

FOR SALE or LEASE TAHOE RENO INDUSTRIAL CENTER

Land

4.3 Acres



2910 Waltham Way (4.3 Acre IOS Yard FOR SALE \$1,300,000 / or; FOR LEASE \$7,500 mo. NNN)

2910 WALTHAM WAY
McCarran, Nevada 89434

Property Highlights

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Property Description

4.3 Acre IOS Yard FOR SALE / or FOR LEASE. Portion of the site has been finish graded, topped with gravel (Approximately 2.0 +/- Acres) with the balance a buffer zone. \$7,500 Month NNN rent; 3% annual increases to base. 60+ Month Lease / Also FOR SALE

OFFERING SUMMARY

Available SF	4.3 Acres
Lease Rate	\$7,500.00 per month (NNN)
Lot Size	4.3 Acres
Zoning	I-2

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	41	\$71,207
10 Miles	3,911	\$76,135
30 Miles	574,941	\$71,112

For more information

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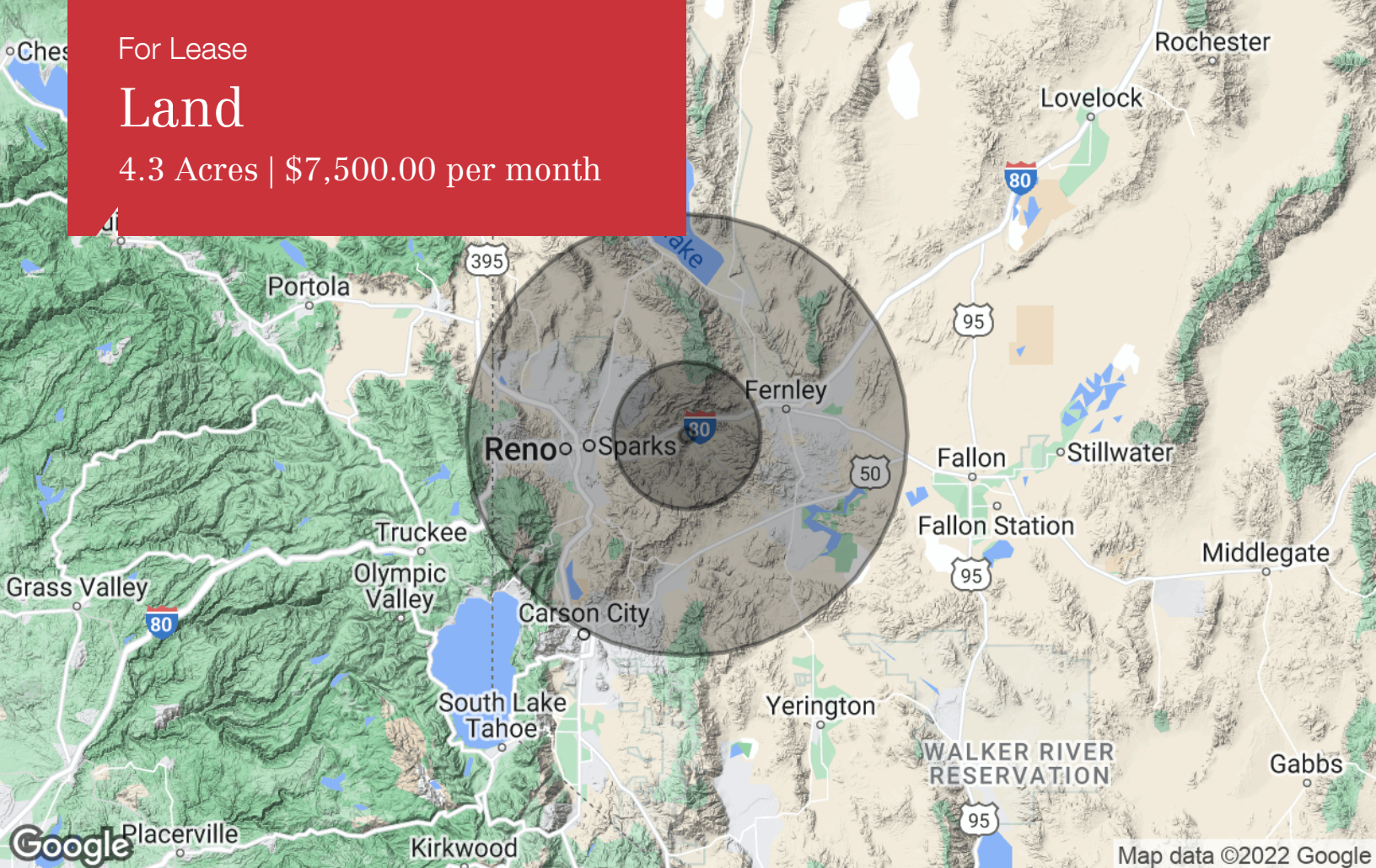
4.3 Acres | \$1,300,000 / of \$7,500.00 per mo. NNN



For Lease

Land

4.3 Acres | \$7,500.00 per month



Population	1 Mile	10 Miles	30 Miles
TOTAL POPULATION	41	3,911	574,941
MEDIAN AGE	46.9	42.4	36.6
MEDIAN AGE (MALE)	46.9	42.2	35.9
MEDIAN AGE (FEMALE)	46.5	42.4	37.1
Households & Income	1 Mile	10 Miles	30 Miles
TOTAL HOUSEHOLDS	18	1,626	222,317
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$71,207	\$76,135	\$71,112
AVERAGE HOUSE VALUE	\$328,350	\$344,162	\$345,673
Race	1 Mile	10 Miles	30 Miles
% WHITE	100.0%	92.2%	83.7%
% BLACK	0.0%	0.8%	2.6%
% ASIAN	0.0%	1.5%	5.0%
% HAWAIIAN	0.0%	0.2%	0.6%
% INDIAN	0.0%	2.1%	1.6%
% OTHER	0.0%	3.4%	7.2%
Ethnicity	1 Mile	10 Miles	30 Miles
% HISPANIC	4.9%	11.1%	21.4%

* Demographic data derived from 2010 US Census