

# For Lease

## South Fork Commerce Center

12th Street and Clarkson Dr, Elko NV



## Building 3 - Suite 110

### Commercial / Office / Industrial Flex

Building Size	: 19,025 SF (80'x238')
Space Available	: 3,200 SF
Parking	: 93 Spaces
Loading Door	: 1 Grade Level Door 12' x 14'
Power	: 3 Phase, 277 Volt, 200 Amp
Sprinklers	: 0.2 Gal/Min over 1,500 SF
Fiber Optic	: Available
Cable T.V.	: Available
Clear Height	: 16-24 Feet
Office Space	: Build to Suit
Rental Rate	: \$1.35 Per SF Per Month Triple Net

Frank Gallagher, SIOR  
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**GALLAGHER COMMERCIAL**  
— PROPERTIES —

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*Commercial Real Estate Services*

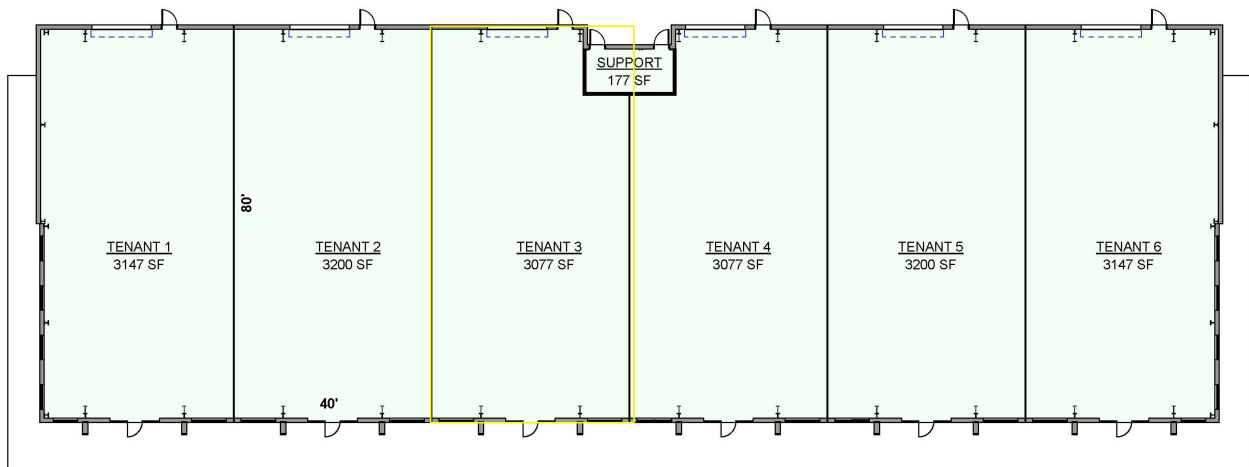
All information is deemed accurate but is not guaranteed. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## SOUTH FORK COMMERCE CENTER - BUILDING 3 12TH STREET - ELKO, NEVADA

AREA SCHEDULE	
TENANT 1	3147 SF
TENANT 2	3200 SF
TENANT 3	3077 SF
TENANT 4	3077 SF
TENANT 5	3200 SF
TENANT 6	3147 SF
SUPPORT	177 SF
19024 SF	



**FLOOR PLAN**

1/16" = 1'-0"

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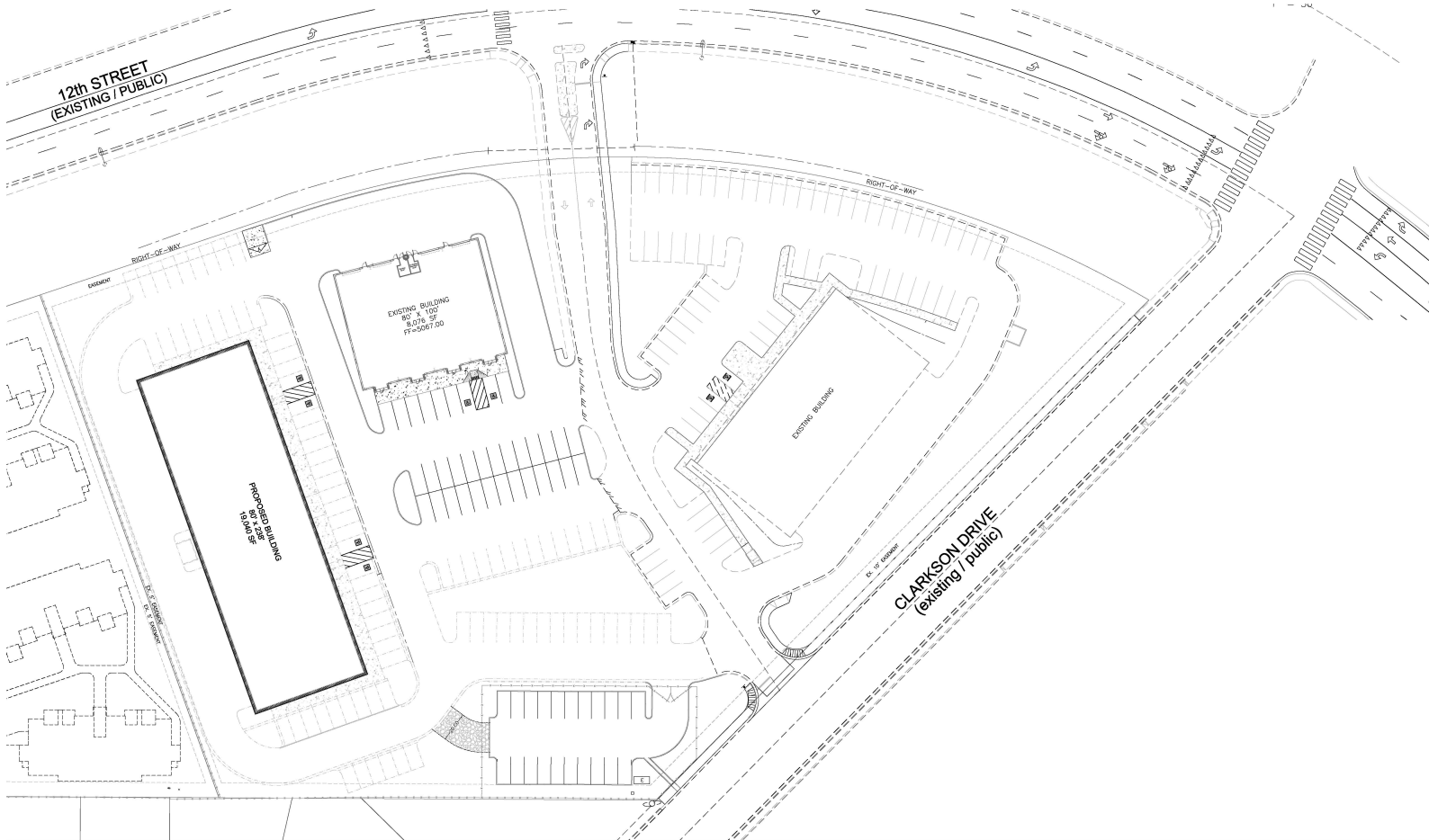
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