

DESERT ACREAGE

Nevada Broker Lic. B.1002112

600 Industrial Way

Lovelock, Nevada 89419

OFFERED AT

\$265,000

Industrial Building | Fenced Yard | Warehouse

Secure Industrial Property in Unincorporated Pershing County

Confidential Investment Offering

Prepared by Desert Acreage

Executive Summary

Secure Industrial Property

600 Industrial Way is a secure industrial property featuring a 1,200 SF metal shop building on a fenced 21,172 SF lot in central Lovelock. The property is located in unincorporated Pershing County, just outside city limits, with industrial zoning. The building includes power, 1/2 bath, and separate wash tub sink, making it ideal for various industrial and commercial uses.



<div>PROPERTY TYPE</div> <div>Commercial / Industrial</div>	<div>BUILDING SIZE</div> <div>1,200 SF</div>
<div>LOT SIZE</div> <div>21,172 SF (0.49 ac)</div>	<div>PROPERTY STYLE</div> <div>Warehouse</div>
<div>DEVELOPMENT STATUS</div> <div>Built</div>	<div>ZONING</div> <div>Industrial</div>
<div>LOCATION</div> <div>Unincorporated County</div>	<div>SECURITY</div> <div>Fenced w/Barbed Wire</div>

Property Details

Features & Building Specifications



Metal Shop Building (1,200 SF)

The 1,200 SF metal shop building is fully equipped for industrial use. The building features power, a 1/2 bath, and a separate wash tub sink. The main room includes an office/lobby area and shelves/cubbies along the back wall, providing organized storage space.

Fenced Yard (21,172 SF)

The property is fully fenced with barbed/razor wire for maximum security. The fenced yard includes gates for vehicle access, making it ideal for businesses requiring secure storage or operations. The large lot provides ample space for parking, storage, or expansion.

Location Benefits

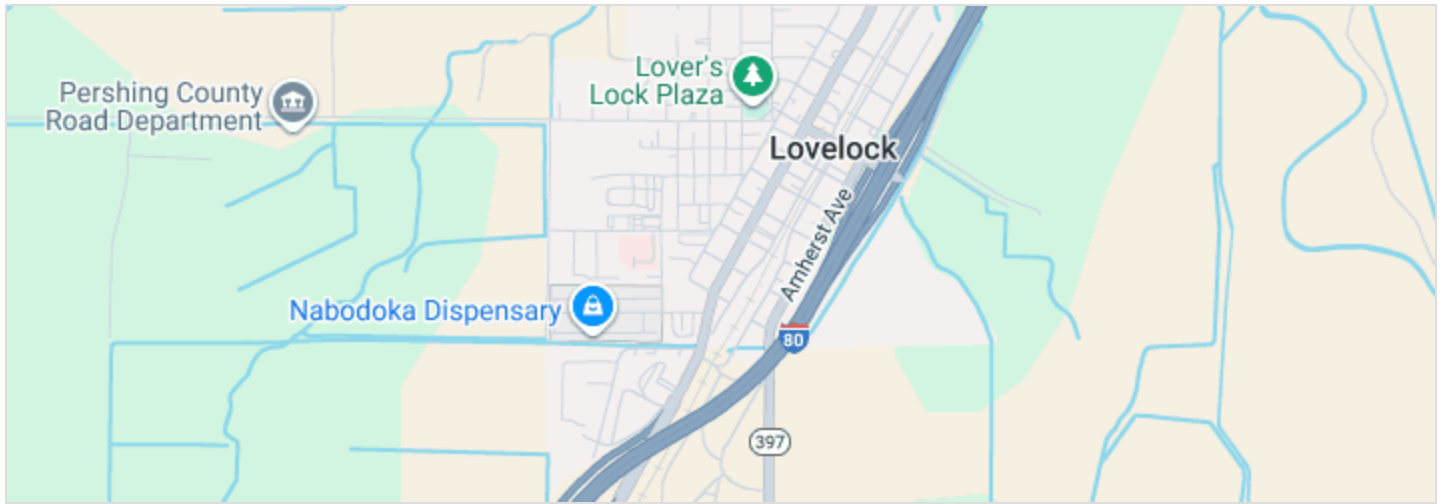
Located in unincorporated Pershing County, just outside city limits, the property offers industrial zoning and flexibility for various commercial and industrial uses. This location provides advantages for businesses requiring industrial operations without city restrictions.

Investment Highlights

- 1,200 SF metal shop building ready for industrial use
- Fully fenced 21,172 SF lot with barbed/razor wire security
- Power, 1/2 bath, and wash tub sink included
- Office/lobby room and storage shelves/cubbies
- Gates for vehicle access
- Industrial zoning in unincorporated County area
- Located just outside city limits for flexibility
- Ideal for warehouse, storage, or light industrial operations

Location & Market Analysis

Unincorporated Pershing County



GPS Coordinates: 40.171572, -118.478295 | 600 Industrial Way, Lovelock

Prime Industrial Location

600 Industrial Way is located in central Lovelock, in unincorporated Pershing County, just outside city limits. This location provides industrial zoning and flexibility for various commercial and industrial uses without city restrictions. The property is easily accessible and well-positioned for businesses requiring industrial operations.

The unincorporated County location offers advantages for businesses that need flexibility in their operations, storage requirements, or industrial activities that may not be permitted within city limits.

Market Opportunity

The property offers excellent potential for various industrial and commercial uses. The secure, fenced lot with barbed/razor wire makes it ideal for businesses requiring secure storage, equipment maintenance, or light industrial operations. The building's features, including power, plumbing, and storage space, make it move-in ready for many business types.

With industrial zoning and location in unincorporated County, the property provides flexibility for businesses that need space for operations, storage, or expansion without the constraints of city regulations.



Financial Summary

Asking Price

\$265,000

Price per SF (Building)

\$220.83

Price per SF (Lot)

\$12.51

Value-Add Opportunities:

- Ready-to-use industrial building with power and plumbing
- Secure fenced lot ideal for storage or operations
- Industrial zoning allows for various business uses
- Unincorporated County location provides flexibility
- Large lot (21,172 SF) allows for expansion or additional storage

Note: Financial projections and operating expenses are not available at this time. Prospective buyers should conduct their own due diligence regarding potential income generation, operating costs, zoning compliance, and any other matters relevant to their decision to purchase.

Contact Information

Schedule a Showing or Request Information



Ready to Learn More?

For additional information, property tours, or to submit an offer, please contact Desert Acreage. All inquiries will be handled confidentially.

Desert Acreage

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