

FOR SALE OR LEASE > R&D / LAB SPACE

# 7950 Sugar Pine Court

RENO | NEVADA



**BACK ON THE MARKET!**



18,970± SF TOTAL AVAILABLE

**For Sale: \$125/SF**

**For Lease: \$.85 psf/month/NNN**

## Property Highlights

- > Almost all of this building is built out and conditioned laboratory space for a research or fabrication orientated company
- > Beautiful Location along the Truckee River in West Reno
- > Pride of Ownership Property
- > Ample parking
- > 9 Offices
- > HVAC throughout the building
- > 3 Grade Levels
- > Nitrous and Compressed Air Lines
- > Power and Water throughout
- > Floor Drains
- > 800 amps 480V 3-phase
- > .20/1500 sprinkler system
- > Men and Women Restrooms /Shower
- > Epoxy Floors
- > Security / Video Surveillance
- > Intercom System
- > Independently Metered Areas

*For more information, please contact:*

**GREG SHUTT**  
Vice President  
+ 1 775 823 4667  
greg.shutt@colliers.com

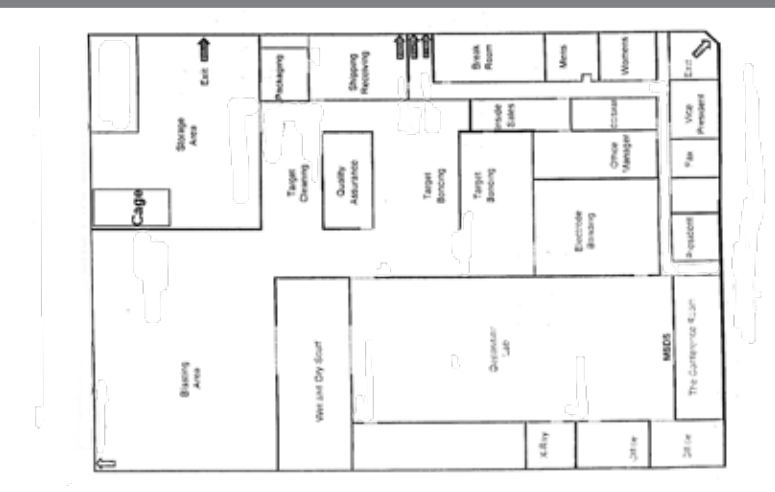
**CHRIS FAIRCHILD**  
Vice President  
+ 1 775 823 4662  
chris.fairchild@colliers.com

Colliers International  
100 W. Liberty St., Suite 740  
Reno, Nevada 89501  
P: 775.823.9666 | F: 775.823.4699  
www.colliers.com/reno

FOR SALE OR LEASE > R&D / LAB SPACE

# 7950 Sugar Pine Court

RENO | NEVADA



This marketing piece has been prepared by Colliers International for general information only. Information contained herein has been obtained from sources deemed reliable and no representation is made as to the accuracy thereof. Colliers International does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

Colliers International  
100 W. Liberty St., Suite 740  
Reno, Nevada 89501  
P: 775.823.9666 | F: 775.823.4699  
[www.colliers.com/reno](http://www.colliers.com/reno)