

FOR SALE/LEASE

3915 FAIRVIEW DR



FANTASTIC OPPORTUNITY!

FOR SALE/LEASE!!

\$4,800,000

Call for Lease Pricing



WES BROGAN
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STATEMENT OF CONFIDENTIALITY AND DISCLAIMER

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the subject property ("the Property").

This Offering Memorandum was prepared by Lee & Associates Reno LLC and has been reviewed by representatives of the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general referenced purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Lee & Associates Reno LLC and Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Owner nor Lee & Associates Reno LLC, Inc. nor any of their respective officers, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents.

Property to be sold "As-Is" in its present condition. No warranties, representations or guarantees regarding the adequacy, condition, performance, or suitability of the property or its systems or components are expressed or implied.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Lee & Associates Reno LLC does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Owner and Lee & Associates Reno LLC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Owner nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Owner or Lee & Associates Reno LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all such documents.

The terms and conditions of this section will relate to all of the sections of the Offering Memorandum.

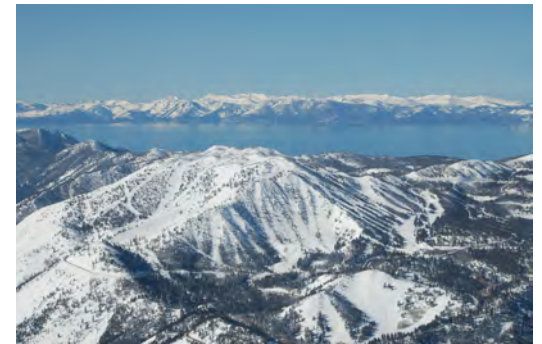
EXECUTIVE SUMMARY

A great investment opportunity in Carson City, Nevada - multi-tenant industrial building spanning 28,879 square feet. This prime commercial real estate property offers a multitude of advantages for investors or business owners. Partial owner sale-leaseback. Owner will sign a new lease upon COE leaving two units occupied and the third unit of 10,900 sf vacant. Located within minutes of I-580 and HWY 50 it benefits from a strategic position , with easy access to major transportation routes. Each unit has a roll-up door with ceiling height ranging from 14' - 19'.

Please do not disturb tenants. Contact for financial details.



LEE & ASSOCIATES



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TERMS

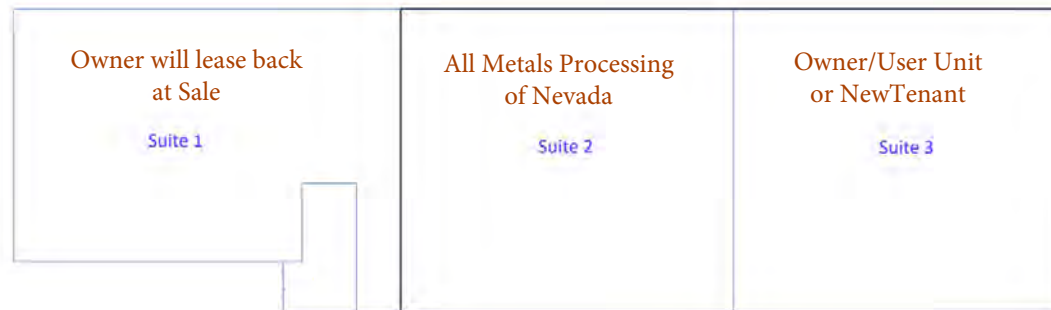


LEE & ASSOCIATES

Offered Price: \$4,800,000.00

- Priced at \$166 PSF
- 28,879 SF contained in Three Units
- Owner will lease back one Unit at COE
- Heavy Power
- Flexible GI Zoning
- Potential Partial Owner/User or Investment Property
- Suite 3 May be Leased
- Approximately 10,900 SF
- Call for Pricing

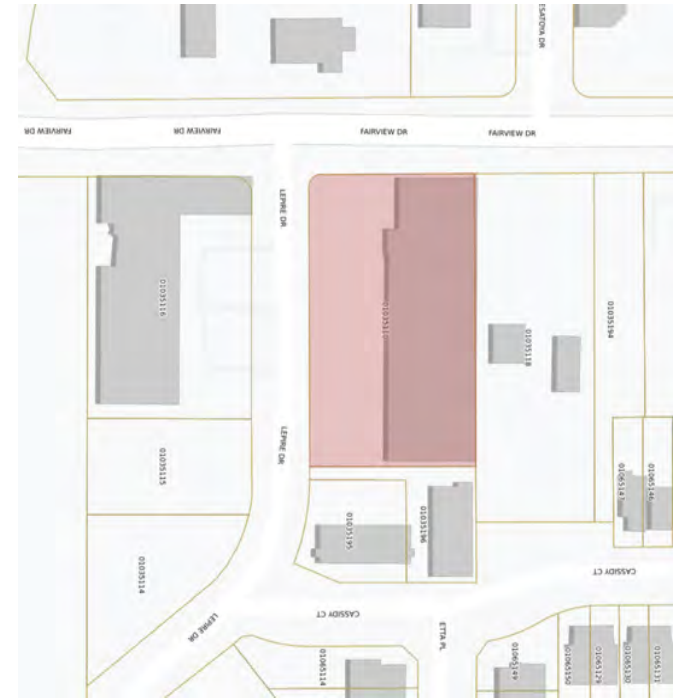
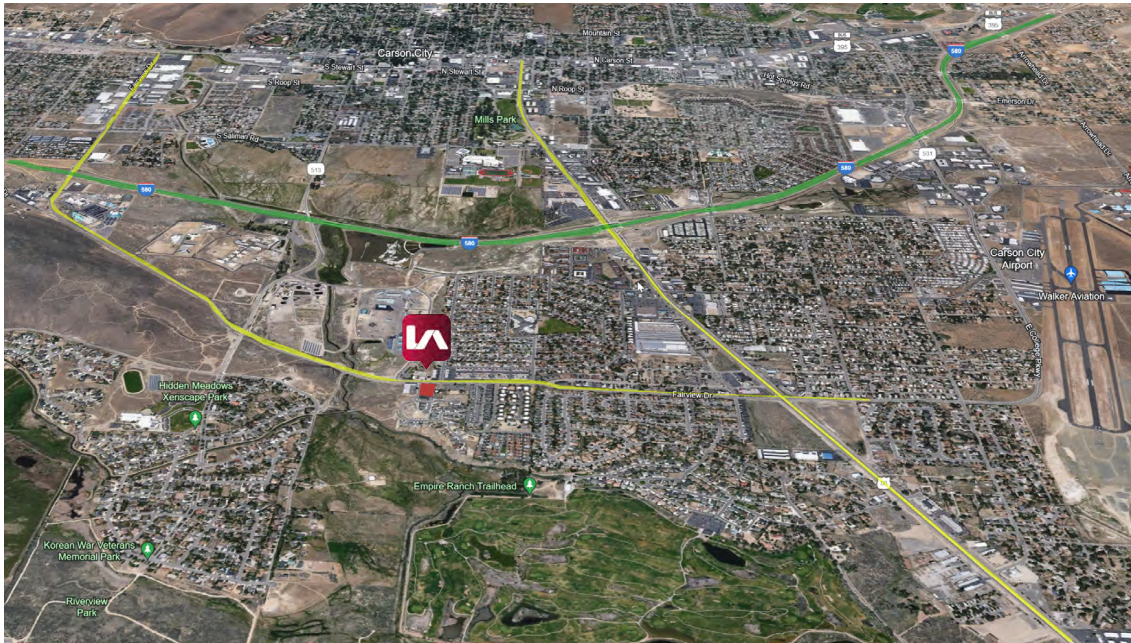
3915 Fairview Dr.





LEE & ASSOCIATES

SITE PLAN



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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LISTING DATA



LEE & ASSOCIATES

- **3915 Fairview**
 - APN 010-351-10
 - BLDG 28,879 SF
 - 1.18 Acres
 - Fully Sprinklered
 - 3 Units
 - Concrete Block Construction



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WHY RENO



Reno, Nevada - A Business-Friendly Place

Companies like Tesla, Switch, Microsoft, Apple, Amazon, Zulily, Patagonia, Urban Outfitters, Thrive Market, Petco, and Panasonic call Northern Nevada home to some of their most crucial business functions. Mor Bay Area companies are moving here to lower their operating costs and establish themselves in a place where their business can grow and where their employees can enjoy a lower cost of living. See the advantages of moving your company to Reno and to understand why it's a business-friendly location.

Favorable Tax Climate

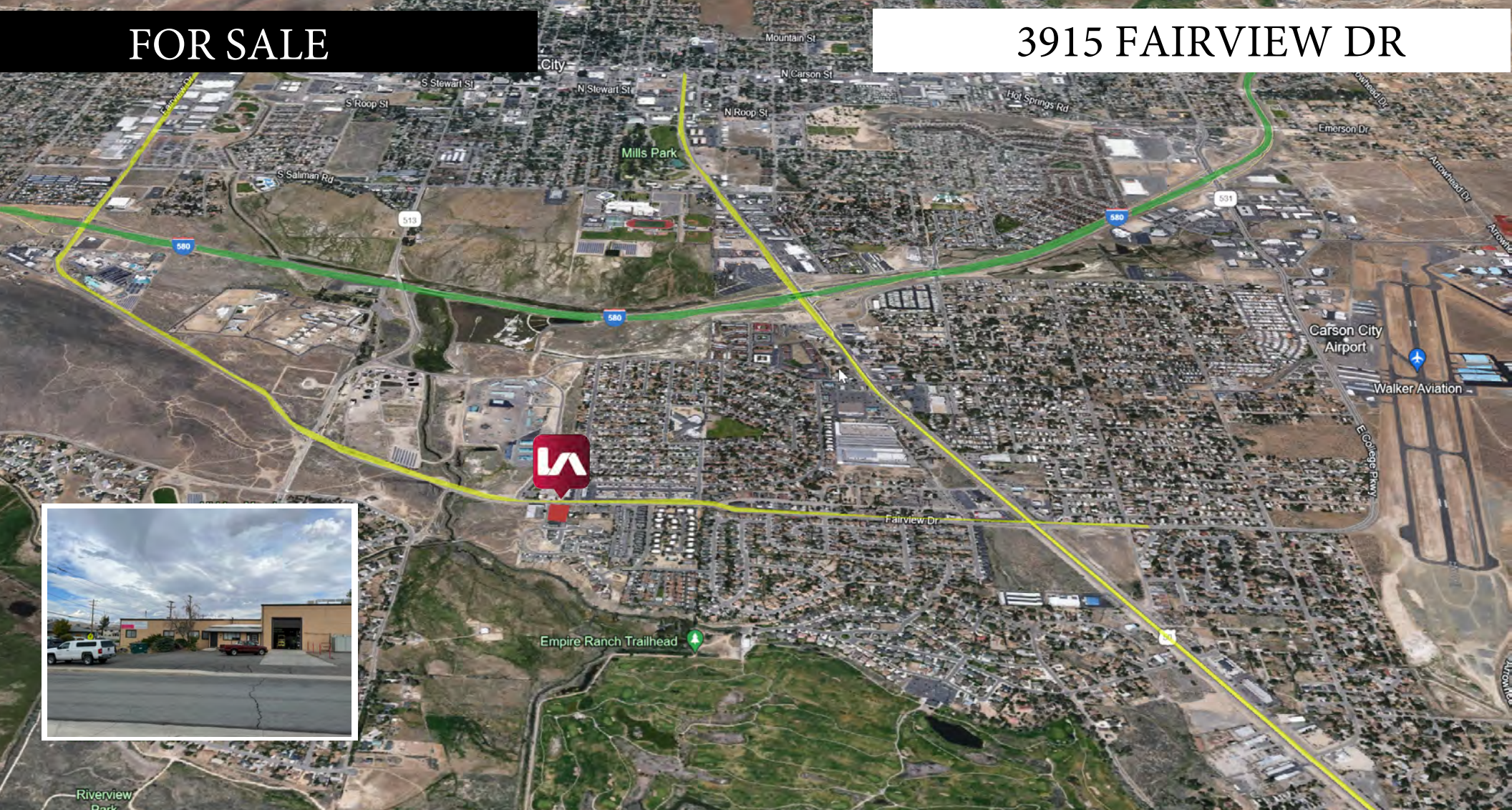
- ❖ No corporate income tax
- ❖ No inventory tax
- ❖ No franchise tax
- ❖ No personal income tax
- ❖ No inheritance tax
- ❖ No estate tax
- ❖ No unitary tax
- ❖ No intangibles tax



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