

2436 Precision Drive

Minden, NV 89423

FOR LEASE

Industrial

Flex Space
Manufacturing
Warehouse
Office

Available Space

Unit C 2,500 SF
Unit D/E 5,000 SF

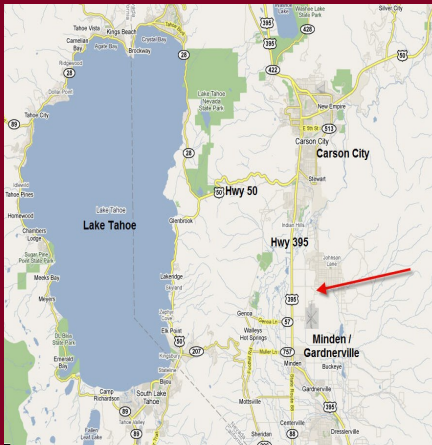
Building Details

Year Built: 2005
Lot Size: 2 Acres
Construction: Concrete Block
Distance to Hwy 395: 2 Miles
Zoning: Light Industrial

Pricing

Unit C \$1.15 PSF/MO MG
Unit D/E \$1.15 PSF/MO MG

Outdoor Storage Yard Available



FEATURES:

UNITS C

- **2,500 SF unit** (2,125 SF Warehouse, 375 SF Office).
- 1 Grade Level Drive-In Door– 12' W x 12' H
- 480 V 200 Amp 3-phase + electrical distribution on walls
- 18' - 20' Clear Height
- **Warehouse**– 1 restroom, Reznor wall heater, fully insulated ceiling, T-5 efficient lighting & LED, 2 skylights for natural light, rear access door, free of columns.
- **Office**– carpet & wood looring, HVAC, open area 25' x 15', views of the mountains.
- Outdoor Storage Yard spaces available, pricing to be negotiated.

UNIT- D/E

- **5,000 SF** (+/- 4,250 SF Warehouse, +/- 750 SF Office).
- 2 Grade Level Drive-In Door– 12' W x 12' H
- 480 V 200 Amp 3-phase + electrical distribution on walls
- 18' - 20' Clear Height
- **Warehouse**– 2 restroom, Reznor wall heater, fully insulated ceiling, metal halide lighting, 2 skylights for natural light, rear access door, columns between units.
- **Office**– carpet flooring, HVAC, open area 25' x 15', views of the mountains.
- Outdoor Storage Yard spaces available, pricing to be negotiated.

For Information, contact:

CHAD COONS, CCIM

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.



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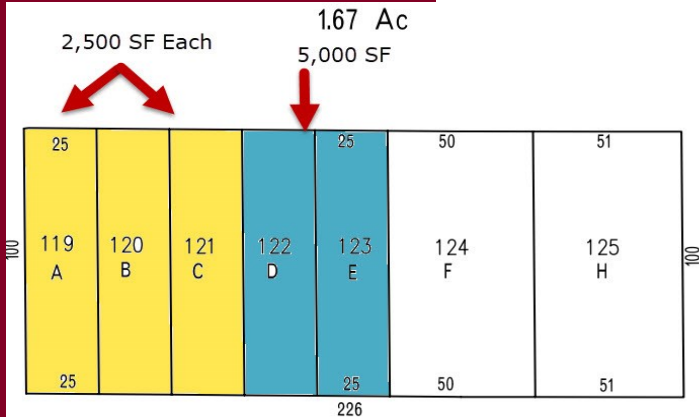
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Area Information

Property is located less than 2 miles from Hwy 395 in Minden, NV inside the Carson Valley 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%. Building is located around the corner from an approximate 1.1 million square foot Starbucks roasting facility. Nevada offers several different incentive programs for businesses (new, expansion, relocation).



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