

FOR SALE

73.58 Acres - Industrial

961 Airport Road
Minden, NV 89423

Contact:
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Offering Highlights

- \$7,930,000 (73.58 acres, \$107,773 per acre or \$2.47 PSF)
- Industrial Zoned land
- Airport Road & Hwy 395
- Water rights
- Subdividable
- Industrial Development Opportunity

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961 Airport Road (Minden, NV)

Property Details

Details

- ◆ 73.58 acres
- ◆ Industrial Zoning (prior zoning was Agricultural)
- ◆ Subdividable
- ◆ 2 old ranch houses on the property
- ◆ Well and Septic
- ◆ 51.36 acres of supplemental water rights with 124 acre feet per season
- ◆ Great opportunity for an Industrial Development or Park
- ◆ Industrial height limitation is 45 feet
- ◆ 35% building coverage
- ◆ 1,500 feet of street frontage along Airport Rd.
- ◆ Small portion of the northwest section is in a primary A flood zone, remainder and majority of the land is in X shaded and unshaded flood zone.
- ◆ Water, Sewer, gas & electric in Airport Road, north portion of the land.
- ◆ Approximately 1,500 feet from Hwy 395
- ◆ Located adjacent to the Meridian Business Park with several improved industrial buildings.



961 Airport Road (Minden, NV)

Location

Location Description and State Tax Structure

Property is located less than 1.5 miles from Hwy 395 in Minden, NV inside the Meridian 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 a 1,000,000 SF + Starbucks roasting facility. Nevada offers several different incentive programs for businesses relocating here.



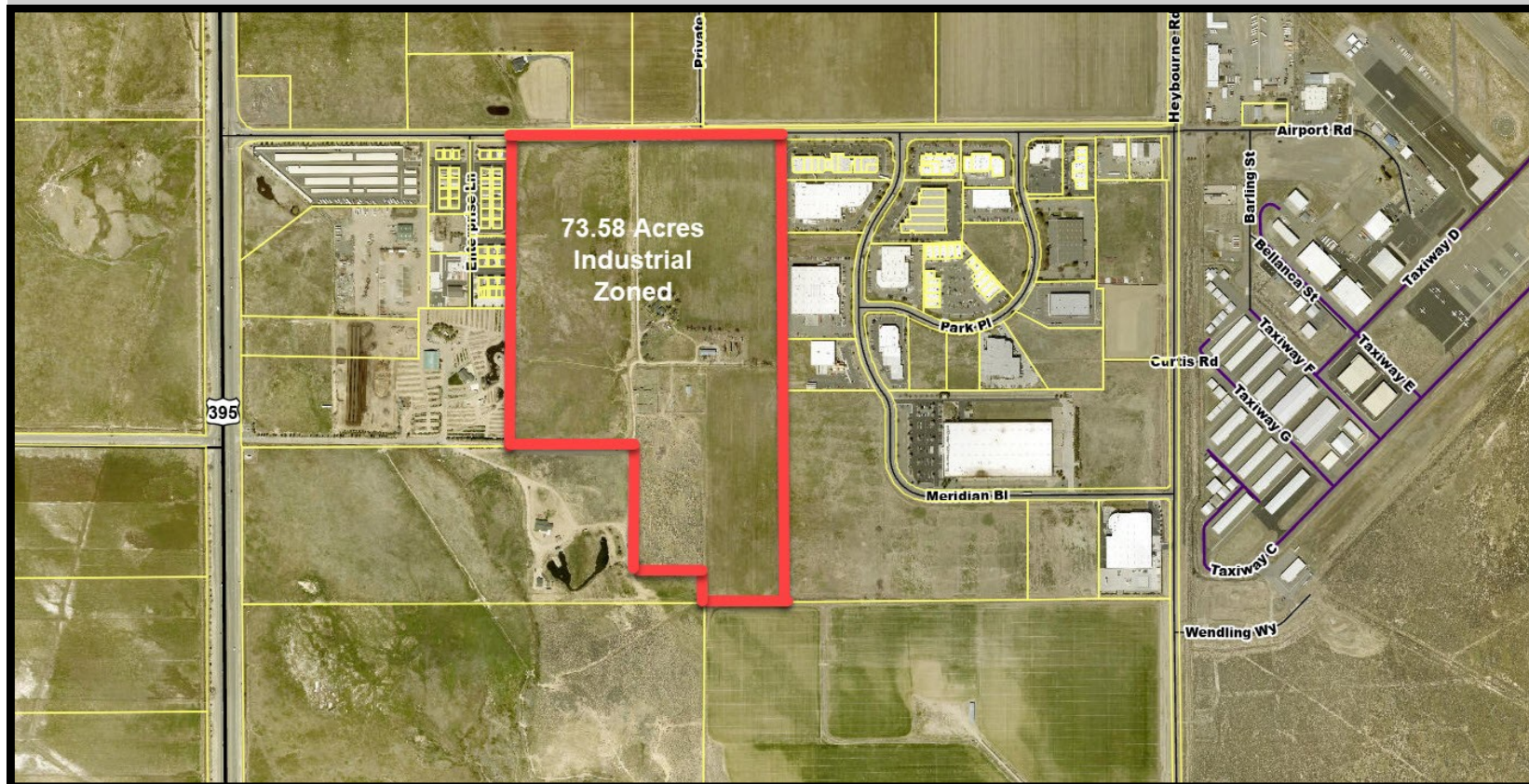
961 Airport Road (Minden, NV)

Parcel Summary

Parcel Map

Address	Parcel #	Acres	Land SF	Zoning
961 Airport Road	1320-07-801-010	73.58	3,205,145	LI

Site Map



961 Airport Road (Minden, NV)
Main Entrance



961 Airport Road (Minden, NV)

Zoning Information/Utility Contacts

Zoning

DESIGNATION	Light Industrial (LI). The purpose of this district is to provide areas for the development of research, light industrial, warehouse and distribution centers.
DESCRIPTION	"Light industrial" means any light industrial activity, including but not limited to assembling, compounding, food or beverage processing, inside storage, processing or treatment of products, scientific research, manufacturing, wholesale trade, warehousing, and corporate offices, which is not specifically listed elsewhere in this code. Furthermore, uses which can demonstrate compatibility with and an accessory or support relationship to the previously mentioned primary uses are permitted. These uses may include but are not limited to financial institutions, accounting offices, child care facilities, recreation facilities, service stations, and copy centers.

Utility Contacts

ELECTRIC

NV Energy
800.962.0399 or 775.834.4444
6100 Neil Rd. Carson / 875 Long St.
Reno
www.nvenergy.com

WATER/SEWER

Douglas County Public Works
1120 Airport Road, Bldg f-2
Minden, NV 89423
775-782-9989

NATURAL GAS

Southwest Gas
400 Eagle Station Lane
Carson City, NV 89701
775.882.2126
www.swgas.com

TELEPHONE

Frontier
1520 Church Street
Gardnerville, NV 89410
www.frontier.com

CABLE

Spectrum

961 Airport Road (Minden, NV)

Pictures



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