



## Property Description

7,200 SF of NEW Construction Industrial Building  
Building will be completed in the first quarter of 2025

## Property Highlights

- 1 or 2 Tenant Buildings
- 600 Amps | 3 Phase | 208/120V
- 18 FT Clear Height
- 4 Roll Up Doors 14' x 12'

## Offering Summary

Sale Price:	Subject to Offer
Lot Size:	1.08 Acres
Building Size:	7,200 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	8	30	192
Total Population	21	75	467
Average HH Income	\$93,516	\$93,516	\$93,516

### Bruce Robertson, CCIM

Sr. Advisor  
NV #S.0038721.LLC  
775.721.7904  
Robertsonb@NVCG.US

### Rocky Joy

Sr. Advisor  
NV #BS.0144,649  
530.310.0048  
Rjoy@NVCG.US

### Bryan Upton, CCIM

Sr. Advisor  
NV #S.0196468  
775.741.4100  
Bupton@NVCG.US



# Industrial For Sale | 93 N Julius Ln | Mound House, NV 89706



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Robertsonb@NVCG.US

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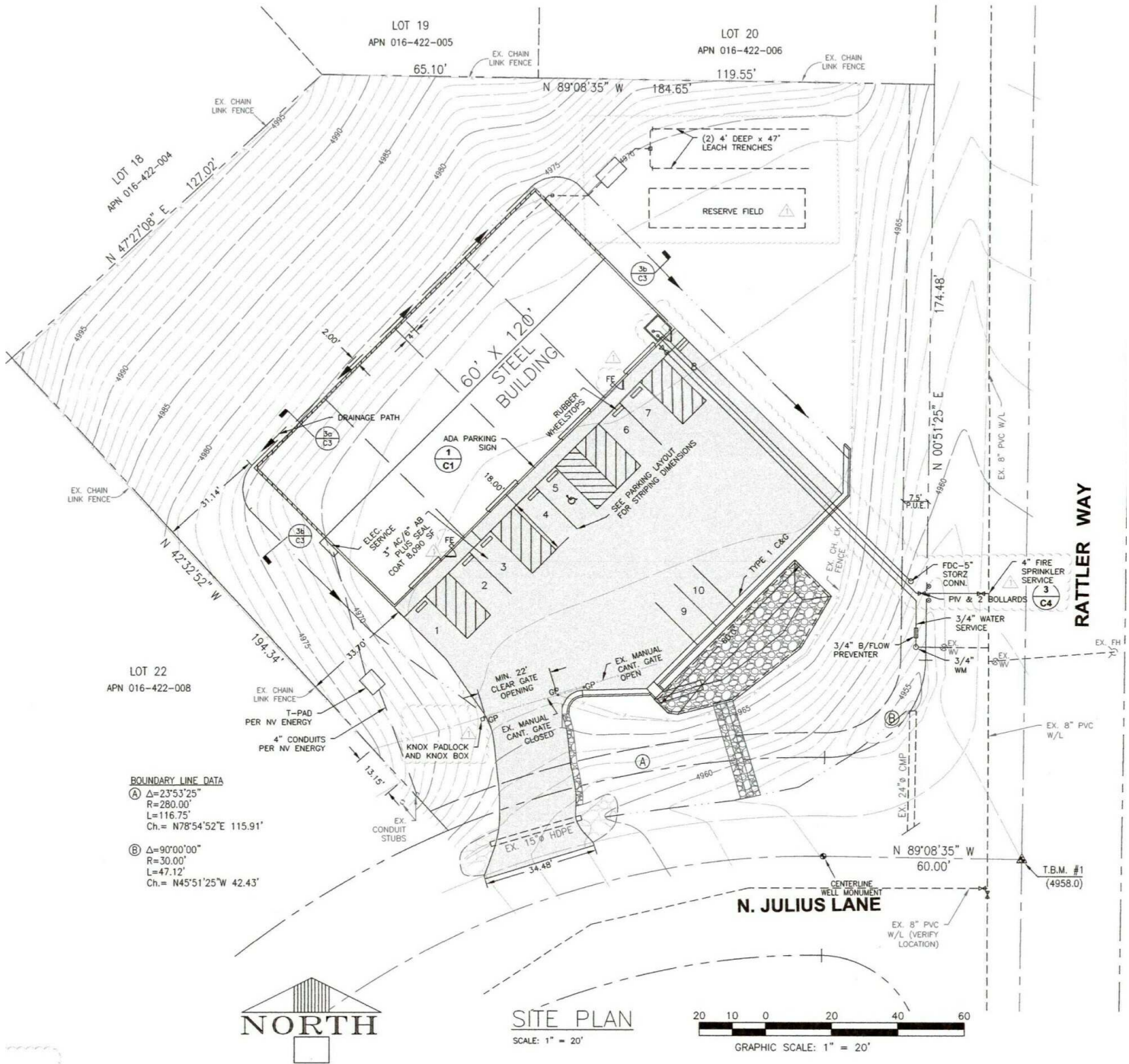
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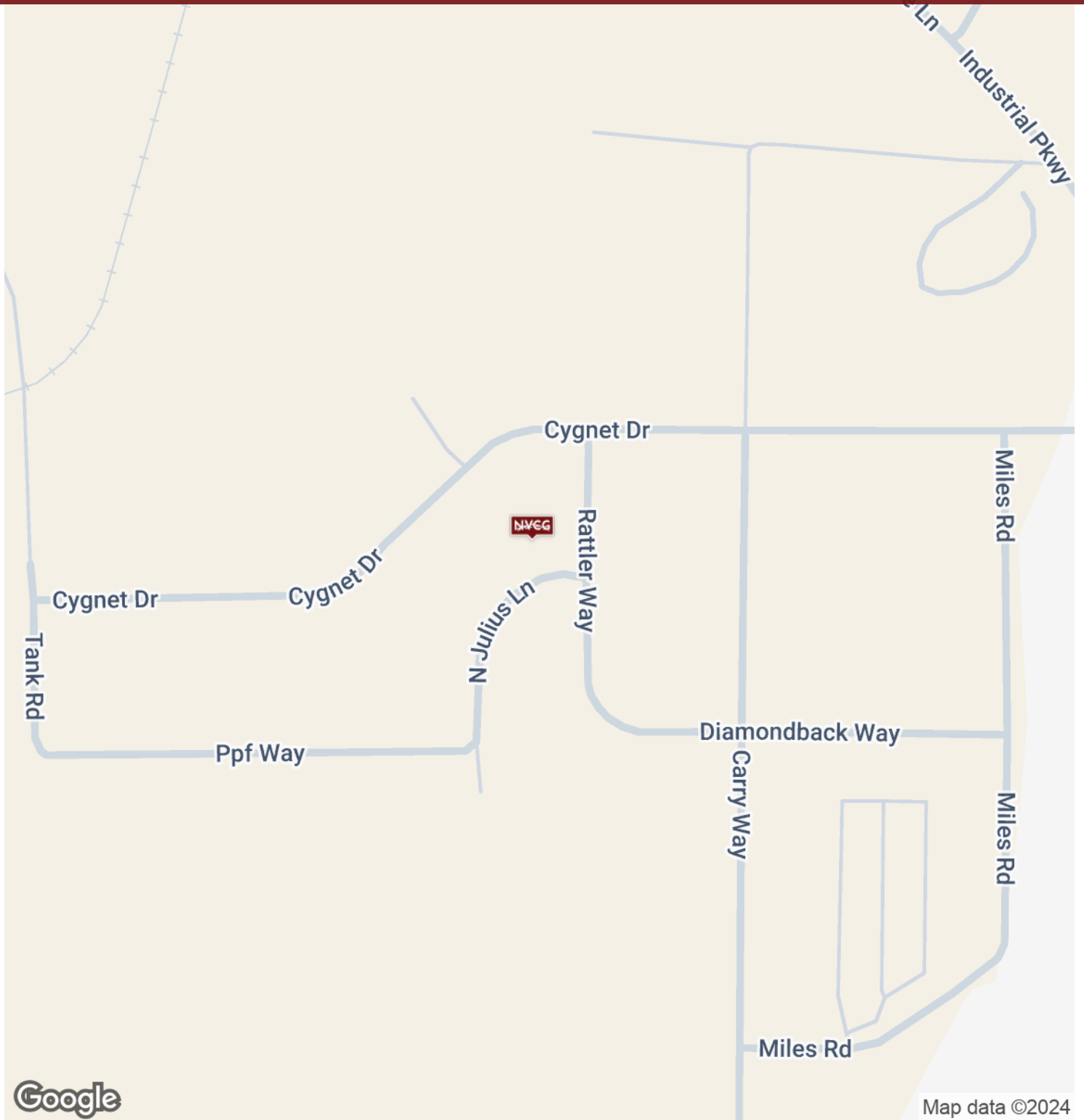
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### Nevada State Tax System

- 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!

### 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.

### 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.

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<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	21	75	467
Average Age	45	45	45
Average Age (Male)	45	45	45
Average Age (Female)	45	45	45
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	8	30	192
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$93,516	\$93,516	\$93,516
Average House Value	\$363,800	\$363,800	\$363,800

*Demographics data derived from AlphaMap*

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