

Maximize Savings with Ownership Benefits

- Favorable SBA rates available for qualified owner/users!
- Benefit from recent legislation and bonus depreciation!

Colliers

Carson Valley Business Park

2392 Precision Drive, Minden, NV 89423

New Construction For Sale | ±38,600 SF on 2.53 Acres

Recently Reduced Asking Price

Chris Fairchild, SIOR, CCIM

Executive Vice President

1 775 823 4662

Chris.Fairchild@colliers.com

NV Lic S.0071829

Casey Scott, CCIM

Vice President

+1 775 823 6630

Casey.Scott@colliers.com

NV Lic S.0173901.LLC



2392 Precision Drive

Building Footprint	±38,600 SF
Office	±2,000 SF
Land Area	2.54 Acres
APN	1320-05-001-054
Clear Height	28' - 35'
Grade Level Doors	Three (3) 24' wide Two (2) 12' wide
Floor Slab	7"
Year Built	2022 (New Construction)
Column Spacing	52' X 44'
Sprinklers	Yes
Electrical Service	2,000 amp 480 volt




Property Overview

Located at 2392 Precision Drive in Minden, NV, this **newly constructed** 38,600 square foot industrial building, completed in 2022, features manufacturing space with clear heights of 28 to 35 feet. The space includes 2,000 square feet of office space, with a breakroom and bathrooms. Built with a steel structure and insulated panels, the property sits on a 2.54 acre lot, offering ample space for parking and logistics. The building is fully conditioned and equipped with compressed air lines, high-speed 1000MG fiber optic data, a 480V 2000 Amp electrical system, a DSM antenna, and wireless connectivity throughout. Additional utilities are available at the street if needed.

Situated in the growing town of Minden in the Carson Valley, this property provides easy access to major transportation routes and a skilled local workforce, making it an ideal choice for industrial operations looking to establish or expand their presence. **Qualified buyer may be able to assume an existing 5.19% SBA financing element.**

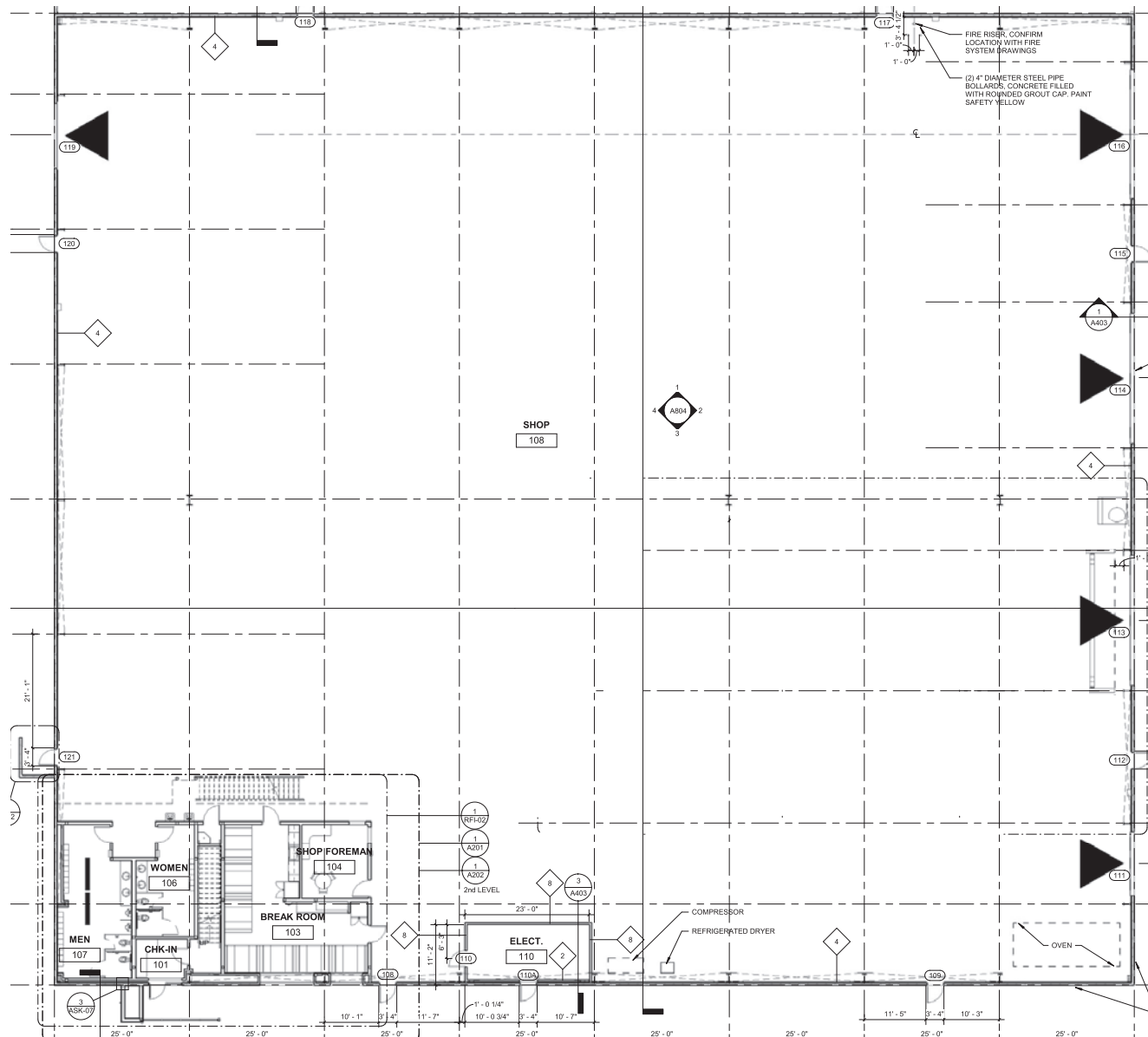
Reduced Asking Price: \$7,495,000

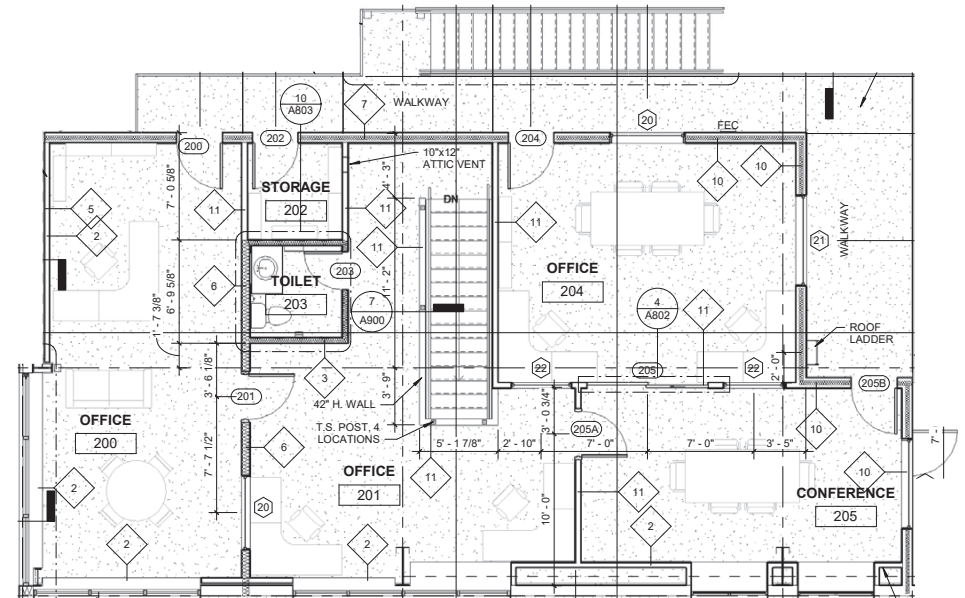
Area Demographics

	 Total Population	 Average Household Income	 Local Workforce
5 Mile	15,158	\$138,037	6,629
8 Mile	37,300	\$126,670	16,273
10 Mile	66,293	\$116,030	31,694

2392 Precision Drive

Building Plan - 38,600 SF

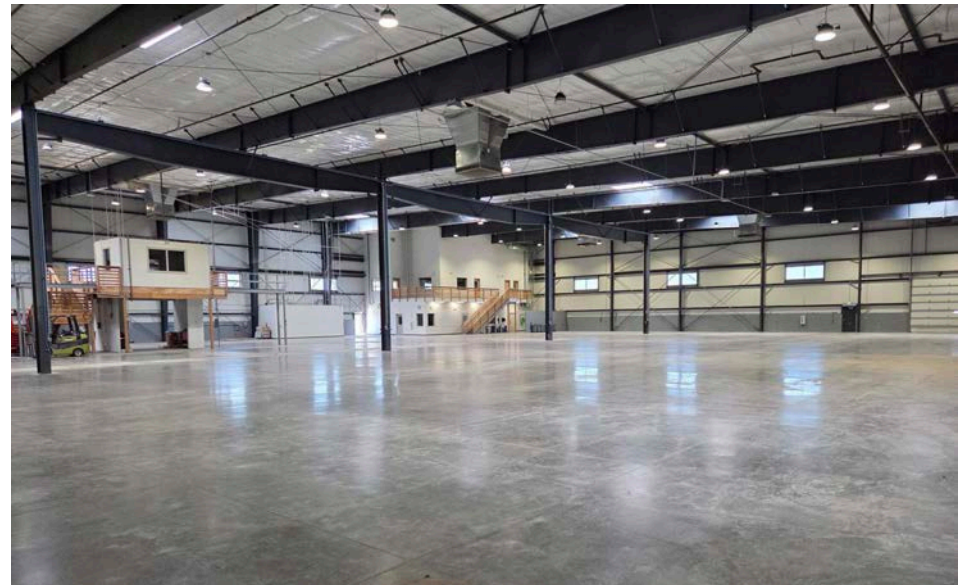
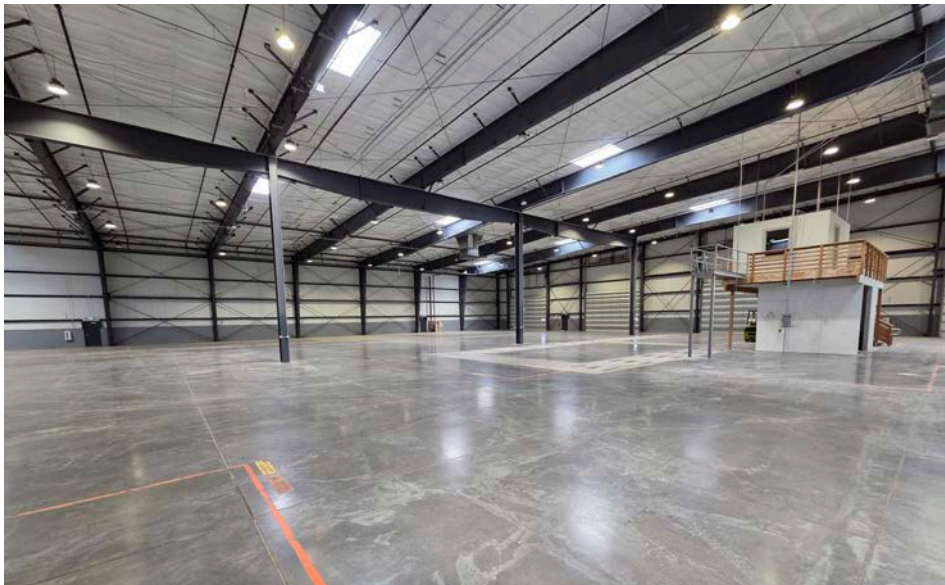




Property Photos



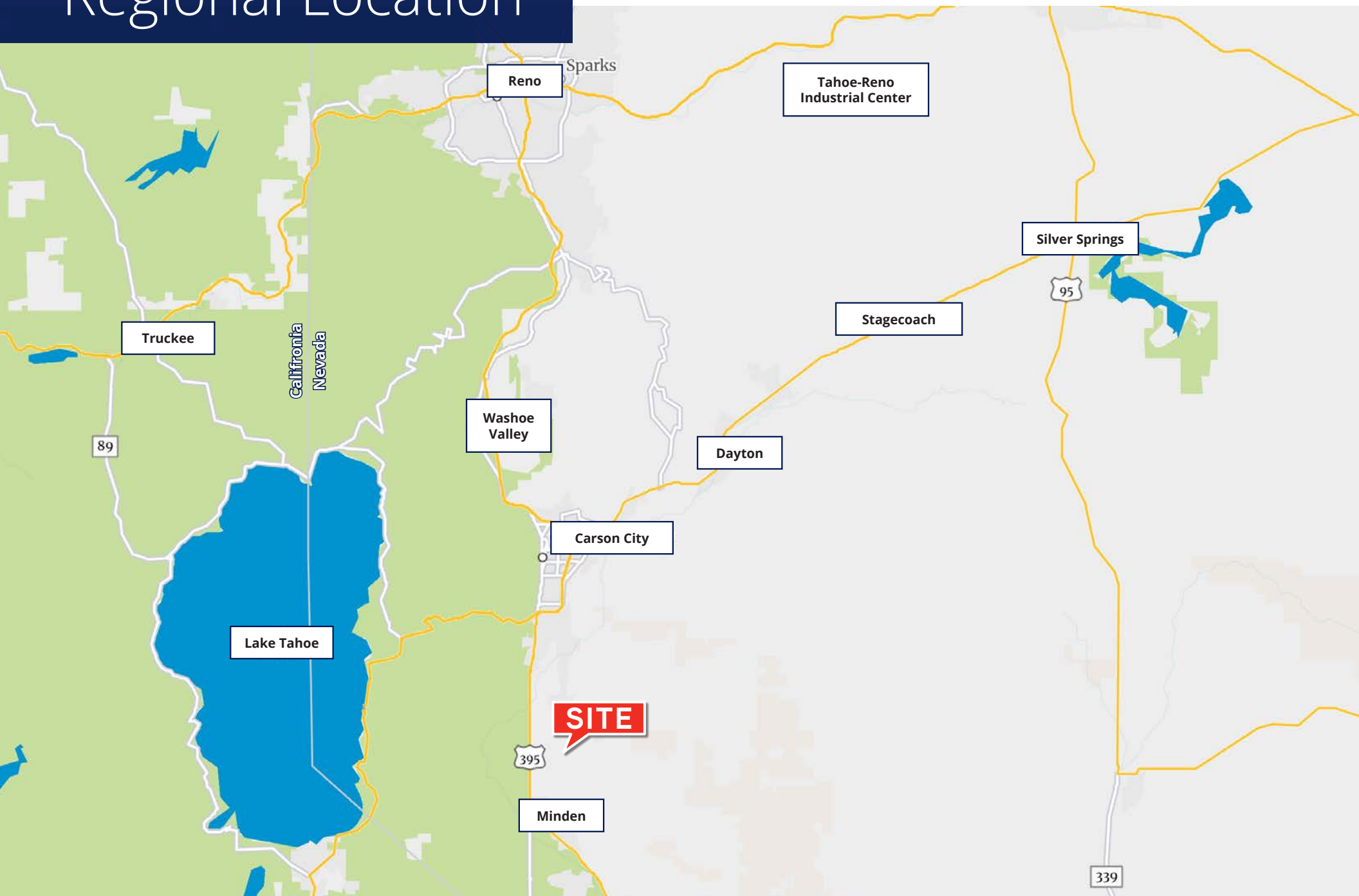
Interior Photos



Location Overview



Regional Location





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NV Lic S.0173901.LLC

5520 Kietzke Lane, Suite 300
Reno, NV 89511
+1 775 823 9666
Colliers.com/Reno



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