

INDUSTRIAL FOR SALE & LEASE

±3,560 SF INDUSTRIAL BUILDINGS ON ±40 ACRES OF LAND

11555 Lovelock Highway, Fallon, NV 89406



Sale Price **\$325,000**

Lease Rate **\$0.60 SF/MONTH**

OFFERING SUMMARY

Building Size:	3,560 SF
Available SF:	3,560 SF
Lot Size:	40 Acres
Number of Units:	2
Price / SF:	\$91.29
Year Built:	1996
Zoning:	General Industrial
APN:	003-691-61
Ground Level Doors	Three (3)
Seller Carry:	Available

PROPERTY HIGHLIGHTS

- State Incentives, No State/Corporate/Personal Income Tax
- Within An Opportunity Zone Around A Cost-Effective Workforce
- Dependable, Competitive Energy | Low Shipping/Drayage Costs
- Clear-Span Warehouse Building & 5 AC Fenced Yard
- ±3,560 SF of Buildings W/ Pull Thru Access on 40 AC
- Warehouse with Roll Up Door | Small Office
- Clean Industrial Space | Fully Insulated Walls/Ceilings
- 1-Day Shipping to 7 States & 2-Day Shipping to Over Half The US
- Parking On All Sides Of Building on ±5 Fenced Acres
- Flexible Zoning, Skylights Throughout, 2 Separate Buildings
- Pull Through Access & Nearby I-80 Interstate Access
- Well Maintained Building: Move-In Ready
- Private Setting Nearby Quality Users
- Seller-Financing Available w/ 10% Down

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PROPERTY DESCRIPTION

Clean ±3,560 SF of clear-span freestanding Industrial buildings on ±40 acres of land within the highly desired Fallon Submarket nearby Fernley and Stagecoach. This move-in ready deal offers an ideal configuration offering direct HWY-95 exposure, split power, and the possibility to occupy (or lease out) 2 sections or occupy as 1 unit. Setback 800' from the road, Building 1 (40' x 69') of 2,760 SF features (2) 12' x 14' roll-up doors, 5 side man doors, 20' concrete apron around 3 sides, & a drive approach. It is free-span steel-beam construction currently configured as a separate 1/3 section of open warehouse with (1) rollup and (1) man door adjacent to a storage/testing room, and a 2/3 of open warehouse with (1) rollup and (4) man doors. Building 2 (adjacent; 20' x 40') of 800 SF features (1) 12' x 10' roll-up door, and (1) side man door. Each building has an open warehouse with 20' clear height, Reznor Heaters, fully insulated (walls and ceiling), air lines throughout, skylights, pull through access and a fully fenced 5 Acre lot. Includes 3 trailer hookups, well water covered in a well house & existing septic. Bonus 35 Acres of additional expansion land included! Property also includes a Detroit Diesel backup generator on site. Thrifty and expedient alternative to new construction by avoiding a 12-month construction time delay, land acquisition/fees, and high construction costs. The site benefits from no corporate, personal, or unitary tax. Seller-Financing is available with only 10% down!

Past Use: Former nickel processing plant built in 1996 by Flare industries (now Aereon) for testing work on metals as a mill site. Can be re-permitted to accommodate most any mining related operation, including milling, refining, concentrating, etc. Existing tower is 30' x 3' High carbon steel thermal oxidizer fueled by propane and has a ceramic refractory liner in the upper part of the unit where the temperatures are +/- 2,000* F. This converts noxious gases to more benign compounds, often by being combined with a wet or mechanical scrubber (like a Cottrell) and removing some portion of the gas stream as a solid. It would serve as a barrel for a horizontal furnace or calciner if were on a trunion frame.

LOCATION DESCRIPTION

Property fronts the west side of US 95 just 8 minutes north of the new housing developments in Fallon, NV and just 11 miles north of the city center. Convenient and private location just 20 miles south of I-80 interchange, 35 minutes to both Fernley, NV and Lovelock, NV, 1 hour to Reno/Sparks, NV, and 1.5 hours to Winnemucca, NV. Property neighbors the Kennemetal titanium processing plant (1.4 miles north). Within a solid transportation system that connects to the nation and the world.



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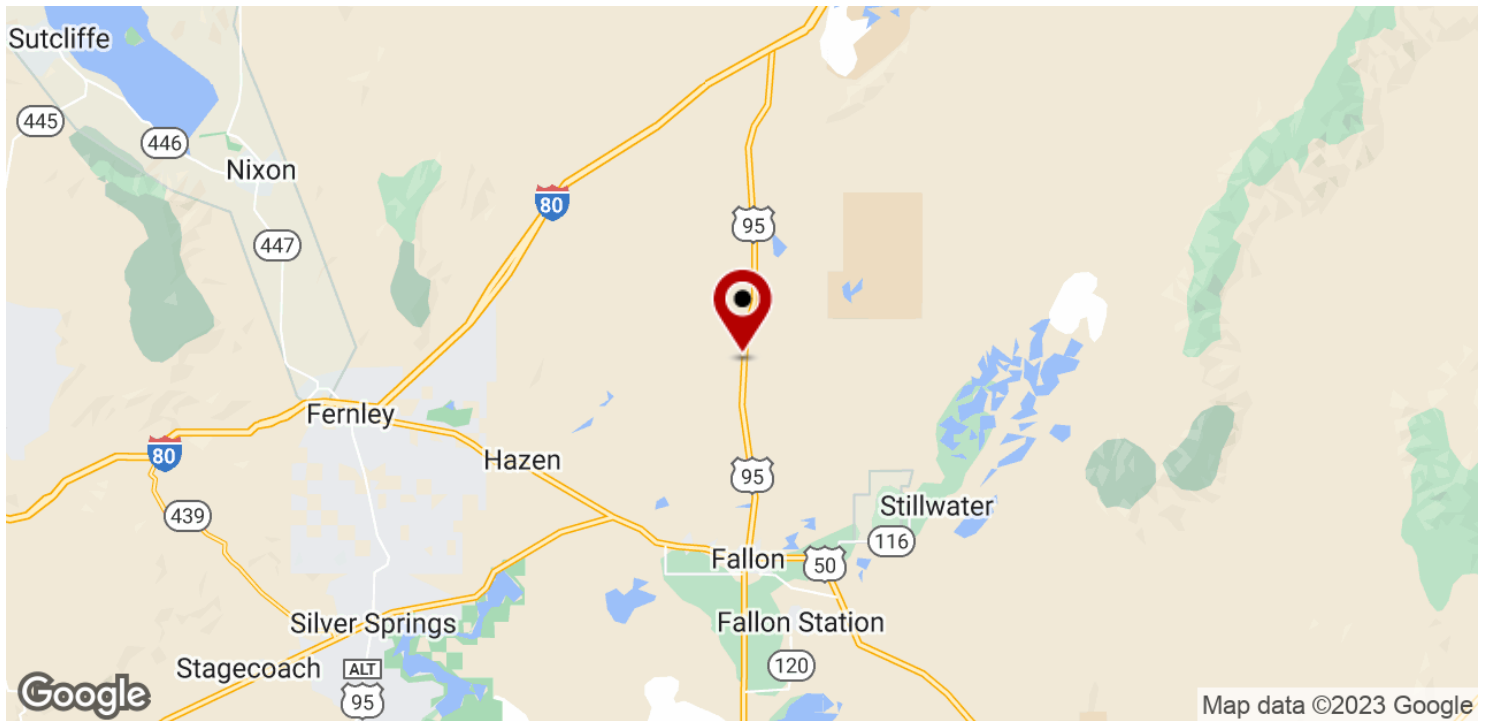
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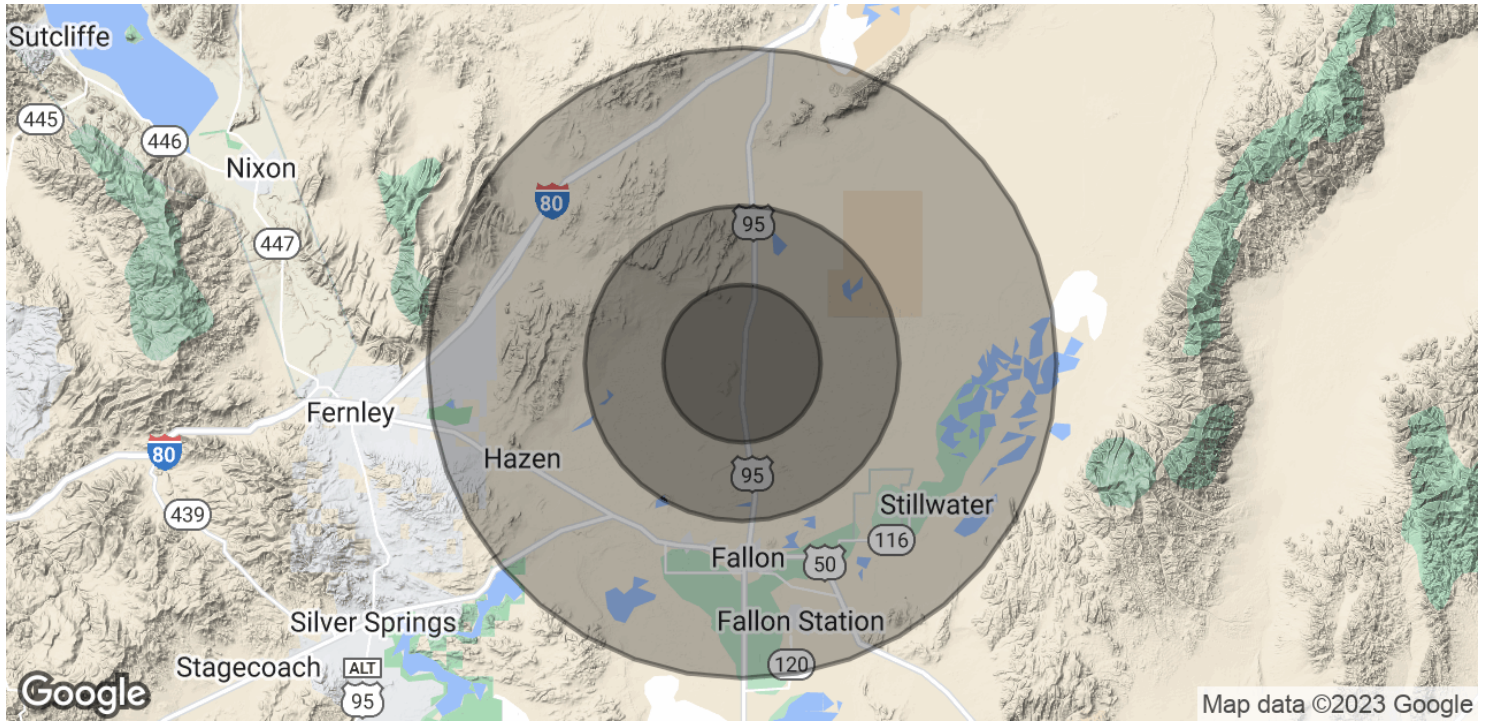
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	945	2,947	22,478
Average Age	39.5	40.1	40.0
Average Age (Male)	38.3	39.0	39.6
Average Age (Female)	40.6	41.3	42.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	347	1,131	9,958
# of Persons per HH	2.7	2.6	2.3
Average HH Income	\$67,327	\$65,098	\$61,737
Average House Value	\$535,544	\$344,603	\$223,727
ETHNICITY (%)	5 MILES	10 MILES	20 MILES
Hispanic	28.1%	26.0%	16.8%

* Demographic data derived from 2020 ACS - US Census

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