

395 Logan Lane

Speciality Building with excess land
and water rights!

395 Logan Lane
Fernley, Nevada

Building Requires Certificate of Occupancy



Specialty Building

Built for Specialty Manufacturing

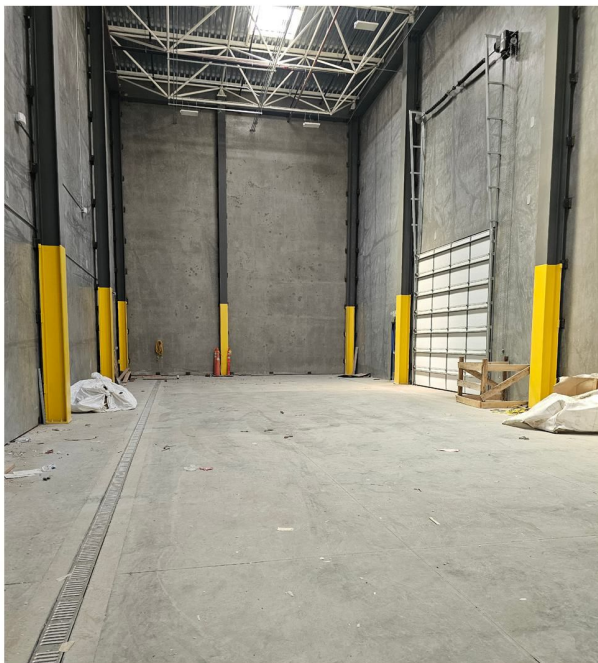
Building will require Certificate of Occupancy.

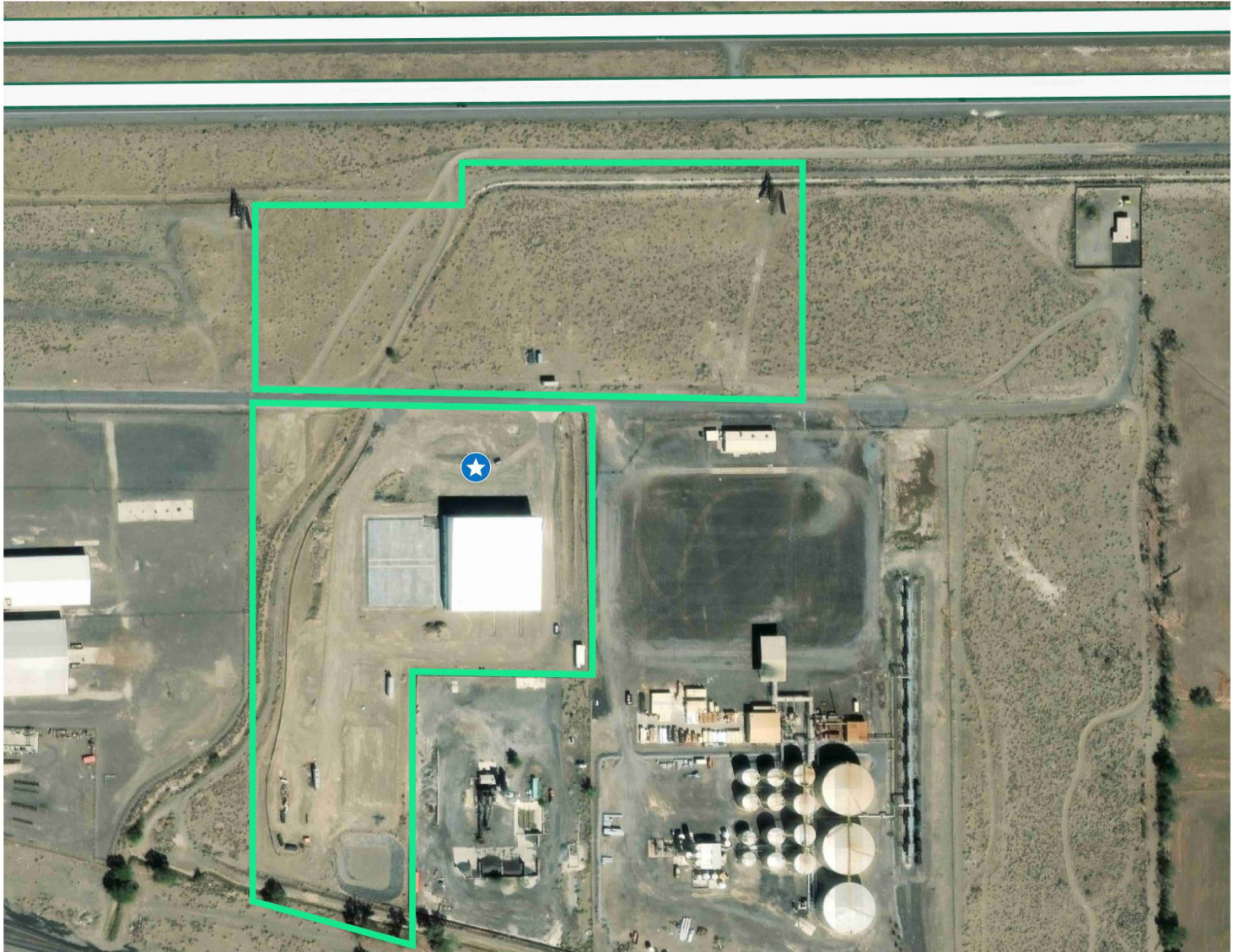
The foundation of the building, 33,885 SF, as well as the pad, 30,000 sf, are 2 feet deep with built in trench drains leading to containment area with sump pump making for an ideal manufacturing space. Existing 33,885 sf building consists of open warehouse areas separated with fire walls and interior grade level doors for access throughout the building. Electrical room and fire riser room are complete with planned office area plans available.

Total of 8 acre feet of water rights banked with the City of Fernley are included in purchase of both properties.

395 & 390 Logan Lane

- + 33,885 SF concrete tilt up building with 30,000 SF attached pad
- + ESFR
- + Sump Pump
- + Total of 8 acre feet of water rights banked with City of Fernley
- + 3 Dock high doors
- + 4 Grade level doors
- + 3 Interior grade level doors
- + 28' - 40' Clear height





395 Logan Lane

And excess land totaling 23.53 acres

395 Logan Lane consists of 11.98 acres which include a 33,885 SF specialty industrial building with an additional 30,000 sf concrete pad. Both pad and building have 2 foot slab foundations with in floor drains to containment areas. This parcel is zoned I-Industrial, which is described as General Industrial in Lyon County. In addition, 390 Logan Lane, the vacant industrial land with I-80 frontage is also for sale. 390 Logan Lane consists of 11.55 acres and includes a billboard along I-80 East.



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