

For Sale

Colliers

# Industrial Building With Gated Yard

7970 Security Circle, Reno, NV 89506

Freestanding Industrial | ±24,791 SF on 3.14 Acres  
Sale Price: \$5,950,000

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# 7970 Security Circle




<b>Building Address</b>	7970 Security Circle
<b>APN</b>	082-492-18
<b>Building Description</b>	Freestanding Industrial
<b>Total Square Feet</b>	24,791
<b>Office Square Feet</b>	2,000
<b>Drive-ins</b>	2
<b>Docks</b>	4
<b>Land Area</b>	3.14
<b>Year Built</b>	1988

## Property Highlights

- Excellent freeway access and visibility to US 395 north/south
- Freestanding building - Property Fenced
- Drive through yard and paved outdoor storage
- Rail served with rail car parking
- 4 Dock Doors - 2 Drive in Doors
- Additional street parking
- RTC bus stop adjacent

**Sale Price: \$5,950,000**

## Area Demographics

	 Total Population	 Average Household Income	 Local Workforce
3 Mile	32,851	\$109,395	9,677
5 Mile	155,714	\$92,410	55,336
7 Mile	287,726	\$101,441	128,759

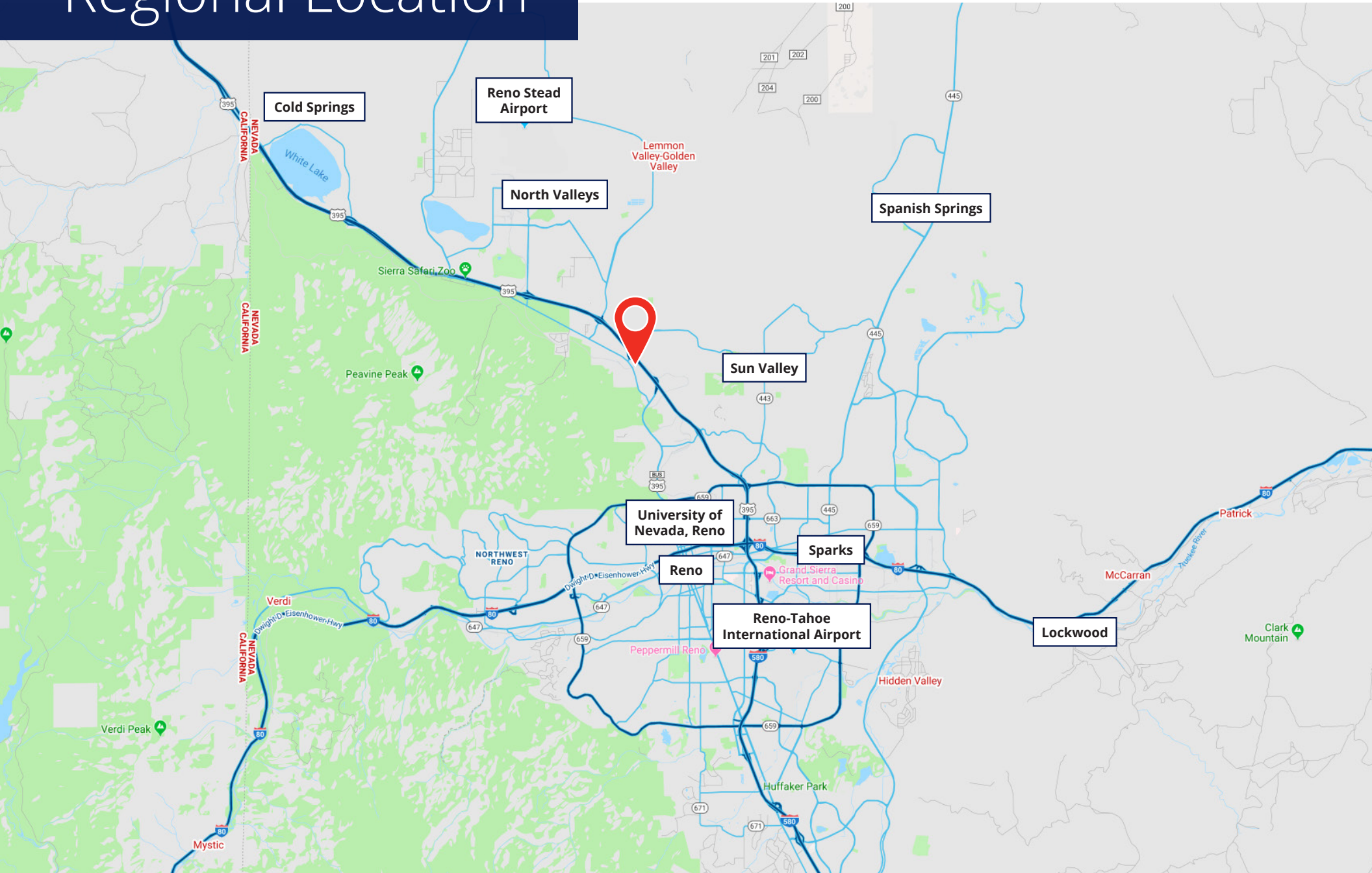
# Property Photos



# Property Photos



# Regional Location





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