

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Johnson Group is pleased to present a unique opportunity for the purchase of three industrial buildings totaling 14,400 square feet, situated on a 2.48-acre parcel of land in Minden, NV. This property offers exceptional potential for a variety of industrial or commercial uses, combining ample building space with a generous lot size.

For more information or to schedule a viewing, please feel free to contact us.

PROPERTY HIGHLIGHTS

- 3 buildings- each is 4800 sq ft (1 office and 2 warehouse) on 2.48 acres
- Owner willing to Sell or Sell and do a 5 year NNN lease back or longer at 6.7% CAP!



OFFERING SUMMARY

Sale Price:	\$2,905,000
Lot Size:	2.48 Acres
Building Size:	14,400 SF
NOI:	\$194,500.00
Cap Rate:	6.7%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	218	6,711	27,158
Total Population	515	15,793	66,506
Average HH Income	\$121,024	\$131,070	\$118,888

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 3 - 4800 sq ft buildings on 2.48 acres
- Owner willing to Sell or potentially sell and lease back
- Building 1 - 4800 sq ft office
- Building 2 - 4800 sq ft warehouse - 4 roll up doors (12x12) all have auto openers and separate electrical meter. Has standard outlets and lighting throughout the building. The building is presently used as storage. The building has a gas stub, but no connected service. And yes no heat and no bathroom
- Building 3 - 4800 sq ft warehouse - 4 roll up doors (12x12) all have auto openers and separate electrical meter. Seller just put in \$50,000 of electrical to this back building for the cabinet shop Has Heating - gas resonators. (quantity 2)
- No sprinklers needed as the buildings are under 5000 sq ft.
- The warehouse buildings are stubbed for bathroom and if wanted one could do 4 units in each warehouse . Currently they are just large open spaces.
- Currently an electrical meter to each of the 3 buildings and one gas meter for the property.

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FOR SALE 2530 NOWLIN RD, MINDEN, NV

 JOHNSON GROUP
COMMERCIAL REAL ESTATE

OUTSIDE

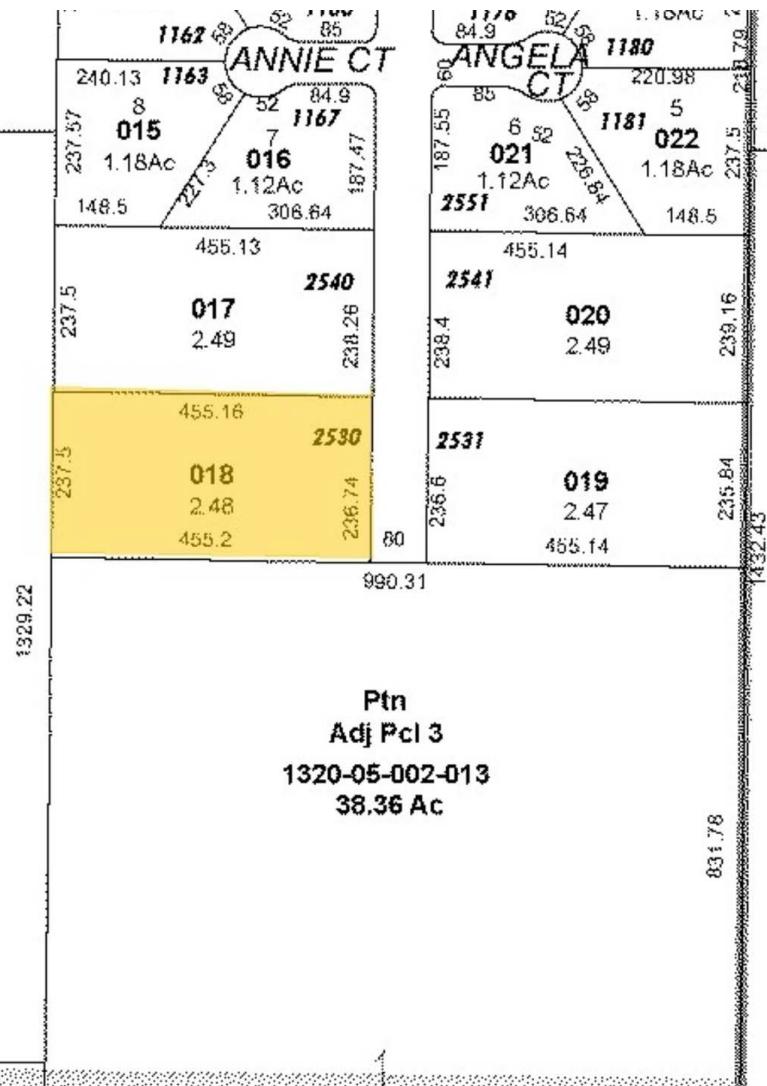


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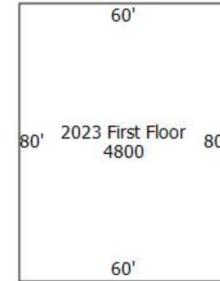
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PARCEL MAP



Building Sketches



60'
80' 2023 First Floor 4800 80'
60'

60'
First Floor
4800.0 80

W
56

Trash End-2020
8x16

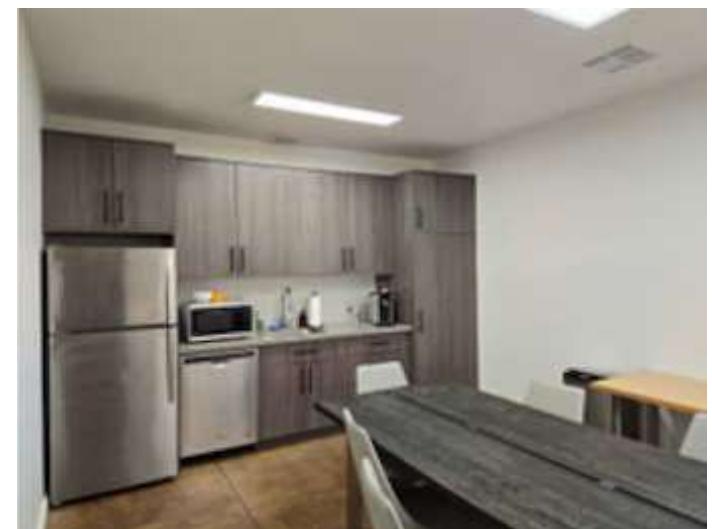
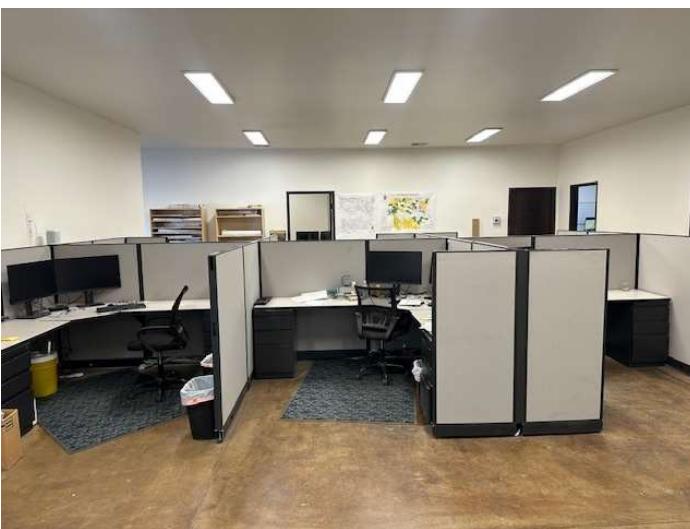
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BUILDING 1 - 4800 SQ FT OFFICE



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BUILDING 2 - 4800 SQ FT WAREHOUSE



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BUILDING 3 - 4800 SQ FT WAREHOUSE



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LOCATION MAP



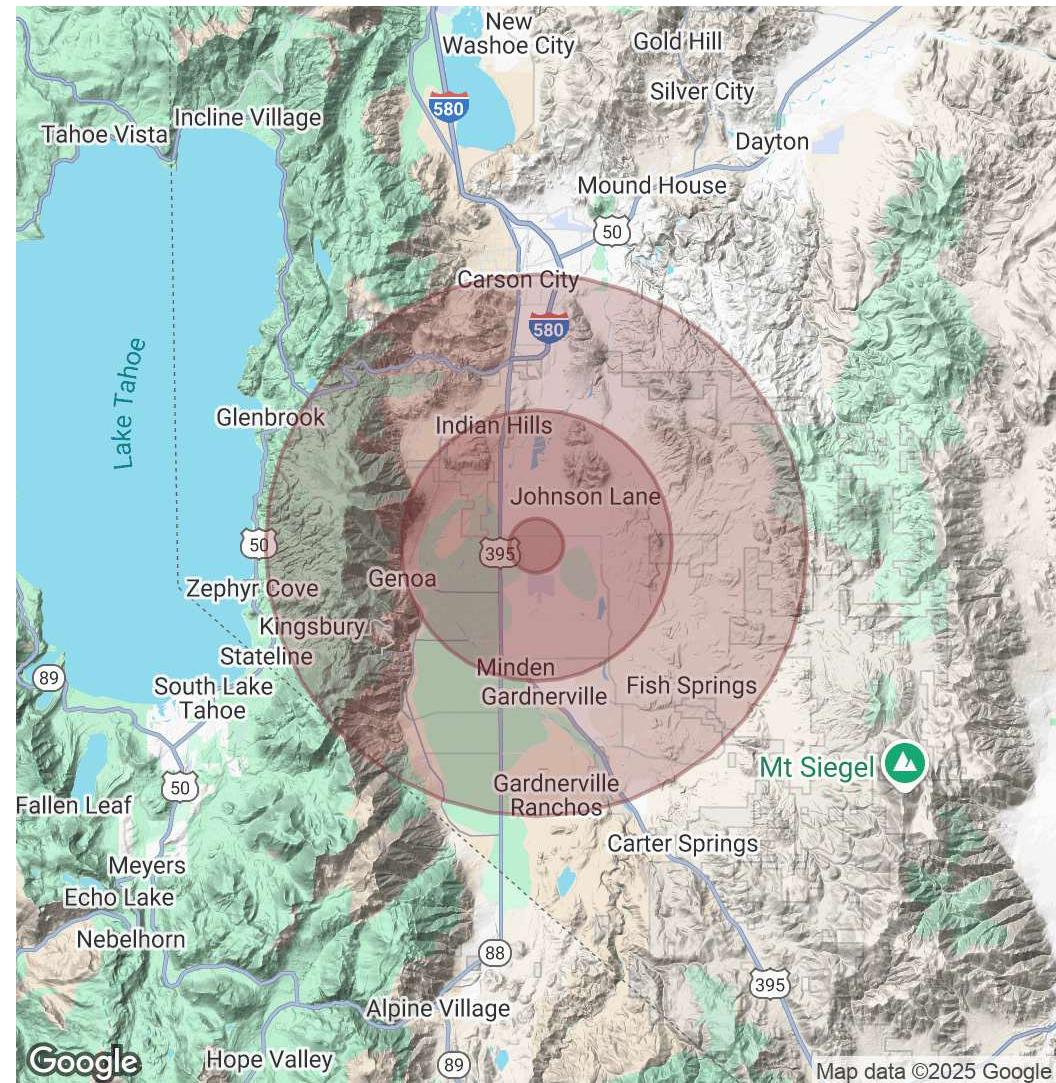
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	515	15,793	66,506
Average Age	54	51	48
Average Age (Male)	54	51	47
Average Age (Female)	53	51	49

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	218	6,711	27,158
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$121,024	\$131,070	\$118,888
Average House Value	\$705,551	\$708,405	\$615,778

Demographics data derived from AlphaMap



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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

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NV #BS.1707

PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$575 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner and Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems

CCIM certification earned May 2007

MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter

CCIM for over 15 years

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