2231 Meridian Blvd. #1

Minden, NV 89423

For Lease

Industrial

Warehouse Distribution Warehouse Office / Showroom Flex Space

Available Space

Space Available

14,400 sf

Lease:

Pricing

\$1.15 psf/mo **Modified Gross**



Lease



For Information, contact: CHAD COONS, CCIM NV License #B.9477 775-782-3434 office 775-720-2115 cell 775-782-0088 fax chadcoons@gmail.com

www.commercialrealestatenv.com





1--inside loading



FEATURES:

Loading Docks: Grade Level Doors: Parking Spaces:

Lot Size: .27 Power: 480V 3-phase,

400+ amps Light Industrial Zoning:

3

20+

Year Built: 2005

Construction: Concrete Block Clear Ceiling Height: Approx. 23'

Heating: Furnace/Reznor Column Spacing: None

Office SF: 4,400 SF W/HVAC

Date Available: Immediate Less than 1 mile to

Distance to Major Highway: Hwy 395 Approx. 14,400 SF of Industrial Flex Space; office +/-4,400 SF (30%) & Warehouse +/- 10,000 SF (70%). Warehouse has an approx. clear span of 190'x47', Loading Dock inside warehouse with load leveler, clear ceiling heights of approx. 23', Reznor Heating units, 3 grade level 14' roll up doors, high efficiency lighting, warehouse restroom, 480 v 3-phase power w/ approx. 400+ amps, 2-story office/showroom, office kitchen/breakroom, 3 private offices, conference room, restroom and reception area.



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.

2231 Meridian Blvd. #1

Minden, NV 89423

For Lease

Industrial

Warehouse Distribution Warehouse Office / Showroom Flex Space

Available Space

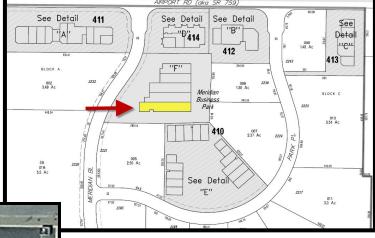
Space Available 14,400 sf

Lease:

Pricing

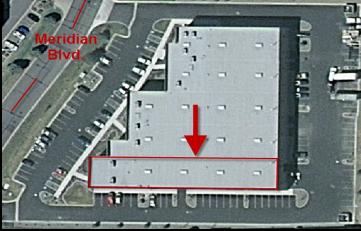
\$1.15 psf/mo Modified Gross Lease





Area Information

Property is located less than 1 mile from Hwy 395 in Minden, NV inside the Meridian Business Park off Airport Road. 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%. Nevada offers several different incentive programs for businesses relocating here.



For Information, contact: CHAD COONS, CCIM

NV License # B.9477
775-782-3434 office
775-720-2115 cell
775-782-0088 fax
chadcoons@gmail.com
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.

