



RESOURCE MANAGEMENT & DEVELOPMENT CONTACT

FOR LEASE

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

Carole Brill, CCIM (B.0144603.LLC • PM.0166073.BKR)
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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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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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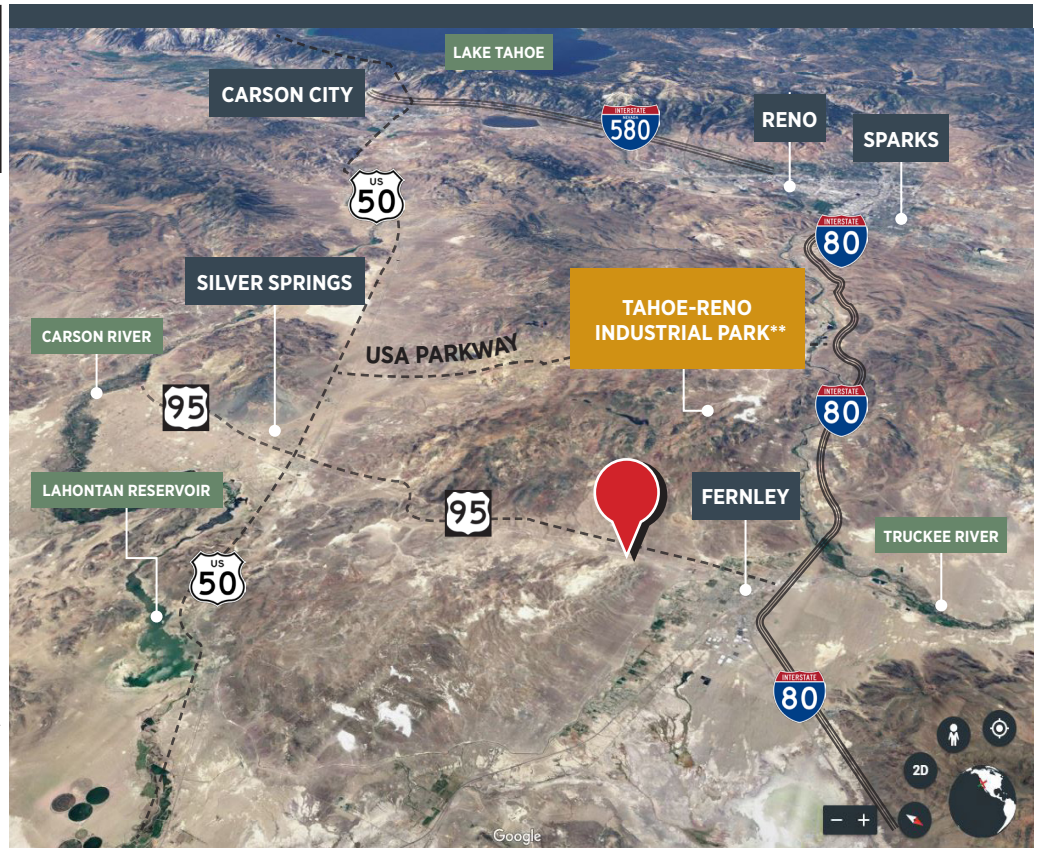
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LOCATION OVERVIEW



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
775 352 7900

Resource Management & Development



Your Nevada CRE Specialists



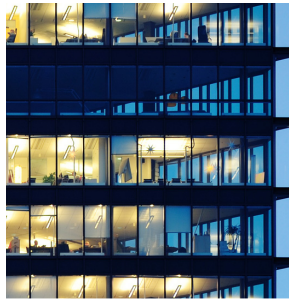
Our clients trust us to deliver innovative, forward-thinking investment and commercial property deals that exceed even the most ambitious expectations. We're strategic specialists driven to create substantial growth and stability via customized solutions for high-net-worth individuals, institutional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

Carole Brill, CCIM, is committed to forming long-term winning client advisor relationships as an accessible, accountable, and accomplished NV real estate broker and asset manager who impeccably manages RM&D clients' investments as though they were her very own.



CAROLE BRILL

MANAGING DIRECTOR

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