

# FOR LEASE

# +/- 42,441 SF Manufacturing Facility



2221 Meridian Blvd  
Minden, NV 89423

## Offering Highlights

- \$0.75 Per Square Foot, Modified Gross Lease
- Full HVAC to entire building
- 2.5 Acre Site
- Ideal for Corporate Headquarters
- 360 Degree Views of Carson Valley & Sierra's
- Located in the Meridian Business Park
- 1,600 AMPS of 480V 3-phase power panel
- Building was designed for multiple tenants, easy to demise up to 3 separate units

Contact:  
**Chad Coons, CCIM**  
(775) 720-2115 cell  
(775) 782-3434 office  
2288 Main Street  
Genoa, NV 89411  
chadcoons@gmail.com



[www.commercialrealestatenv.com](http://www.commercialrealestatenv.com)

The information contained herein has been provided by the owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information. All information should be verified by the recipient prior to the purchase, lease or exchange.

**2221 Meridian Blvd. (off Airport Road)**

# Property Details

## Building Specifications

- ◆ +/- 42,441 SF Total
- ◆ 2.5 Acres, APN 1320-08-410-005
- ◆ Zoning: Light Industrial
- ◆ Manufacturing/Warehouse Facility
- ◆ +/- 6 restrooms, 4 of which are multi stalls.
- ◆ 26' Eave Height
- ◆ 44' x 42' Column Spacing
- ◆ Concrete Tilt-Up Construction
- ◆ 3 grade level delivery doors at 8' w x 10' h, used to be full dock high with well but was filled in.
- ◆ 2 Grade Level Doors, 10'W x 12'H
- ◆ 101 Parking spaces, includes 4 ADA spaces
- ◆ Fire Suppression: wet system, .33 GPM per SF over a max floor area of 3,000 SF, rate of 1,096 GPM at a pressure of 59.73 PSI at base of riser.
- ◆ Multiple skylights throughout for natural lighting.

## Electrical/Mechanical/Utilities

- ◆ 1,600 AMP / 480v 3-phase power panel
- ◆ Full HVAC for entire facility
- ◆ T-5 & metal Halide lighting throughout.
- ◆ Electrical distribution throughout



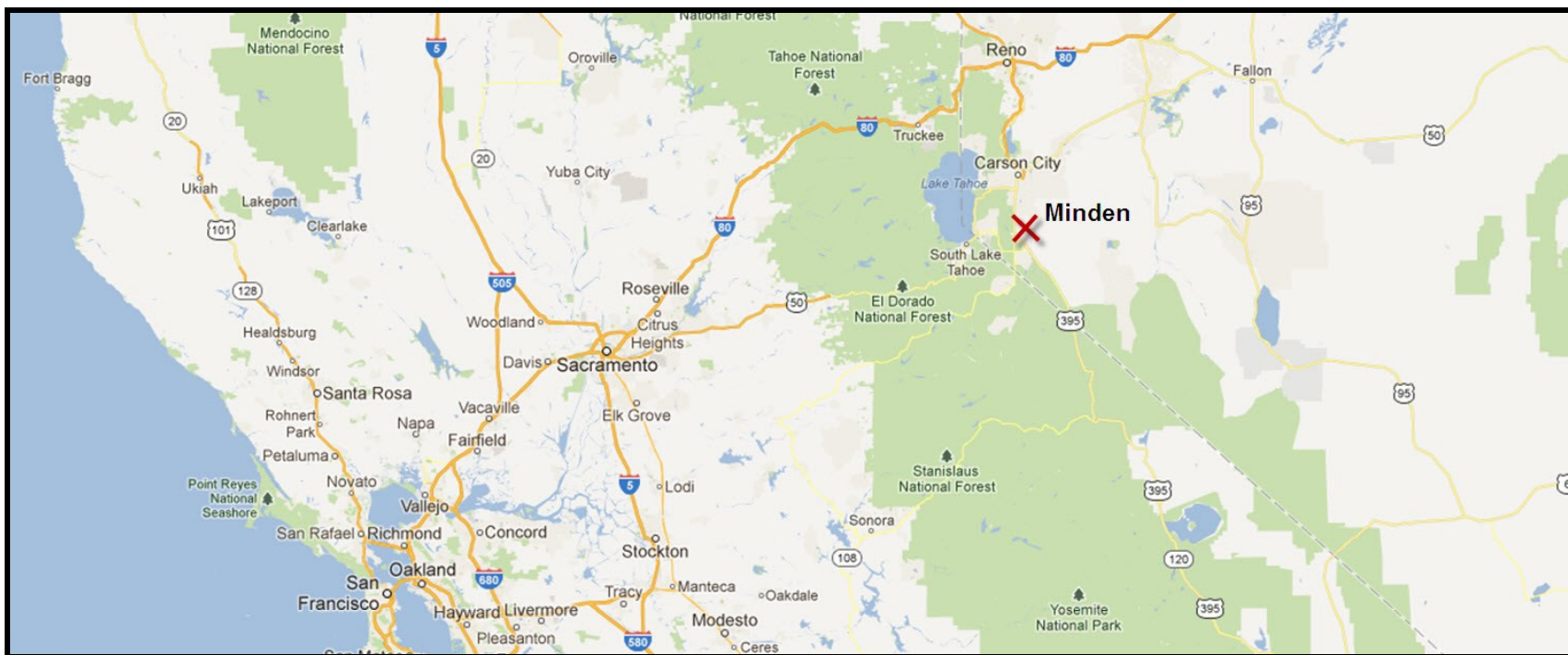


# 2221 Meridian Blvd. (off Airport Road)

## Location

### Location Description and State Tax Structure

Property is located less than 1.5 miles from Hwy 395 in Minden, NV inside the Meridian Business Park. It is located approx. 10 miles south of Carson City, 45 miles south of Reno, 126 miles east of Sacramento and 212 miles east of San Francisco. Hwy 395 & Hwy 50 are the 2 major highways that serve this region. Truck service from Minden can reach 7 western states within 1 day and another 4 states on next day service. Nevada has no personal or corporate state income tax, no inventory tax, no franchise tax, no unitary tax, no estate and or gift tax, no inheritance tax and no special intangible tax. Sales tax in Douglas County is currently 7.1%. Building is located one block from a 1,000,000 SF + Starbucks roasting facility. Nevada offers several different incentive programs for businesses relocating here.

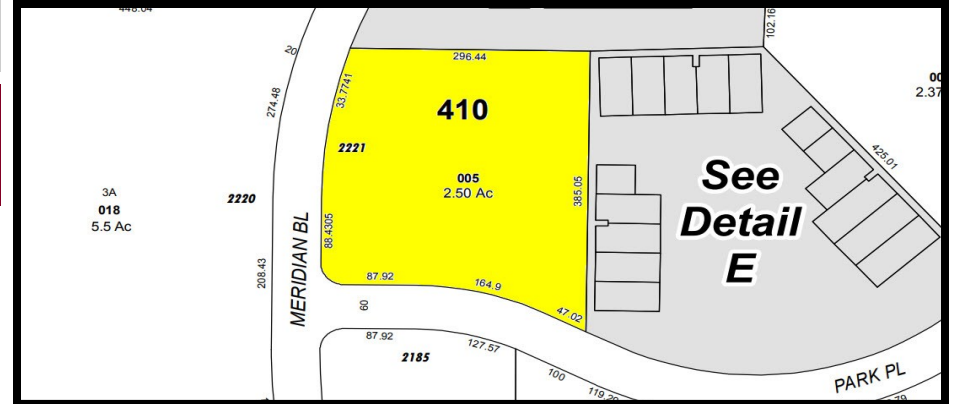


# 2221 Meridian Blvd. (off Airport Road)

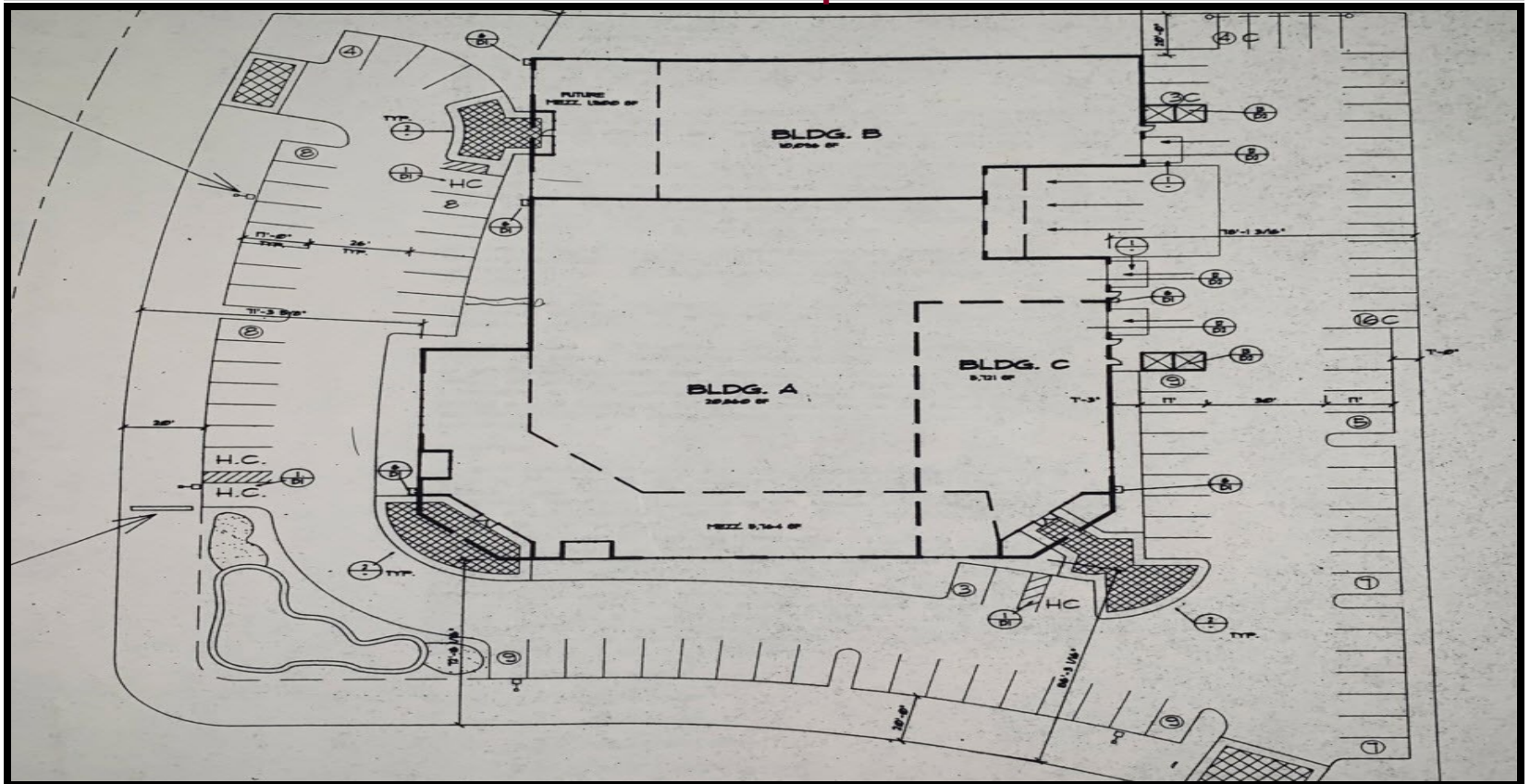
## Parcel Summary

### Parcel Map

Address	Parcel #	Acres	Land SF	Zoning
2221 Meridian Blvd.	1320-08-410-005	2.5	108,900	LI



### Site Map







**2221 Meridian Blvd. (off Airport Road)**

# Zoning Information/Utility Contacts

## Zoning

<b>DESIGNATION</b>	Light Industrial (LI). The purpose of this district is to provide areas for the development of research, light industrial, warehouse and distribution centers.
<b>DESCRIPTION</b>	"Light industrial" means any light industrial activity, including but not limited to assembling, compounding, food or beverage processing, inside storage, processing or treatment of products, scientific research, manufacturing, wholesale trade, warehousing, and corporate offices, which is not specifically listed elsewhere in this code. Furthermore, uses which can demonstrate compatibility with and an accessory or support relationship to the previously mentioned primary uses are permitted. These uses may include but are not limited to financial institutions, accounting offices, child care facilities, recreation facilities, service stations, and copy centers.

## Utility Contacts

### ELECTRIC

NV Energy  
800.962.0399 or 775.834.4444  
6100 Neil Rd. Carson / 875 Long St.  
Reno  
[www.nvenergy.com](http://www.nvenergy.com)

### WATER/SEWER

Douglas County Public Works  
1120 Airport Road, Bldg f-2  
Minden, NV 89423  
775-782-9989

### NATURAL GAS

Southwest Gas  
400 Eagle Station Lane  
Carson City, NV 89701  
775.882.2126  
[www.swgas.com](http://www.swgas.com)

### TELEPHONE

Frontier  
1520 Church Street  
Gardnerville, NV 89410  
[www.frontier.com](http://www.frontier.com)

### CABLE

Charter Communications  
9335 Prototype Dr.  
Reno, NV 89521  
800-314-7195  
[www.charter-business.com](http://www.charter-business.com)





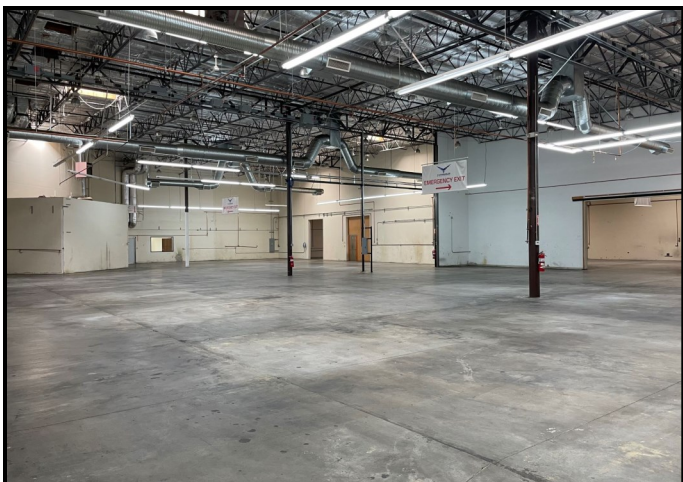
*2221 Meridian Blvd. (off Airport Road)*

# Aerial



# 2221 Meridian Blvd. (off Airport Road)

## Pictures



**For Property Information or Site Visits Contact:**

**Chad Coons, CCIM**

(775) 720-2115 cell

(775) 782-3434 office

2288 Main Street

Genoa, NV 89411

chadcoons@gmail.com

www.commercialrealestatenv.com

