

Available For Lease

5,550 Sq. Ft. –Flex Space



1436 Industrial Way, Unit C, Gardnerville, Nevada

APN 1220-03-410-011

Zoned: General Industrial

Great in town location for an automotive or service use. Large rear roll up door, 15 feet high, 14 feet wide. Staff and customer restrooms, break room, mezzanine of 900 sq. ft. above office/lobby area. Reznor heaters. Interior water hose bibs. High ceilings. Sales counter area. Pylon signage available. Metal halide lighting in workspace. Mezzanine will have a four foot railing with a breakaway for access by a forklift for additional storage. Abundant parking. Three phase power available.

Fenced yard space available.

Available January 2025.

\$4,817.50 per month plus utilities and trash.



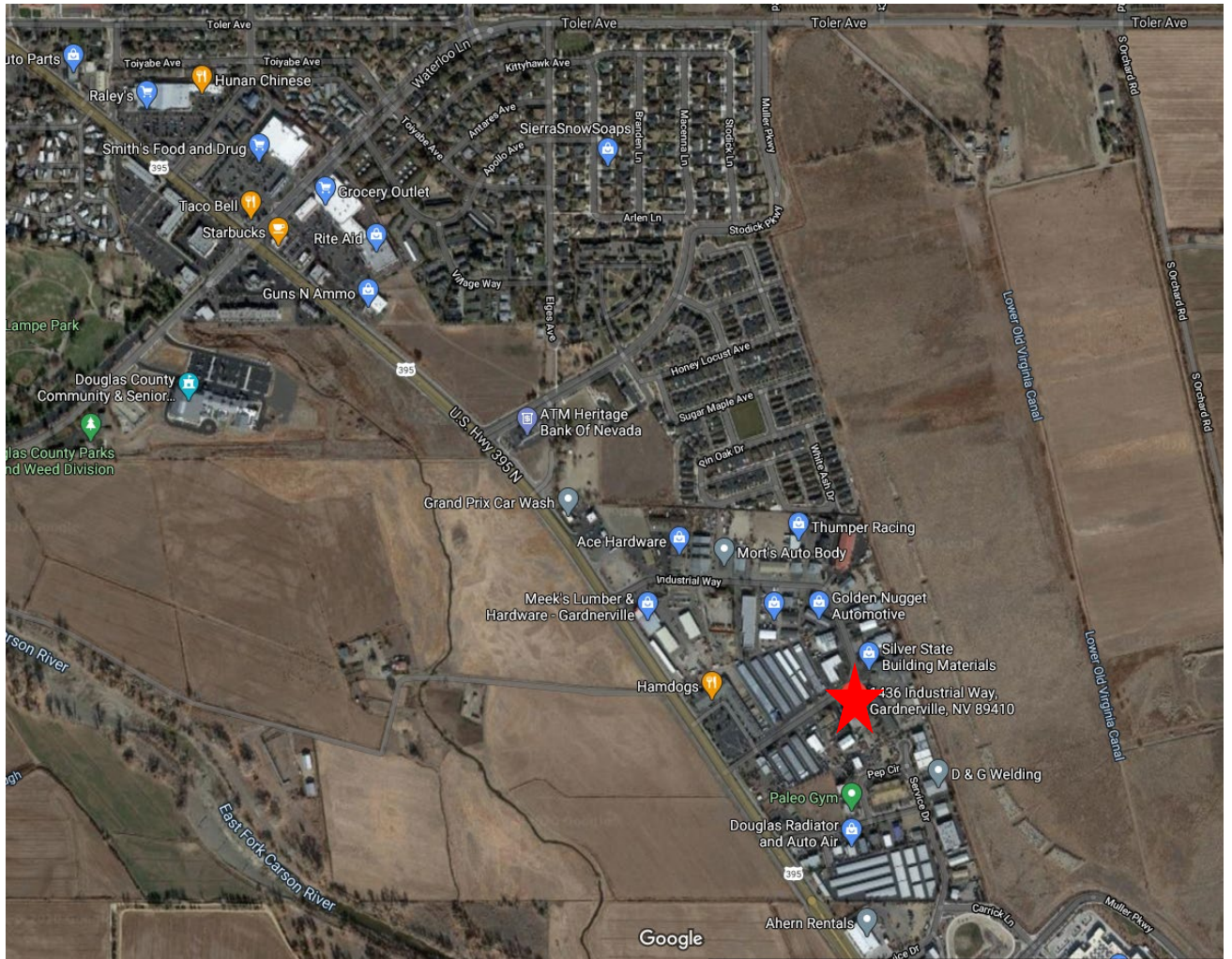
HONE COMPANY
COMMERCIAL REAL ESTATE

Vicki Hone (775)691-1912

vhone@honecompany.com

Broker/Owner B.1001173

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