

FOR LEASE
Commercial Property

1253 US Hwy 395 North
Gardnerville, NV 89410

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

6,657± SF FREESTANDING BUILDING WITH SIGNAGE ON US395 FOR LEASE



PROPERTY DESCRIPTION

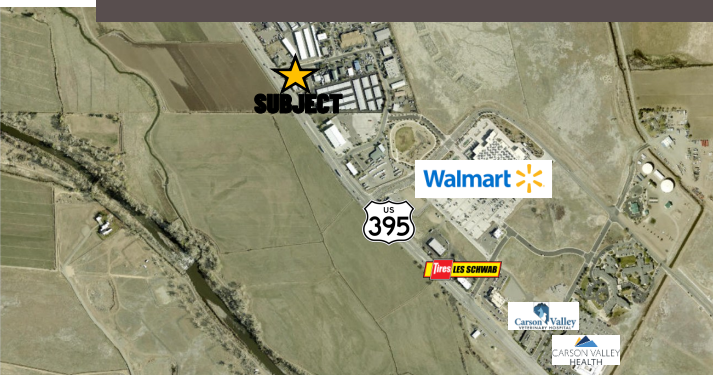
- 1253 is a Fully Sprinklered 6,657± SF Building with 1,612± SF Mezzanine, 2,660± SF Showroom, 2,290± SF Warehouse & 1,587± SF Office with 2 bathrooms
- 400 Amps/480 Volts
- 24' Clearance
- Two Small Fenced Outdoor Storage Areas
- Air Compressor & Security System
- Heated Sidewalk & Grade Door Entry
- Grade Level Door—Automated
- Utility Sink & Janitor's Closet
- Cardboard Compactor
- Mezzanine with Forklift Access
- Also available for Sale

PROPERTY HIGHLIGHTS

- High Traffic Volume 395 Frontage with 14,400 Vehicles Per Day
- Close to Walmart & New Maverick
- Close to 2 Vet Hospitals
- Easy safe corner access off highway
- Located on the corner of Southgate Drive and N HWY 395

OFFERING SUMMARY

BUILDING SF	LEASE RATE
6,657± SF	\$1.35/SF
YEAR BUILT	LEASE TYPE
1994	NNN
ZONING	APN
General Commercial	1220-03-412-001



**BRAD ELGIN &
BO FELDMAN**



775.825.4400

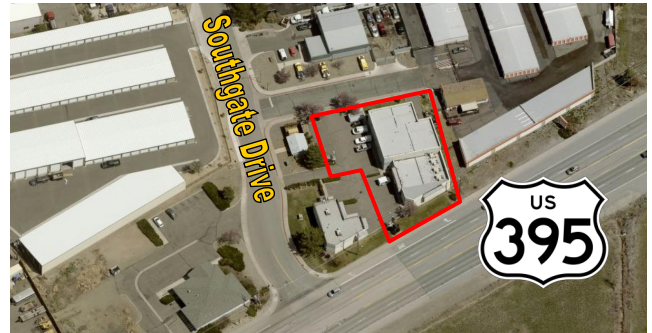
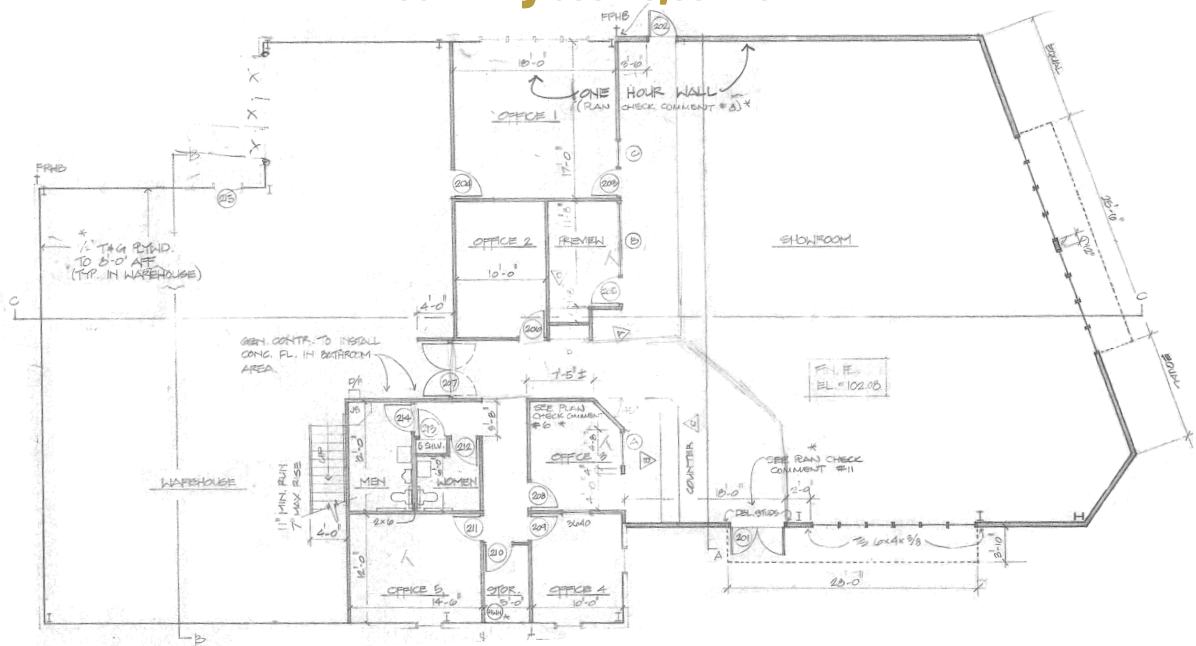
NVLICENSE #: BS.143447 & S.0204660

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**FREESTANDING
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1253 N Hwy 395 - 6,657± SF



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606 W Plumb Ln, Suite 1, Reno, NV 89509-3663

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