

92 Industrial Pkwy

Industrial For Sale | Mound House, NV 89706



Samuel Douglass, CCIM

Principal/Managing Broker
NV #B.143639.LLC
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Property Summary



Property Description

2 Industrial Buildings W/ Yard For Sale

Property Highlights

- 2 Separate Buildings, Each 5,525 SF
- Building Dimensions Are 65' X 85'
- Each Building Has (1) - 24' X 13' And (1) - 21' X 13' Grade Level Roll Up Doors
- 400 Amps 480v Power
- Separately Metered Gas
- Fire Sprinklers
- 14' Clear Height

Offering Summary

Sale Price:	\$1,925,000
Number of Units:	2
Lot Size:	1.74 Acres
Building Size:	11,050 SF
APN:	016-161-55

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	7	20	88
Total Population	19	50	219
Average HH Income	\$93,516	\$93,516	\$93,516

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Photos



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



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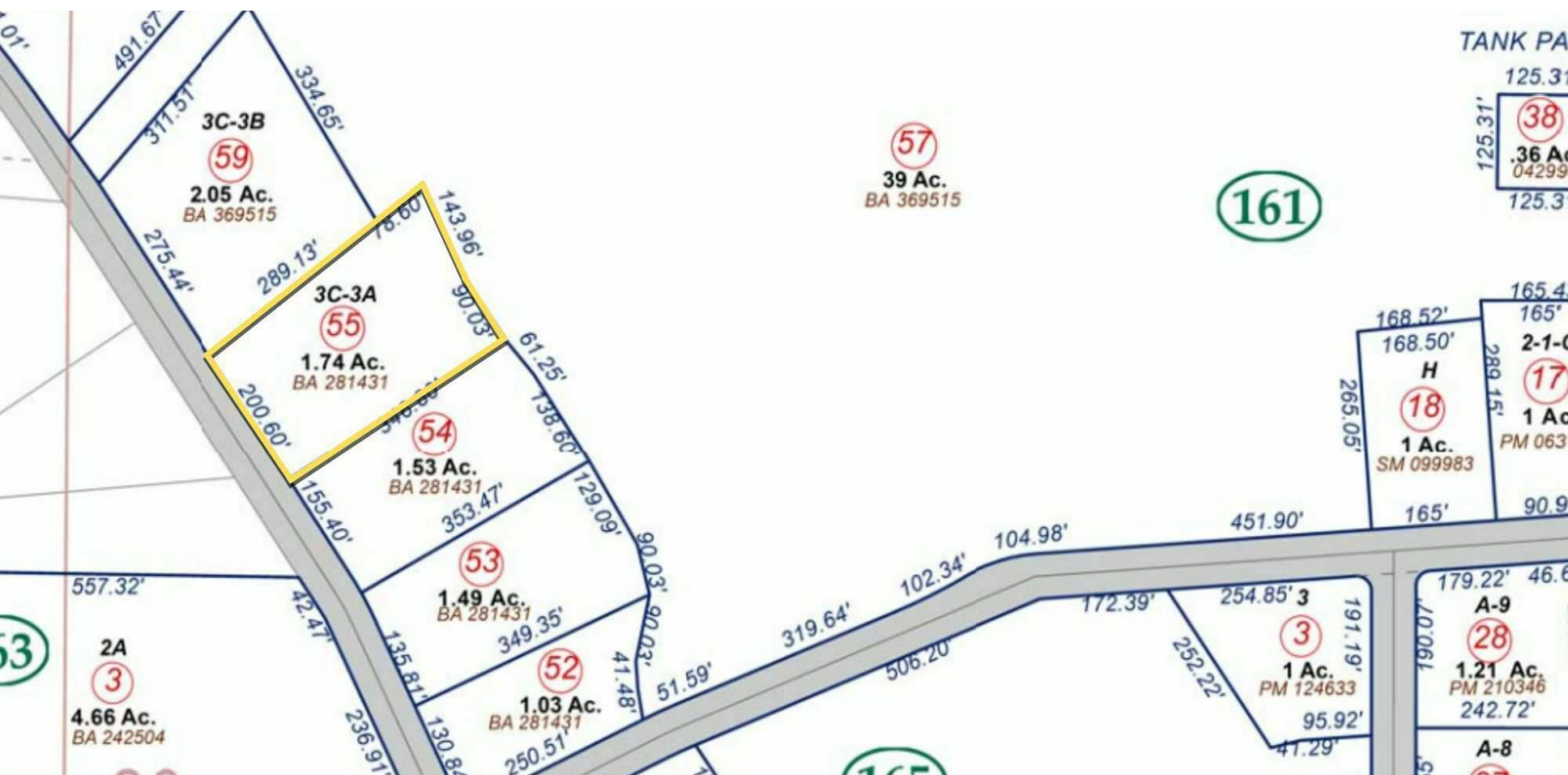
Additional Photos



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Aerial Map

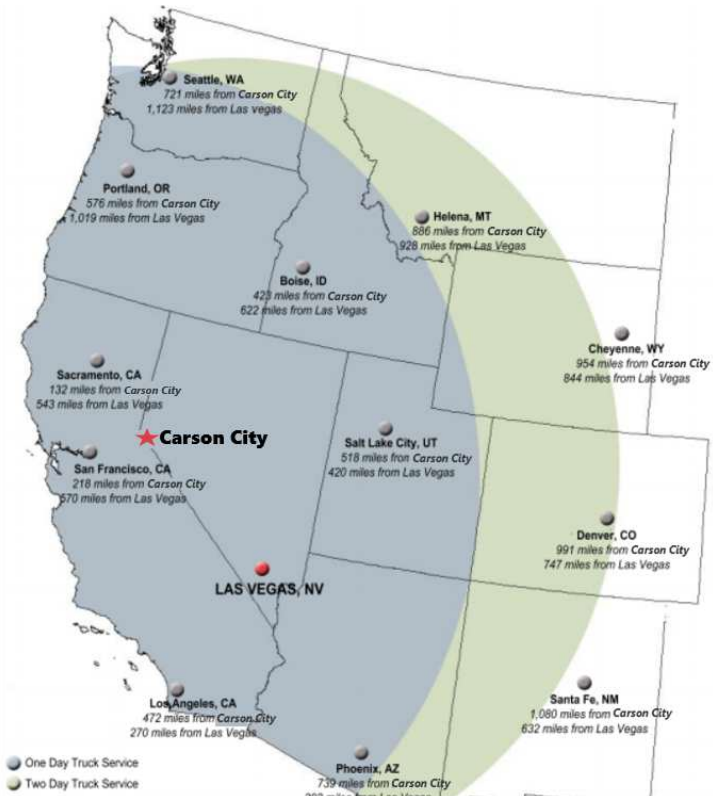


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The Nevada Advantage



Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	19	50	219
Average Age	45	45	45
Average Age (Male)	45	45	45
Average Age (Female)	45	45	45
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	7	20	88
# of Persons per HH	27	25	25
Average HH Income	\$93,516	\$93,516	\$93,516
Average House Value	\$363,800	\$363,800	\$363,714

Demographics data derived from AlphaMap

