

2200 E Newlands Dr | Fernley, NV 89408

Property Summary



Property Description

62K SF Warehouse Space for Lease
Short & Long Terms Available

Property Highlights

- NNN estimated at .12/SF/MO
- Utilities TBD based on proposed use
- Office Space Negotiable
- Heavy Power Available
- Approximately 46' clear height
- Potential to be Rail Served

Offering Summary

Lease Rate:	Negotiable
Available SF:	62,000 SF

Demographics	1 Mile	10 Miles	30 Miles
Total Households	56	8,390	69,160
Total Population	136	21,790	170,112
Average HH Income	\$58,394	\$73,332	\$83,889

Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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Additional Photos



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Location Map

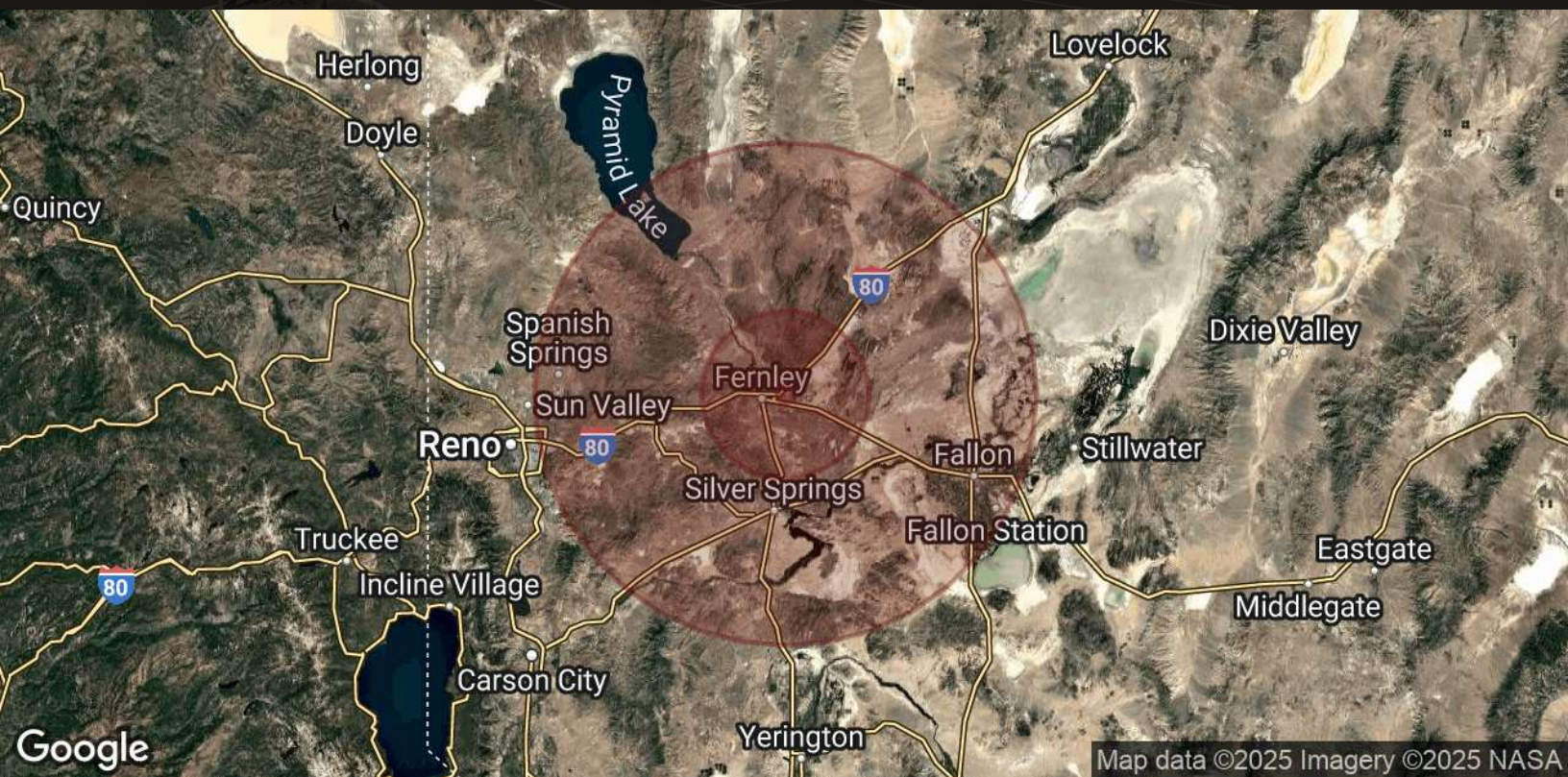


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Demographics Map & Report



Population	1 Mile	10 Miles	30 Miles
Total Population	136	21,790	170,112
Average Age	36.7	38.8	41.2
Average Age (Male)	37.0	39.6	40.3
Average Age (Female)	36.2	38.4	42.4
Households & Income	1 Mile	10 Miles	30 Miles
Total Households	56	8,390	69,160
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$58,394	\$73,332	\$83,889
Average House Value	\$184,670	\$241,286	\$301,520

2020 American Community Survey (ACS)