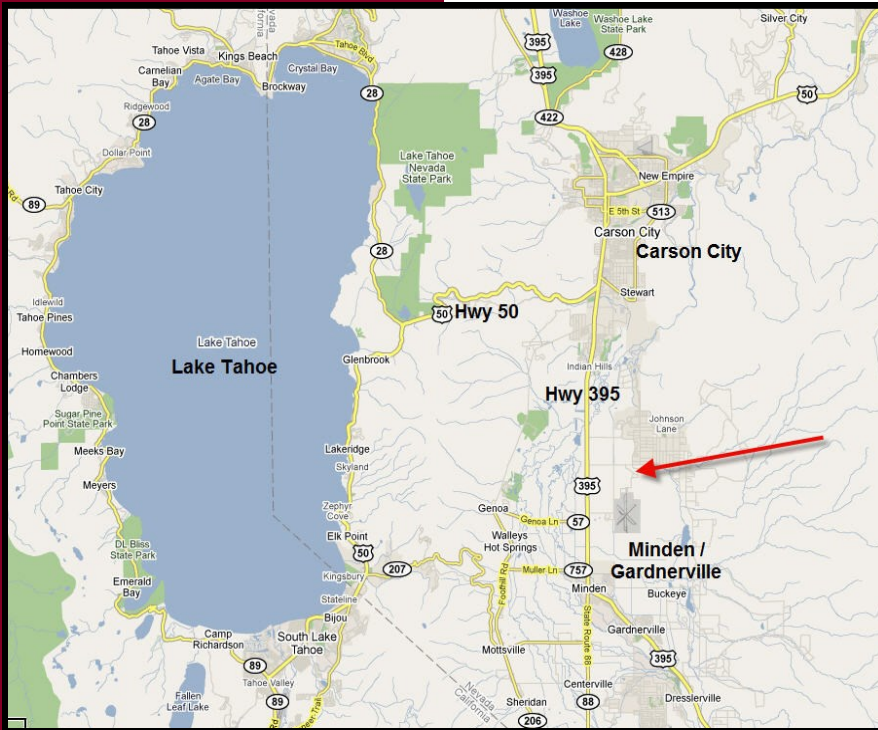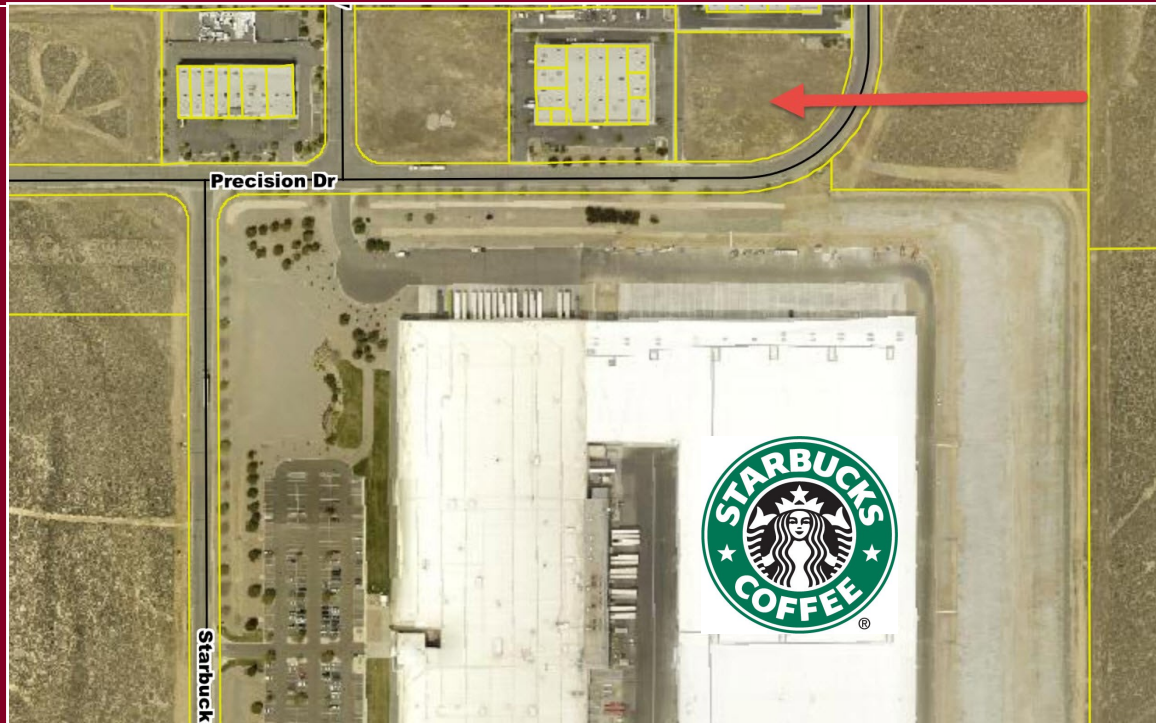# 1.75 Acres - Industrial

2496 Precision Drive, Minden, NV 89423

For Sale

Pricing

SALE: **$550,000**

$7.21 PSF
$314,285/acre

FEATURES:

- 1.75 Acres
- Full set of building plans (included)
- Industrial Zoning
- Corner Lot
- Utilities at street
- Carson Valley Business Park
- Topography = Level
- Johnson Lane/Business Pkwy to Precision
- CC&R's
- Property Taxes = $954.24/YR
- Douglas County, NV
- APN 1320-04-001-083
- Flood Zone = X Unshaded & small portion X shaded

For Information, contact:
CHAD COONS, CCIM
775-782-3434 office
775-720-2115 cell
775-782-0088 fax
chadcoons@gmail.com
www.commercialrealestatenv.com

Gillmor Coons
Real Estate Group
Commercial

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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. 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 an approximate 1.1 million sf Starbucks roasting facility. Nevada offers several different incentive programs for businesses relocating here.

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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 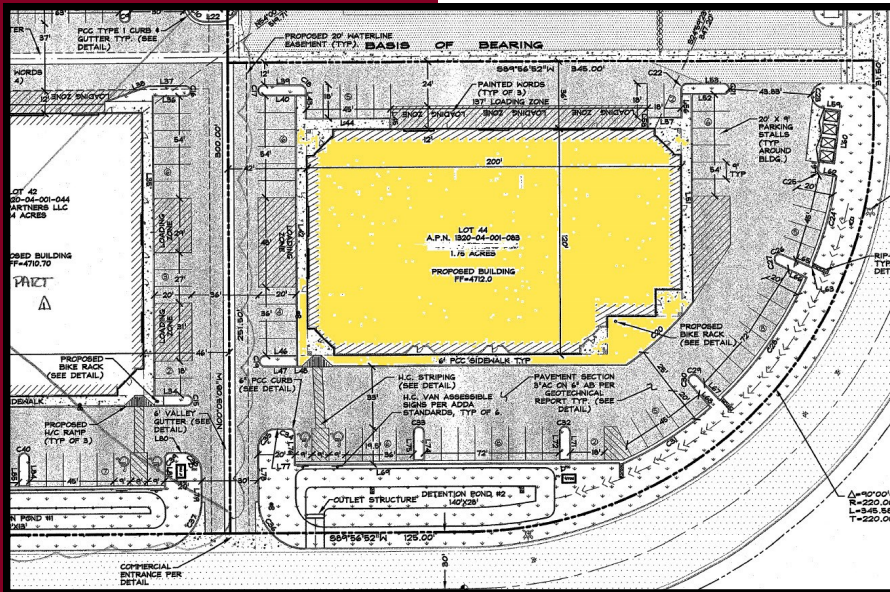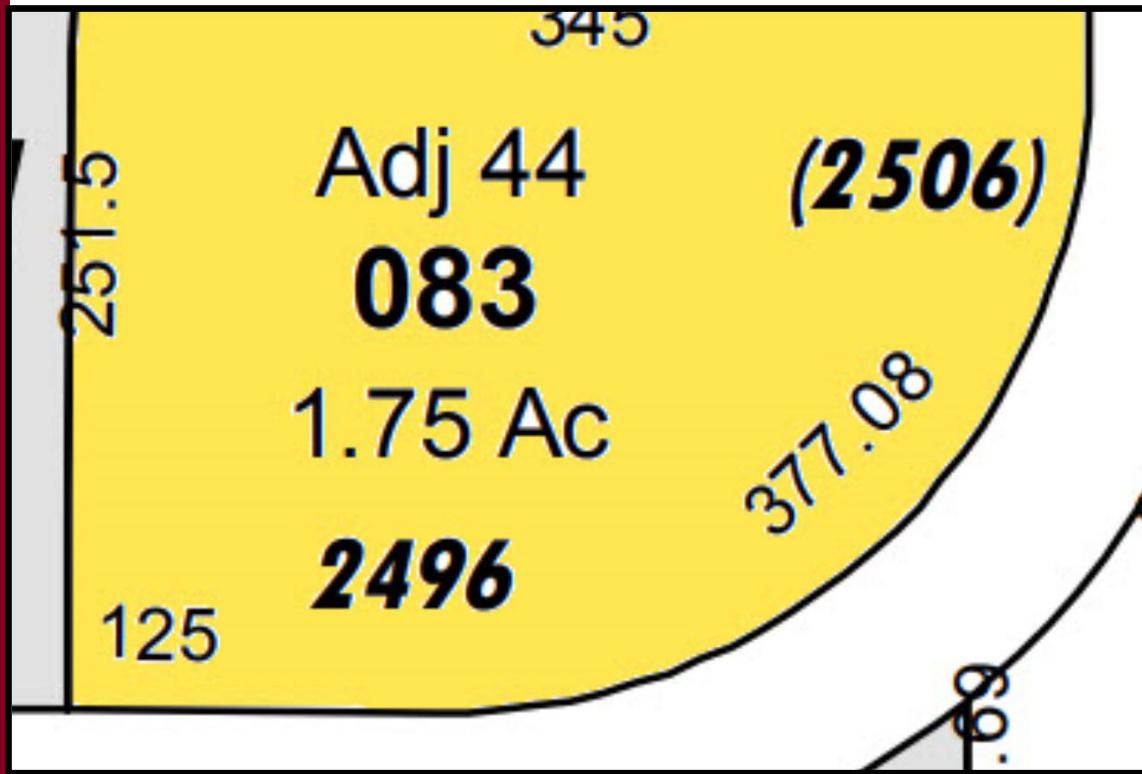to the purchase, lease or exchange.