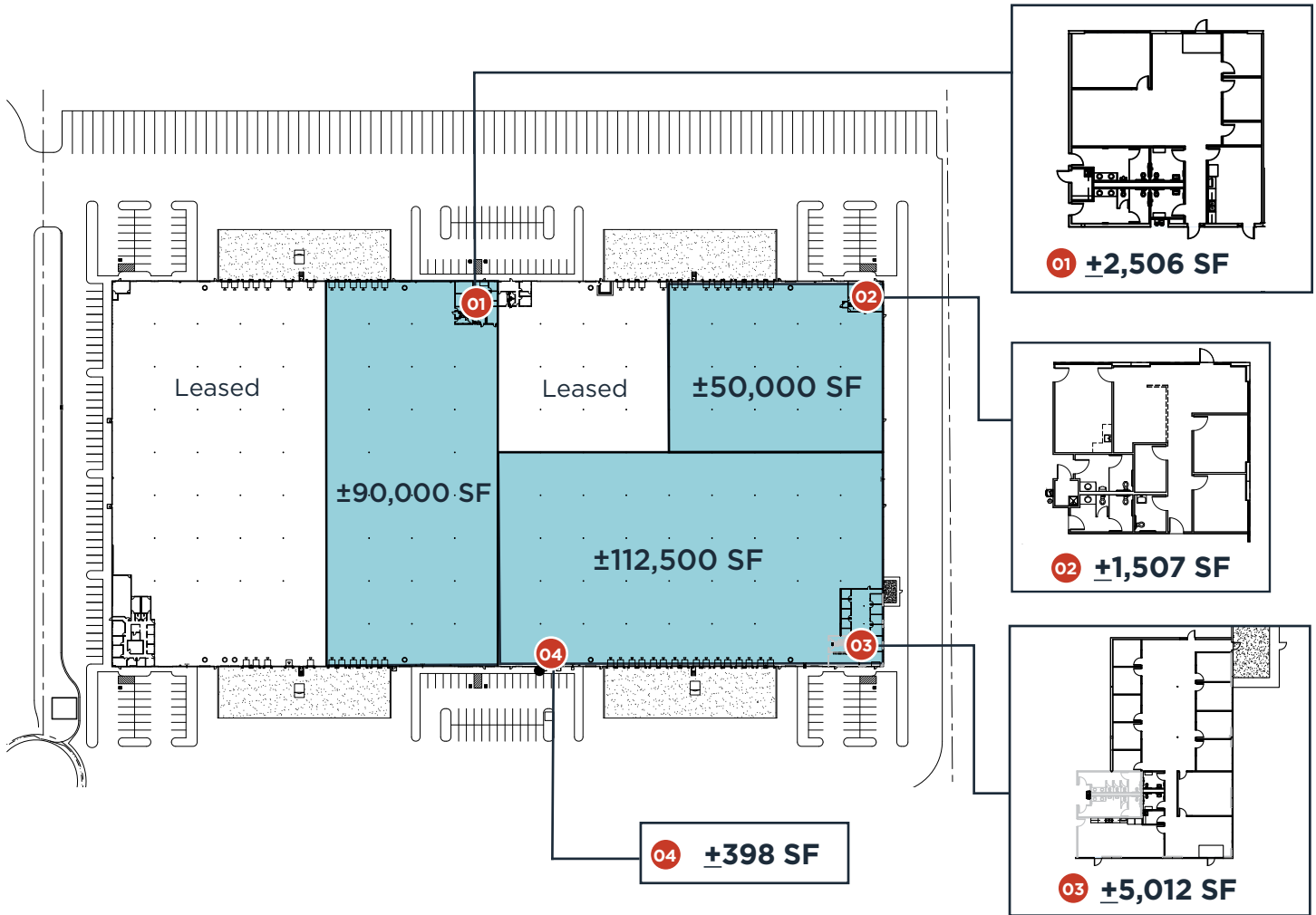
PROPERTY PHOTOS





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ADDITIONAL BUILDING HIGHLIGHTS

Docking:	Cross-docked
Lighting:	LED
Heating:	Cambridge direct-fired heating units
Parking:	139 auto spaces 50 trailer spaces
Year Built:	2005
Sprinklers:	ESFR
Location:	Lear Industrial Center (1.4M SF), with close proximity to US-395 and I-80



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www.clarionpartners.com

For more information on this opportunity, please contact:



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