



2000 Auction Rd

2000 Auction Rd, Fallon, NV 89406



Jeff Flancer

Star Rider LLC

2303 N 44th St, Phoenix, AZ 85008

weststarmhp@gmail.com

(480) 326-9077



2000 Auction Rd

\$10.25 /SF/YR

COMMERCIAL BUILDING FOR LEASE:
\$2,734 per month.

Your Next Business Headquarters in Fallon
Imagine your business thriving in a great location designed accessibility and across the street from Walmart. This is more than a building—it's an opportunity to establish a dominant presence in the heart of the community.

KEY HIGHLIGHTS:

- ...
- Prime Location: Situated just off a highly trafficked intersection of the 50 & N Allen Rd.
- Metal building is 40' X 80', 3200 sq ft. Includes fenced yard in back and parking in front. 2 Large garage doors. Upstairs Mezzanine, storage space.
- Move-in ready. Large fenced in dirt yard in back and on west side.
- Ideal For: Dog Groomer, Boutique Retail, Tech Startup, Auto/Vehicle business or Professional Services Firm.



Rental Rate:	\$10.25 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	3,200 SF
Year Built:	1978
Walk Score ®:	50 (Fairly friendly)
Rental Rate Mo:	\$0.85 /SF/MO

1st Floor

Space Available	3,200 SF
Rental Rate	\$10.25 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

Imagine your business thriving in a great location designed accessibility and across the street from Walmart. This is more than a building; it's an opportunity to establish a dominant presence in the heart of the community. Key Highlights: •Prime Location: Situated just off a highly trafficked intersection of the 50 & N Allen Rd, offering brand exposure and easy access for clients and employees. •Metal building is 40' X 80', 3200 sq ft. Includes fenced yard in back and parking in front. 2 Large garage doors. Upstairs Mezzanine, great storage space. •Excellent Accessibility: Directly across from Walmart with ample dedicated parking for vehicles. •Flexible space: 3200 sq ft of versatile space, featuring an open-concept layout, high ceilings, and natural light. Easily adaptable for retail, office, warehouse or professional services. •Move-In Ready: •Ideal For: Dog Groomer, Boutique Retail, Tech Startup, or Professional Services Firm. Allowed Uses (Permitted by Right) In the C-1 district, "Commercial" must be the predominant use. These uses typically do not require a Special Use Permit (SUP) but still require a standard Zoning Review. •Retail and Service: Small retail facilities, convenience stores, and personal services (like barber shops or beauty salons). •Office Space: General professional offices, small-scale medical offices, and administrative services. •Food and Drink: Restaurants, bakeries, cafes, and taverns/bars. •Civic and Institutional: Public buildings, libraries, community centers, and small-scale child or adult care facilities. •Art and Culture: Museums, display galleries, and small libraries.



2000 Auction Rd, Fallon, NV 89406

COMMERCIAL BUILDING FOR LEASE:
\$2,734 per month.

Your Next Business Headquarters in Fallon

Imagine your business thriving in a great location designed accessibility and across the street from Walmart. This is more than a building—it's an opportunity to establish a dominant presence in the heart of the community.

KEY HIGHLIGHTS:

- Prime Location: Situated just off a highly-trafficked intersection of the 50 & N Allen Rd, offering brand exposure and easy access for clients and employees.
- Metal building is 40' X 80', 3200 sq ft. Includes fenced yard in back and parking in front. 2 Large garage doors. Upstairs Mezzanine, great storage space.
- Excellent Accessibility: Directly across from Walmart with ample dedicated parking for vehicles.
- Flexible space: 3200 sq ft of versatile space. Large office area. Featuring an open-concept layout in the warehouse section, high ceilings, and natural light. Easily adaptable for retail, office, warehouse or professional services.
- Move-In Ready:
- Ideal For: Dog Groomer, Boutique Retail, Tech Startup, Auto businesses, or Professional Services Firm.

Allowed Uses (Permitted by Right)

In the C-1 district, "Commercial" must be the predominant use. These uses typically do not require a Special Use Permit (SUP) but still require a standard Zoning Review.

- Retail and Service: Small retail facilities, convenience stores, and personal services (like barber shops or beauty salons).
- Office Space: General professional offices, small-scale medical offices, and administrative services.
- Food and Drink: Restaurants, bakeries, cafes, and taverns/bars.
- Civic and Institutional: Public buildings, libraries, community centers, and small-scale child or adult care facilities.
- Art and Culture: Museums, display galleries, and small libraries.

Property Photos



Warehouse



Office towards front door

Property Photos



Office to BR



Office

Property Photos



Office Small



Office-Bathroom

Property Photos



Bathroom 1



Bathroom 2

Property Photos



Sidyard



Backyard

Property Photos



Side lot



Upper storage room

Property Photos

