

2231 Meridian Blvd. #1

Minden, NV 89423

For Lease

Industrial

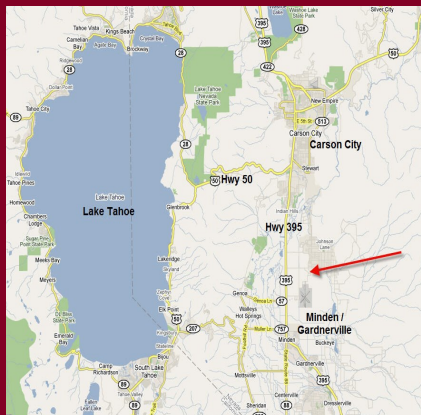
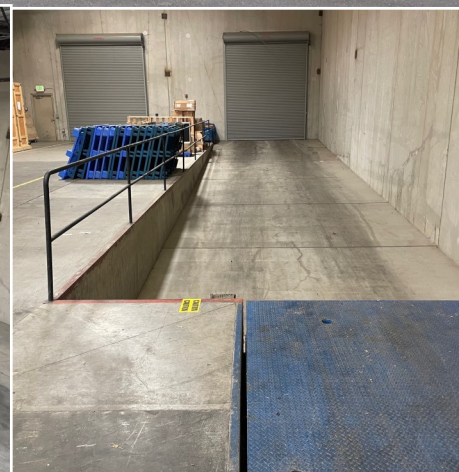
*Warehouse
Distribution Warehouse
Office / Showroom
Flex Space*

Available Space

Space Available 14,400 sf

Pricing

Lease: **\$1.15 psf/mo**
Modified Gross
Lease



FEATURES:

Loading Docks: 1--inside loading
Grade Level Doors: 3
Parking Spaces: 20+
Lot Size: .27
Power: 480V 3-phase,
400+ amps
Zoning: Light Industrial
Year Built: 2005
Construction: Concrete Block
Clear Ceiling Height: Approx. 23'
Heating: Furnace/Reznor
Column Spacing: None
Office SF: 4,400 SF W/HVAC
Date Available: Immediate
Distance to Major Highway: Less than 1 mile to Hwy 395

Approx. 14,400 SF of Industrial Flex Space; office +/- 4,400 SF (30%) & Warehouse +/- 10,000 SF (70%). Warehouse has an approx. clear span of 190'x47', Loading Dock inside warehouse with load leveler, clear ceiling heights of approx. 23', Reznor Heating units, 3 grade level 14' roll up doors, high efficiency lighting, warehouse restroom, 480 v 3-phase power w/ approx. 400+ amps, 2-story office/showroom, office kitchen/breakroom, 3 private offices, conference room, restroom and reception area.

For Information, contact:
CHAD COONS, CCIM
NV License #B.9477
775-782-3434 office
775-720-2115 cell
775-782-0088 fax
chadcoons@gmail.com
www.commercialrealestatenv.com

The information contained herein has been provided by the owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information. All information should be verified by the recipient prior to the purchase, lease or exchange.

**Gillmor
Coons**
Real Estate Group
Commercial

2231 Meridian Blvd. #1

Minden, NV 89423

For Lease

Industrial

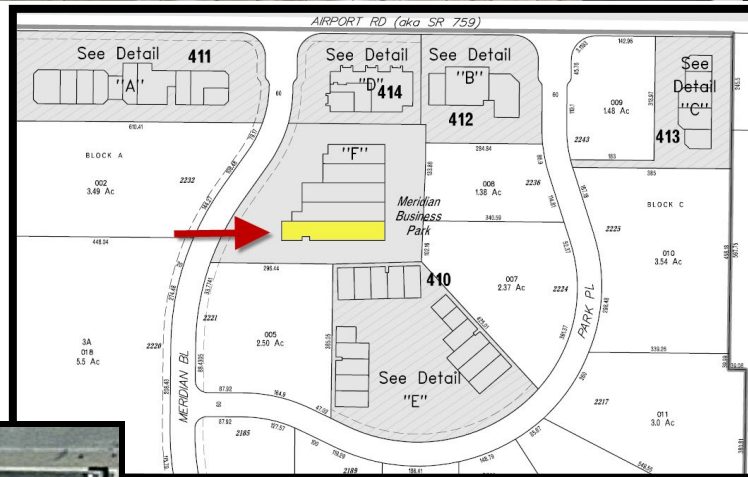
Warehouse
Distribution Warehouse
Office / Showroom
Flex Space

Available Space

Space Available 14,400 sf

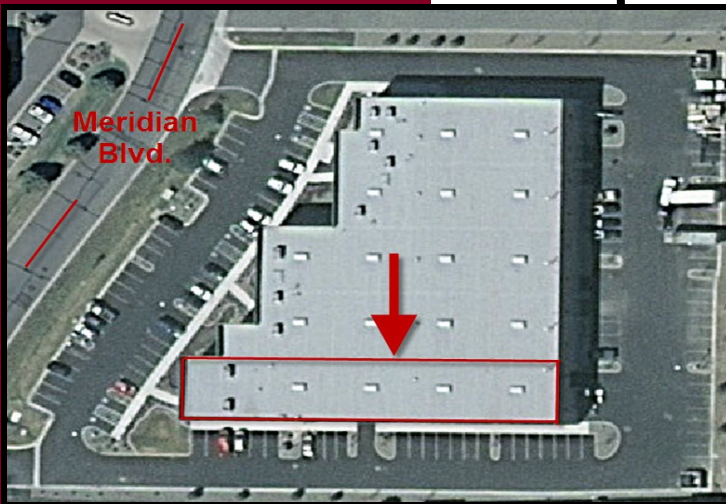
Pricing

Lease: \$1.15 psf/mo
Modified Gross
Lease



Area Information

Property is located less than 1 mile from Hwy 395 in Minden, NV inside the Meridian Business Park off Airport Road. It is located approx. 10 miles south of Carson City, 45 miles south of Reno, 126 miles east of Sacramento and 212 miles east of San Francisco. Hwy 395 & Hwy 50 are the 2 major highways that serve this region. Truck service from Minden can reach 7 western states within 1 day and another 4 states on next day service. Nevada has no personal or corporate state income tax, no inventory tax, no franchise tax, no unitary tax, no estate and or gift tax, no inheritance tax and no special intangible tax. Sales tax in Douglas County is currently 7.1%. Nevada offers several different incentive programs for businesses relocating here.



For Information, contact:
CHAD COONS, CCIM
NV License # B.9477
775-782-3434 office
775-720-2115 cell
775-782-0088 fax
chadcoons@gmail.com
www.commercialrealestatenv.com

The information contained herein has been provided by the owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information. All information should be verified by the recipient prior to the purchase, lease or exchange.

