



CLARION PARTNERS

For Lease



Lear 200 Industrial Center
6645 Echo Ave, Suite A
Reno, NV 89506

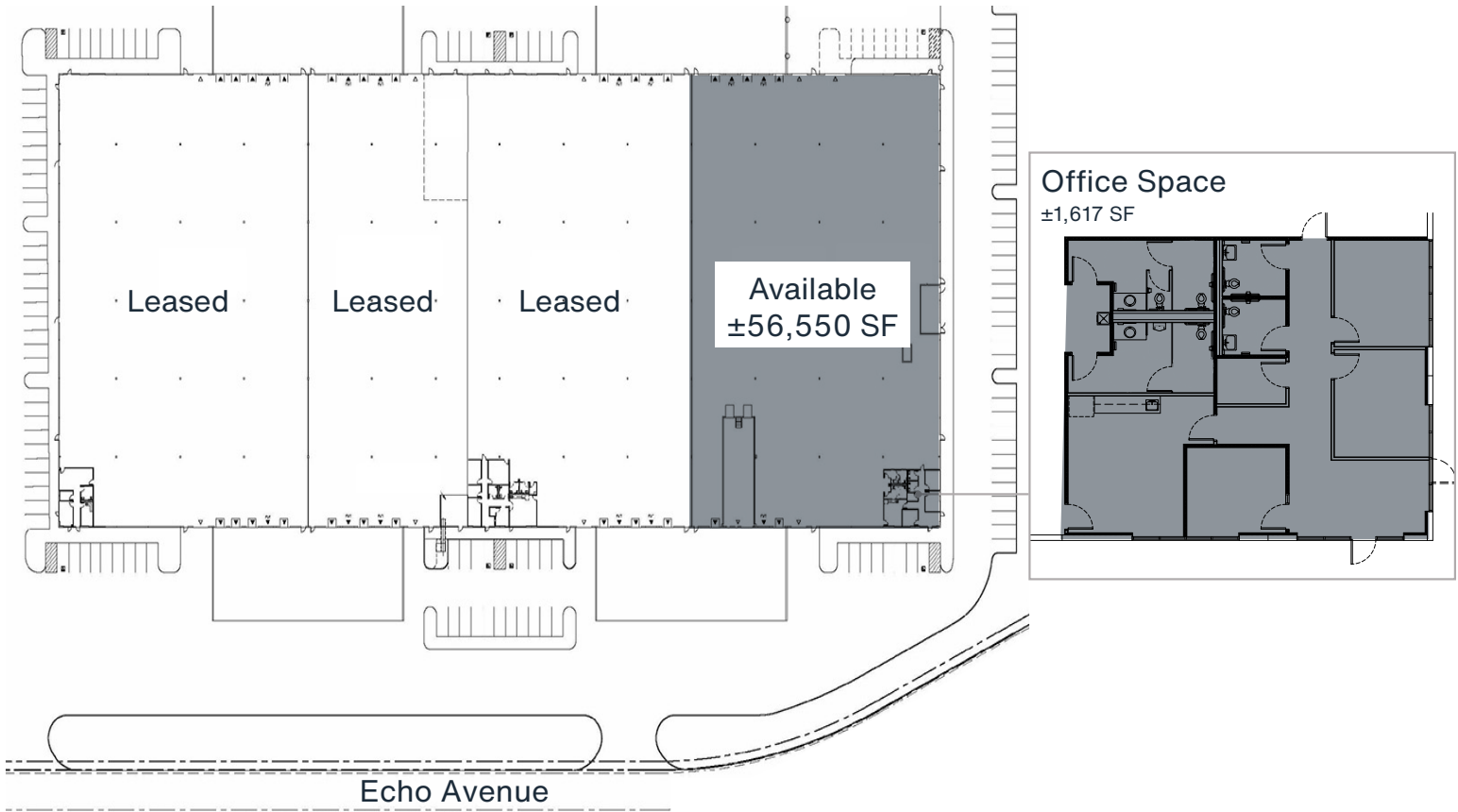
56,550 SF Available with Heavy Power



BUILDING HIGHLIGHTS

- Estimated OPEX \$0.14
- Lease rate negotiable
- ±56,550 SF available space with ±1,617 SF office
- 6 insulated vertical lift dock high doors measuring 9'x10', equipped with an in-pit mechanical leveler
- Suite has an additional 3 knock out panels for future doors
- 3 grade level doors (2 measuring 12'x14' and 1 measuring 16'x16')
- 2,000 amps, 277/480 volt, 3-phase power
- Roof hung direct fired warehouse heating units





ADDITIONAL BUILDING HIGHLIGHTS

- ESRF fire suppression system
- 50' x 50' typical column spacing
- 30' clear height
- Cross-docked loading
- ±7,000 SF fenced yard
- Constructed in 2006



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www.clarionpartners.com

For more information on this opportunity, please contact.



Mike Nevis, SIOR, CCIM

Vice Chairman

775.232.6119

mike.nevis@cushwake.com

Lic #: S.0061758

Emily Jaenson

Associate

+1 847 630 4739

emily.jaenson@cushwake.com

Lic. # S.0203962