



RESOURCE MANAGEMENT & DEVELOPMENT CONTACT

FOR LEASE

Units in **Sierra Vista Business Park** Fernley NV

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2 Flex Units Available **3,240 – 6,480 SF**
Lease Rate **\$0.63/SF**

874 & 876
Cottonwood Lane
Fernley, NV 89408



OFFERING SUMMARY

Lease Rate \$0.63/SF

Available 6,480 SF

2 Attached Flex Units

**2 months free rent with
qualifying lease — 3yr min***

Building Name Sierra Vista Business Park, Fernley NV

Property Type Mixed Use **Property Subtype** Flex Space

Zoning The property is zoned C2 in Lyon County

The City of Fernley's Development Code can be found at https://library.municode.com/nv/fernley/codes/code_of_ordinances The zoning districts Use Tables can be found under Title 32, Chapter 28.

SUITE #	SIZE (SF)	LEASE TYPE	LEASE RATE
874	3,240 SF	NNN Estimated at \$0.11 PSF/Mo	\$0.63/SF
876	3,240 SF	NNN Estimated at \$0.11 PSF/Mo	\$0.63/SF

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The information contained herein is believed to be accurate, but is not warranted as to its accuracy and may change or be updated without notice. Seller, landlord or investor makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. [LEASE_COTTONWOOD_030821] © Resource Management & Development (RM&D)

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PROPERTY FEATURES

Each unit is 3,240 SF with:

- 740 SF office/showroom
- 2,500 SF of warehouse
- One 12' grade level roll-up door
- 14' clear height
- 200amps, 480volt
- 2 bathrooms in each unit

Newly refurbished in 2018

28 minutes from Reno/Sparks

15 minutes from Tahoe-Reno
Industrial Center (TRIC)

Excellent visibility along US
Hwy 95 with easy access to
Interstate-80

Mixed Use. Flex Space.

Zoned C2



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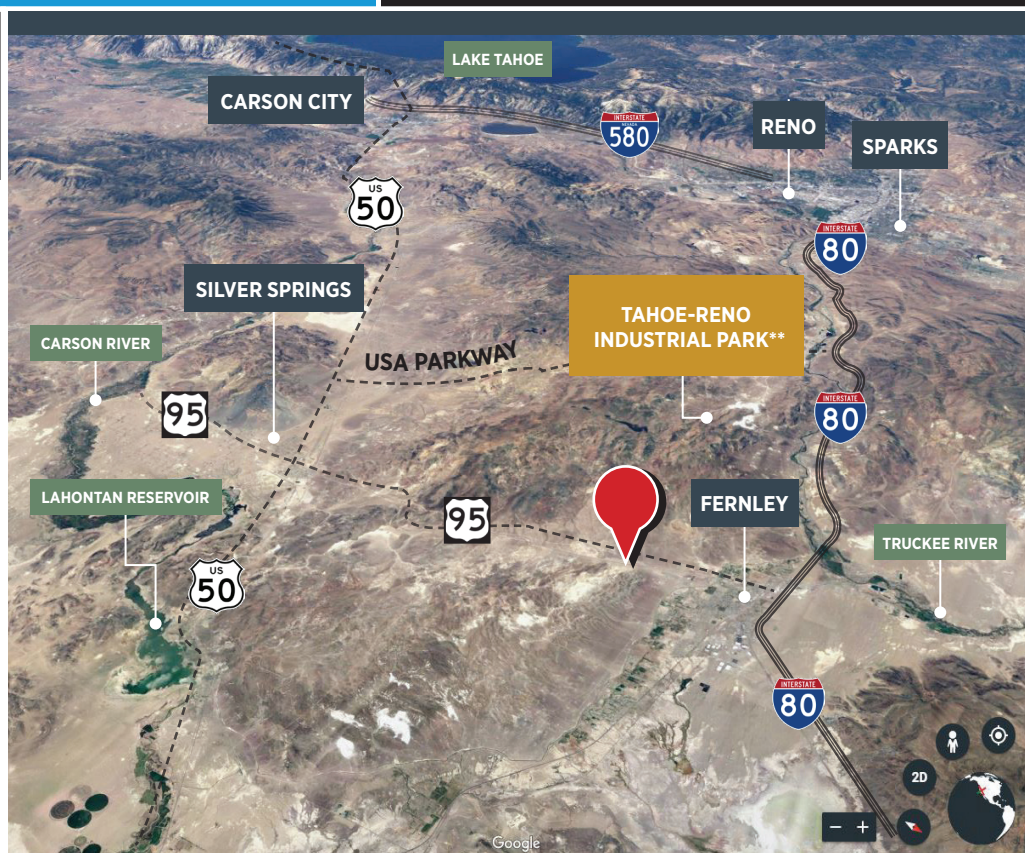
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LOCATION OVERVIEW



SUBJECT PROPERTY:
Sierra Vista Business Park
874 & 876
Cottonwood Lane
Fernley, NV

Located just off US Highway 95
28 minutes to Reno/Sparks
15 minutes from TRIC**



****Tahoe-Reno Industrial Center (TRIC)**, the world's largest industrial park is 15 minutes from Cottonwood Lane. TRIC is home to the Tesla Gigafactory 1, alongside some of the world's foremost tech companies: Blockchains, Google, Jet.com and Switch — as well as many other notable brands.



POPULATION	3 Mi.	5 Mi.	10 Mi.
Total Population	13,333	16,015	24,694
Average Age	37.0	37.3	38.0
Average Age (Male)	36.9	37.3	38.3
Average Age (Female)	38.1	38.2	38.7

HOUSEHOLDS/INCOME	3 Mi.	5 Mi.	10 Mi.
Total Households	4,717	5,660	8,730
No. of Persons per Household	2.8	2.8	2.8
Average Household Income	\$56,179	\$56,794	\$57,753
Average House Value	\$159,067	\$160,693	\$167,598

* Demographic data derived from 2010 US Census

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ABOUT

1 East Liberty Street, Suite 101, Reno, NV 89501
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Resource Management & Development



Your Nevada CRE Specialists



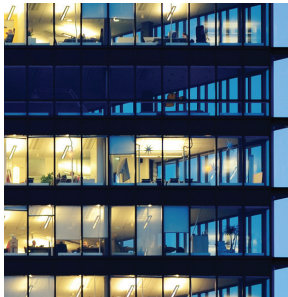
Our clients trust us to deliver innovative, forward-thinking investment and commercial property deals that exceed even the most ambitious expectations. We're strategic specialists driven to create substantial growth and stability via customized solutions for high-net-worth individuals, institutional investors, and mid-to-large sized family-owned businesses.



Investment



Property Management



Landlord Representation



Tenant Representation

Benefit by partnering with RM&D's Northern Nevada experts in Investment, all sectors of Commercial Property Management, Brokerage, Landlord Representation, and Tenant Representation.

Heather brings a wealth of commercial property leasing and sales experience to RM&D gained in over 10 years of increasingly responsible commercial real estate (CRE) duties. Heather specializes in the Industrial sector, completing sales and leasing transactions with success across the board.



Heather Van Erden

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