

OFFERING MEMORANDUM

16 NV-341

Mound House, NV 89706

Marcus & Millichap



EXCLUSIVELY LISTED BY

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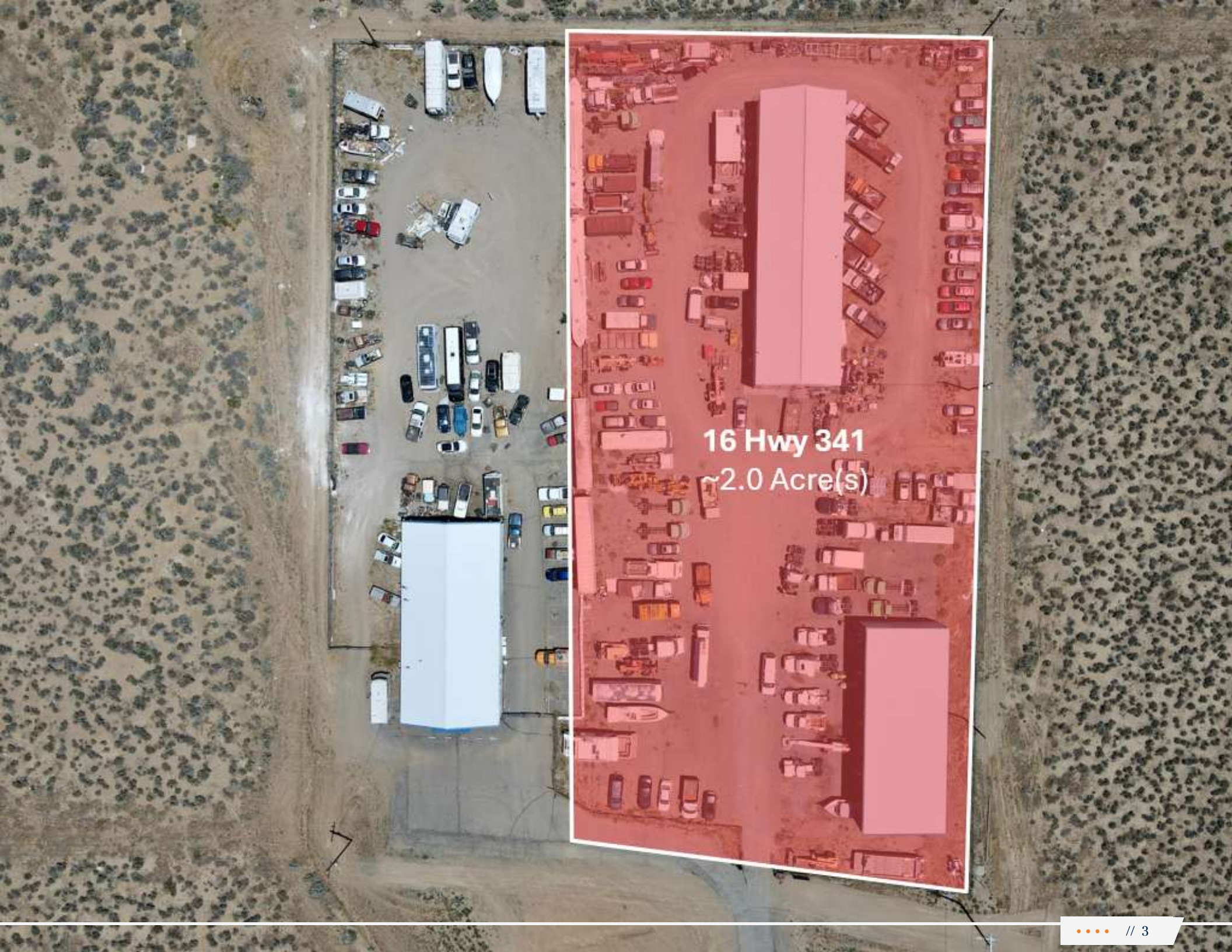
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Marcus & Millichap



16 Hwy 341

~2.0 Acre(s)

OFFERING SUMMARY

16 HWY - 341



Listing Price
\$1,350,000



Structures
2



Acre(s)
2.0 Acre(s)

FINANCIAL

Listing Price	\$1,350,000
Price/SF	\$140.63

PROPERTY

Square Feet	5,600 SF
Covered Shed	4,000 SF
Lot Size	2.00 Acre(s)
Year Built/Renovated	1989/-
Zoning	GI - General Industrial
Construction Type	Metal On Wood
Grade - Level Roll Up Doors	3 (1) 12' x 15.5' (2) 16' x 15'
Clear Height	18



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INVESTMENT OVERVIEW

16 Highway 341 is a 5,600 SF industrial building on 2.00 acres in the Carson City-Dayton corridor, offered at \$1,350,000. A three-sided covered storage structure with 20 foot clear height adds functional covered area beyond the building footprint.

The industrial building includes three roll-up doors — one 12' x 15.5' door and two 16' x 15' doors — equipment access suited to fabrication, service, and contractor use. Interior clear heights are 18', and improvements include two bathrooms and mezzanine storage.

The property is leased month-to-month, and the current tenant is able to vacate within 3 months of closing.

Direct frontage on Hwy-341 connects the property to US-50 and the broader Carson City, Dayton, and Mound House industrial market. 16 Highway 341 is a functional, flexible asset with room to grow that can accommodate many use cases.

INVESTMENT HIGHLIGHTS

5,600 SF Improvement with 4,000 SF Covered

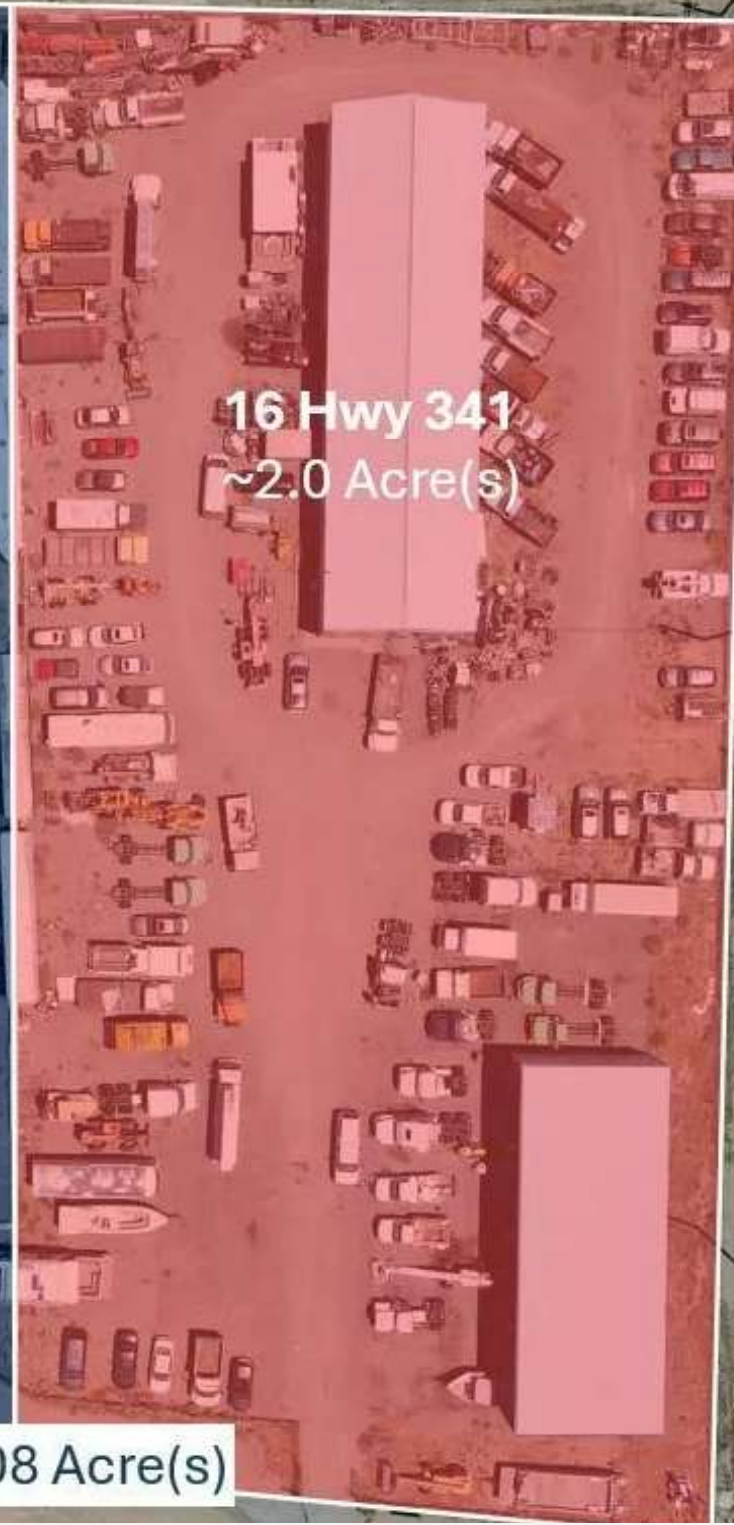
Storage Highway 50 & Route 341 Frontage

Industrial Yard Opportunity (2 Acres)

* Adjacent Property Available For Sale *



20 Hwy 341
~1.08 acre(s)

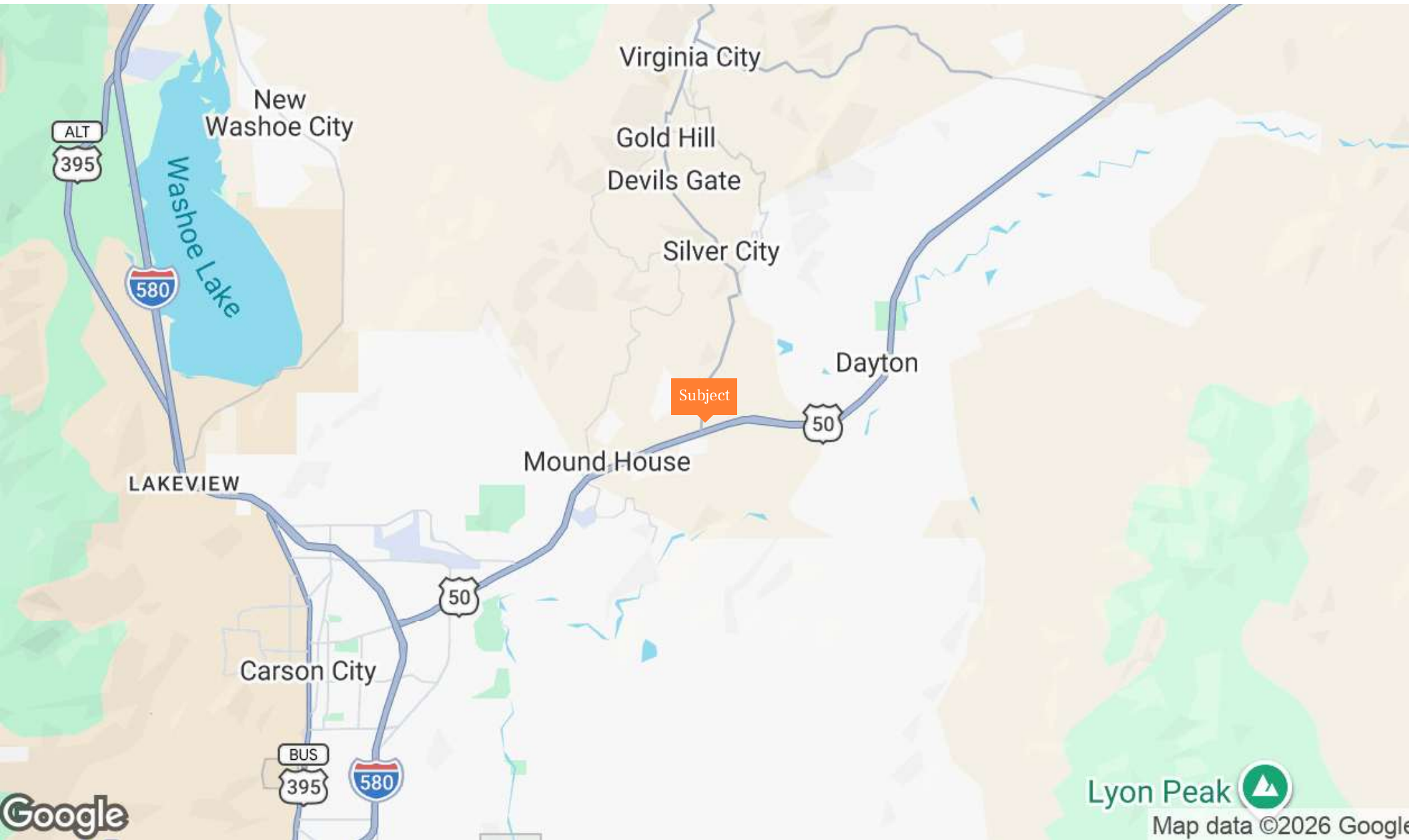


16 Hwy 341
~2.0 Acre(s)

~3.08 Acre(s)

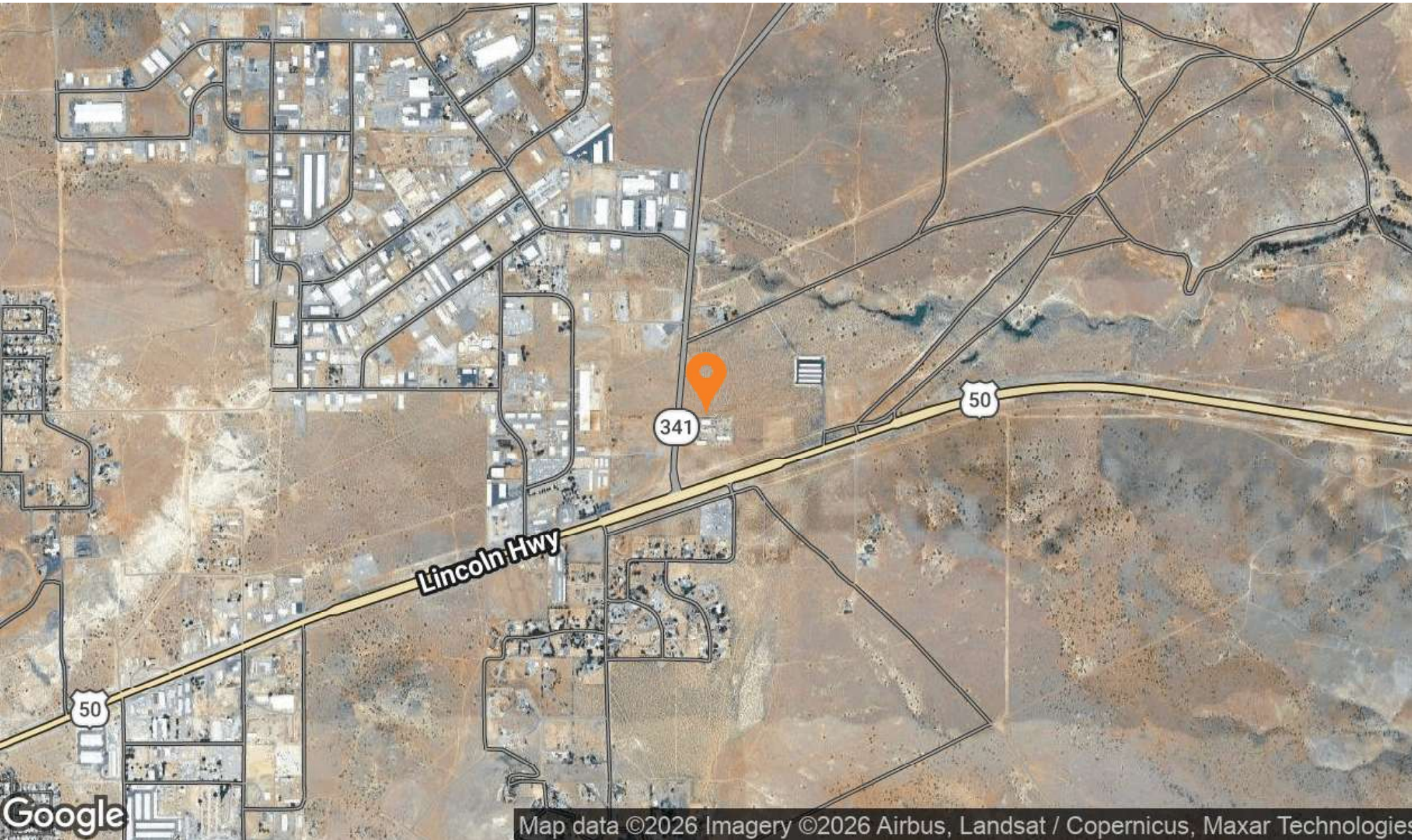
16 HWY - 341

REGIONAL MAP



16 HWY - 341

AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

Dayton

3.5 Miles

25,600
Cars per Day



US HWY 50

US Route 341

Reno

38 Miles

Carson City

8 Miles

CRUZ
CONSTRUCTION CO., INC.
Excavation • Paving • Pavers

ARMAC
CONSTRUCTION
EXCAVATING • GRADING • PAVING

WHARTON
HARDWARE AND SUPPLY



US HWY 50

25,600
Cars per Day



US Route 341





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