

FOR SUBLEASE



LEAR 200 INDUSTRIAL CENTER

6645 ECHO AVE | SUITES B & C | RENO, NV 89506

±87,000 SF AVAILABLE (DEMISABLE) | ±143,550 SF TOTAL AVAILABLE WITH ADJACENT SPACE



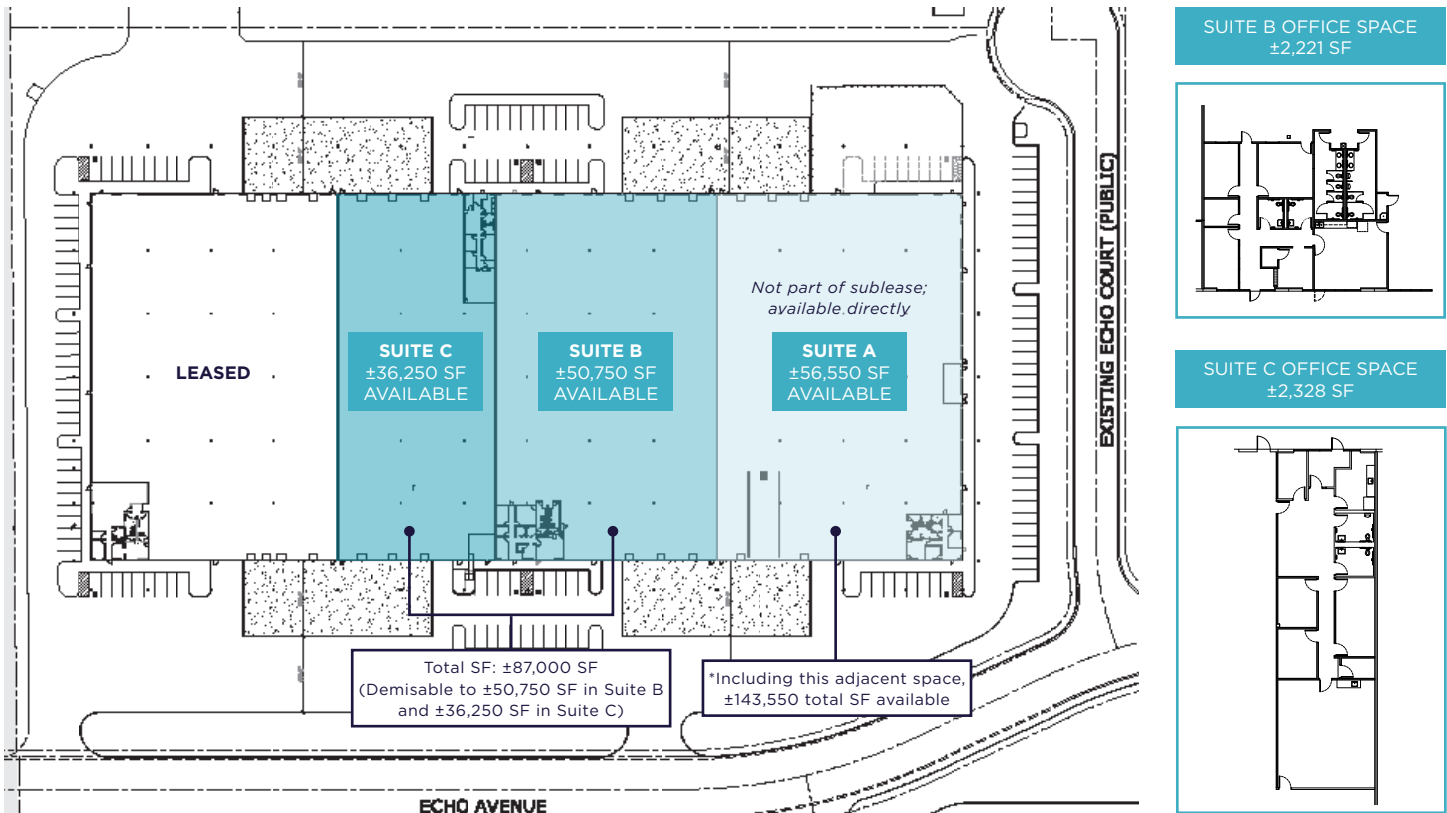
BUILDING HIGHLIGHTS

- ±87,000 SF available (demisable to ±50,750 SF in Suite B and ±36,250 SF in Suite C)
- Available immediately through 3/31/2029
- Estimated OPEX \$0.14/SF/Month
- Lease rate negotiable
- 4,000 amps (Suite B) + 4,000 amps (Suite C) = 8,000 amps total; 6,400 amps including Suite A (*TBV by Tenant*)
- 12 dock-high doors
- 4 drive-in doors



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ADDITIONAL BUILDING HIGHLIGHTS

- ESRF fire suppression system
- 50' x 50' typical column spacing
- 30' clear height
- Cross-docked loading
- Constructed in 2006



FOR MORE INFORMATION, PLEASE CONTACT

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