

FOR LEASE

# Mill @ McCarran



Office, flex, showroom and warehouse units throughout five class A buildings



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[properties.svn.com/MillMcCarran](https://properties.svn.com/MillMcCarran)

### Office, Flex, Showroom and Warehouse Units Throughout Five Class A Buildings

Type:

Office/Industrial

Address:

1140 Financial Blvd.

Reno, NV 89502

Total SF:

128,255

Five Buildings:

1140 Financial Blvd

1150 Financial Blvd

1170 Financial Blvd

5580 Mill Street

5595 Equity Ave.

#### DESCRIPTION

The project is located 1 mile east of the Reno/Tahoe International Airport. The airport submarket is home to many engineering, manufacturing and distribution companies. There is a large industrial park in the planning and pre-leasing phase due east of the subject property. The subject property has frontage on McCarran Blvd and Mill St, which both provide easy access to both I-80 and US-395.

#### KEY INDUSTRIES

The Greater Reno-Sparks-Tahoe area is one of the fastest growing regions in the U.S. and is rated among the top MSA's in a recent Milken Institute report. Our new economy is in part powered by a growing number of technology-related and advanced manufacturing companies to the region. Many of the homegrown (start-ups) are also in large part technology-related and our efforts to develop and grow this ecosystem is another key strategy to diversifying the economy. (source-EDAWN)

#### AMENITIES

There are several nearby retail developments that provide Food & Beverage options for employees and clients. A central location for the valley allows for a short drive to midtown and nightlife activities or events.

#### KEY TENANTS

US Land Management Bureau, Titan Construction Supply, Kinross Gold, Trane, IQ Technology Solutions, Konica Minolta, Reno Vet Center, United Construction, NV Energy, TMWA, Earth Stone Gallery, Wood Rodgers, VA, Envtech, Loomis, Delyse, ALS Geochemistry, Hamilton Company Lawson Products, FedEx, US Granite, Sierra Meat & Seafood, Lux Dynamics, Black Eagle Consulting and more.



Project Video



EXCLUSIVELY MARKETED BY:  
Tomi Jo Lynch , CCIM  
775.525.5618  
Lic.# BS.0144992

EXCLUSIVELY MARKETED BY:  
Casey Prostinak  
775.813.2866  
Lic.# S.0177148



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Office, flex, showroom and warehouse units throughout five class A buildings.  
Variety of sizes and configurations available with tenant improvement packages available.  
10' roll-up doors | 13'-14' clear height in warehouse space.  
High traffic corner with an average daily traffic count of 27,370\* VPD.  
Situated between two intersections with access to Southeast Connector  
Easy access to downtown, south Reno and Sparks.  
Ample parking.

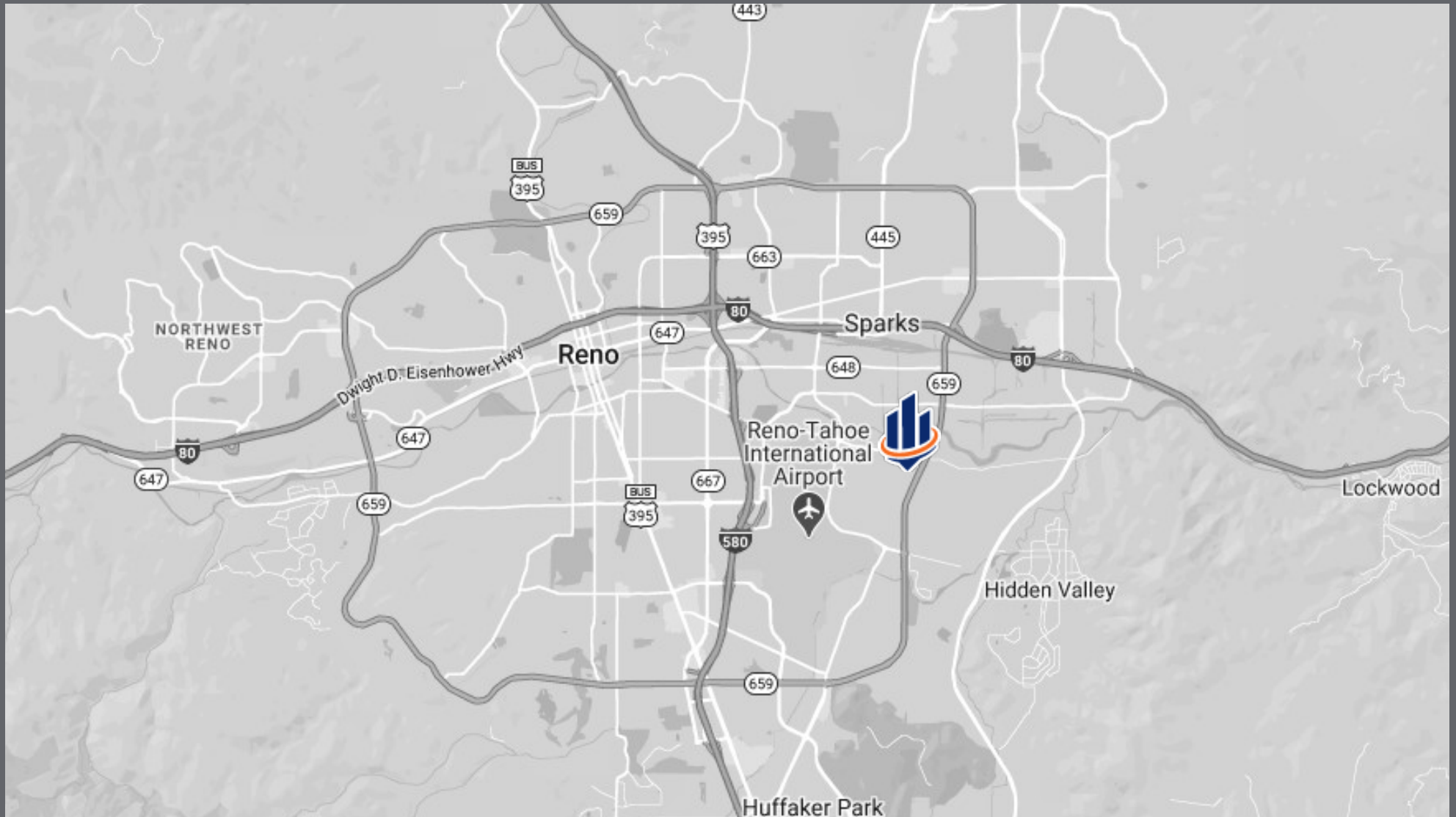




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Ideally located on McCarran Blvd and Mill St, which both provide easy access to both I-80 and US-395.



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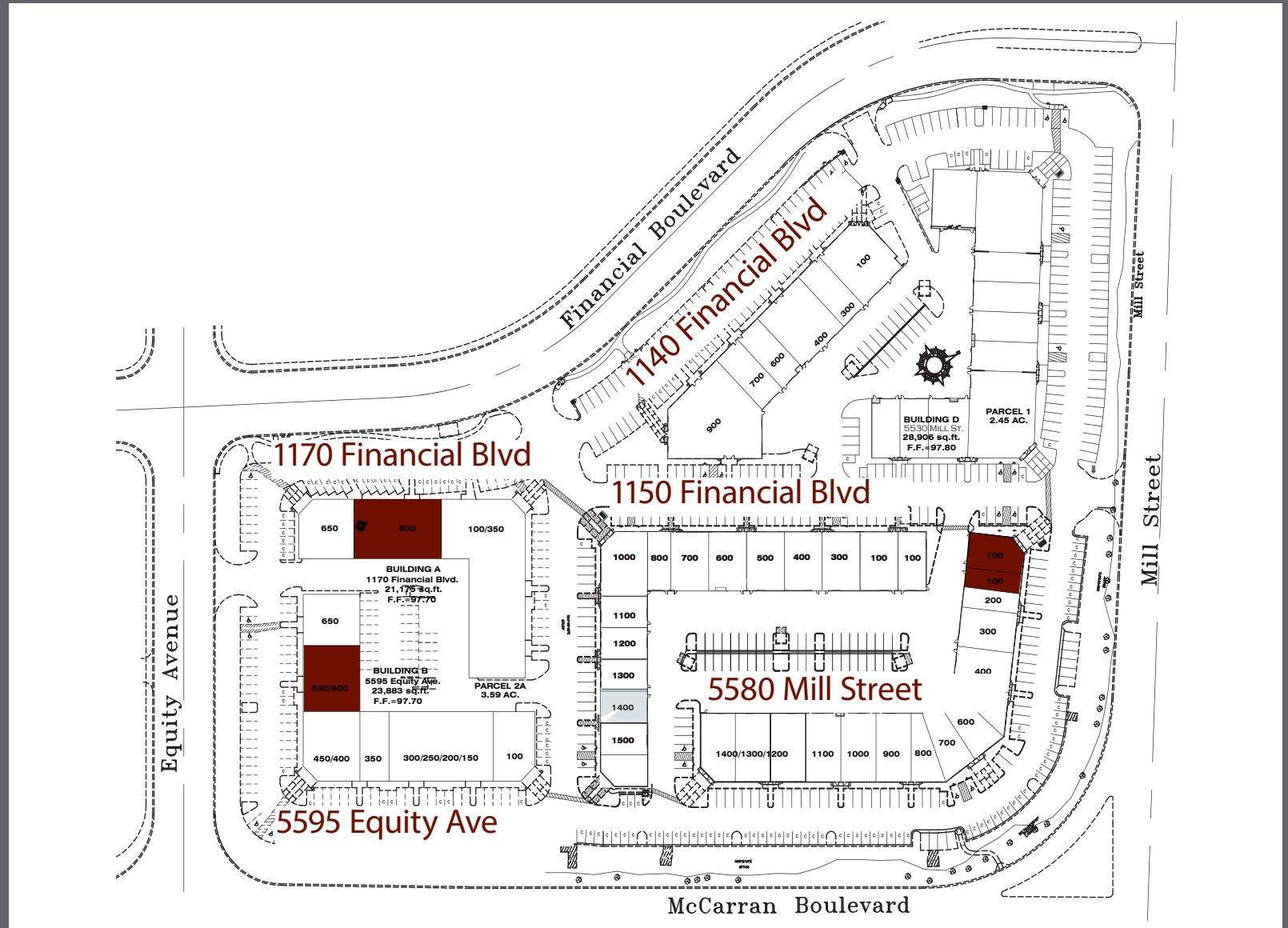
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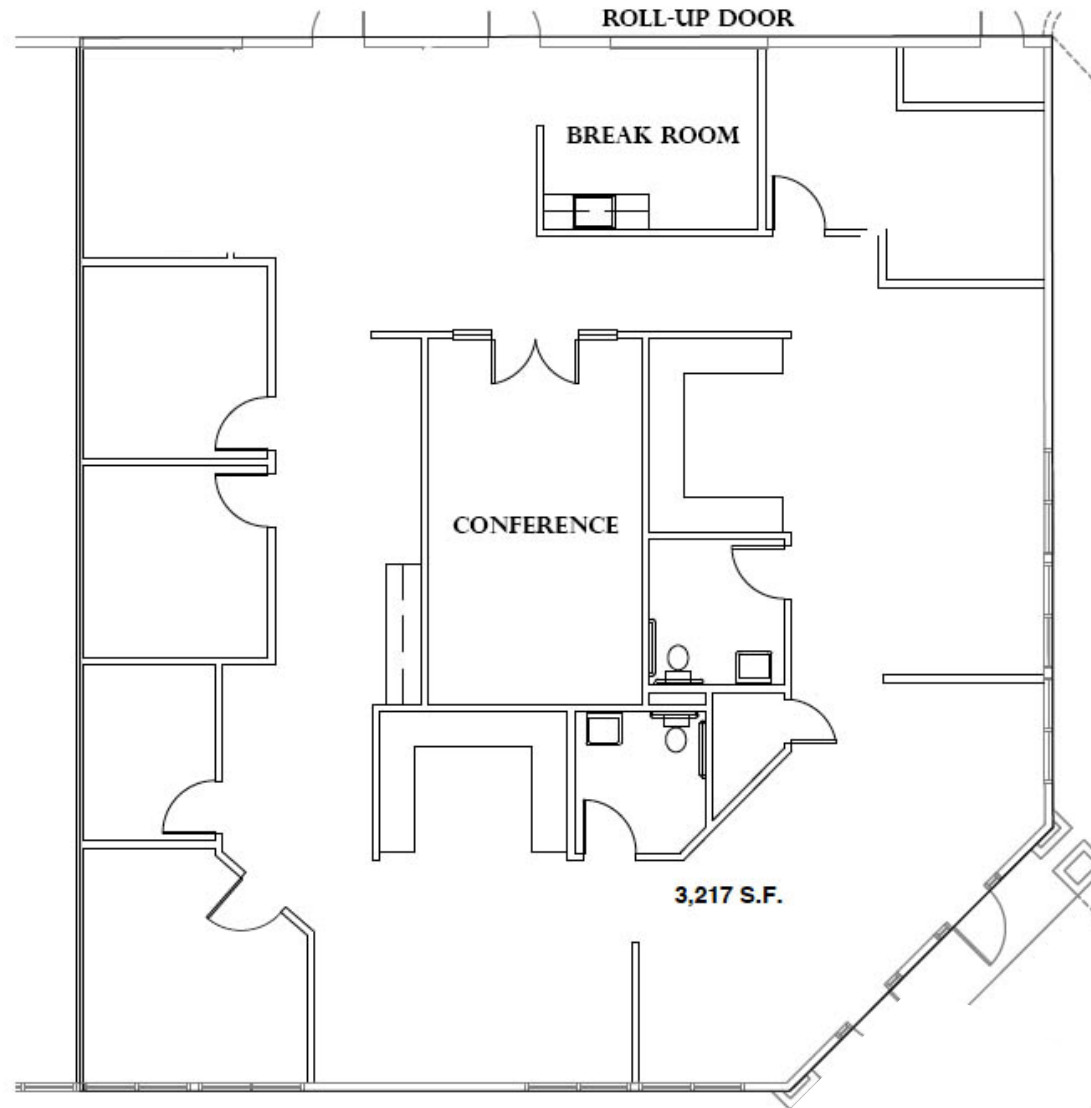
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3,217 RSF

\$1.35/ SF NNN (NNN:\$0.24)

Unit 100

5580 Mill Street





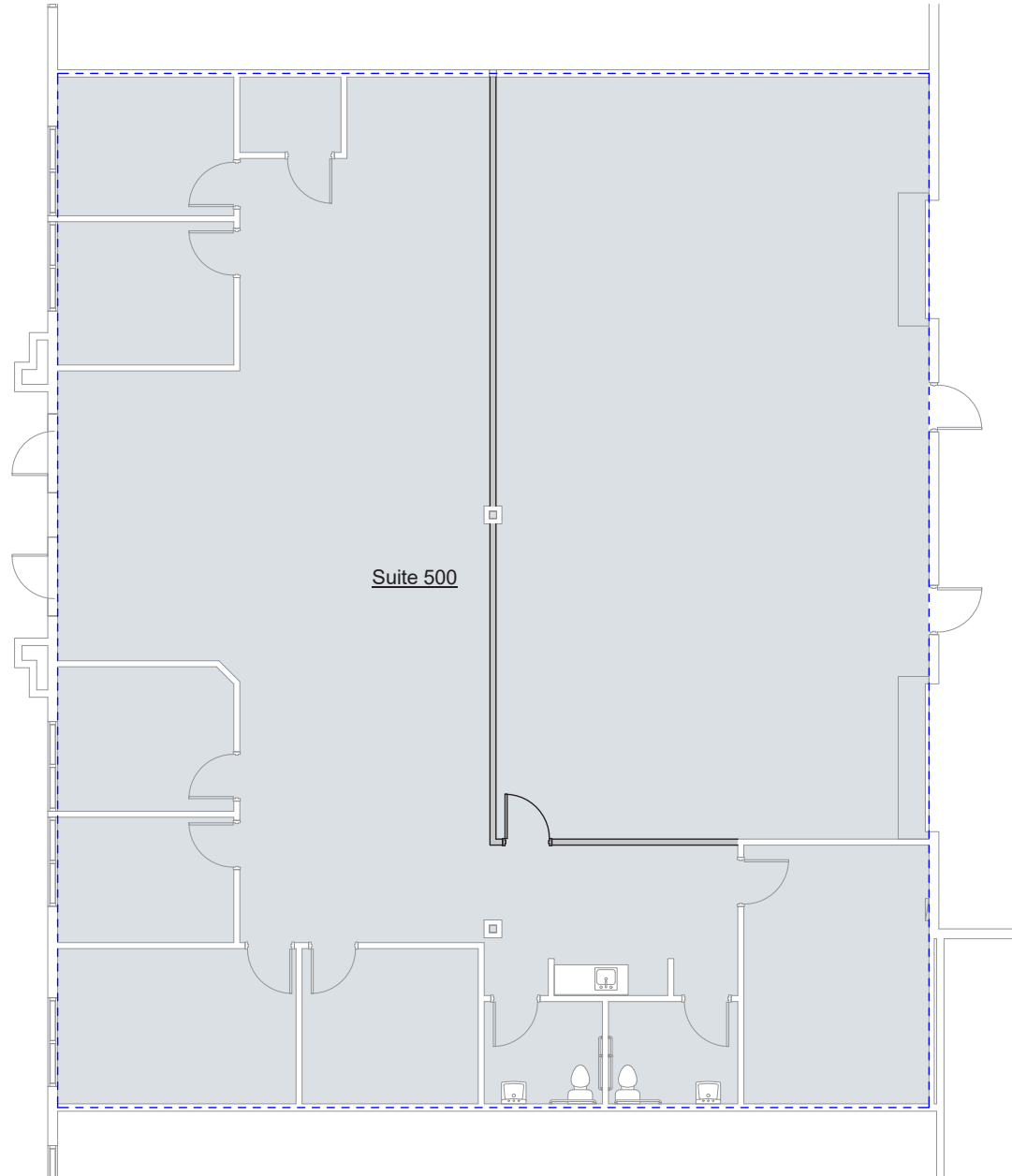
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4,200 RSF

\$1.25/ SF NNN (NNN:\$0.24)

Unit 500

5595 Equity Ave

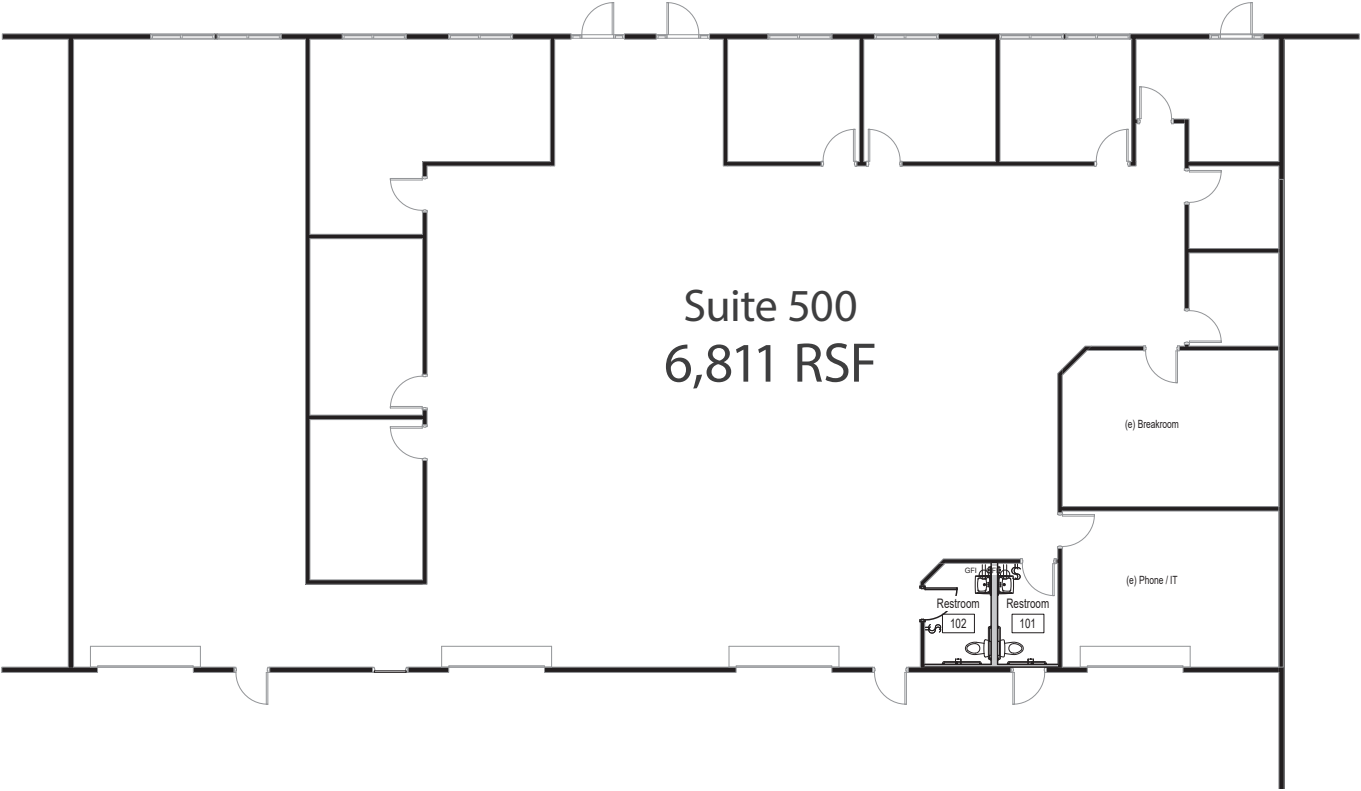


6,811 RSF

NEGOTIABLE

Unit 500

1170 Financial Blvd





1,300 RSF  
NEGOTIABLE  
Unit 530

1170 Financial Blvd

