

For Sale | For Lease

General Industrial | 15 Industrial Parkway Mound House, NV 89706



Samuel Douglass, CCIM

Principal/Managing Broker
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Owner Financing Available!
25% Down With 5% Interest To Qualified Buyers!

Building is approximately 100' X 100'.
Columns running through the middle of the warehouse at 25', 50', and 75'.

Property Highlights

- Approximately 2,000 SF of office space includes: a showroom/lobby area, 4 private offices, 2 restrooms, 1 kitchen.
- 2,000 SF of mezzanine storage.
- 4–12' x 14' roll-ups with drive-through access to a large fenced yard.
- Power: 2 - 200 amp panels of 3-phase 208 volt service.
- Fully sprinklered building .
- 16' to 20' clear ceiling height.
- Level lot with excellent drive-around access and ample storage space.
- A full acre is fenced at the rear of the building for easy truck access.

Offering Summary

Sale Price:	\$1,800,000
Lease Rate:	\$0.80 SF/MO + NNN
Number of Units:	1
Building Size/Available SF:	10,000 SF
Lot Size:	1.5 Acres
Year Built:	1998
Zoning:	M1

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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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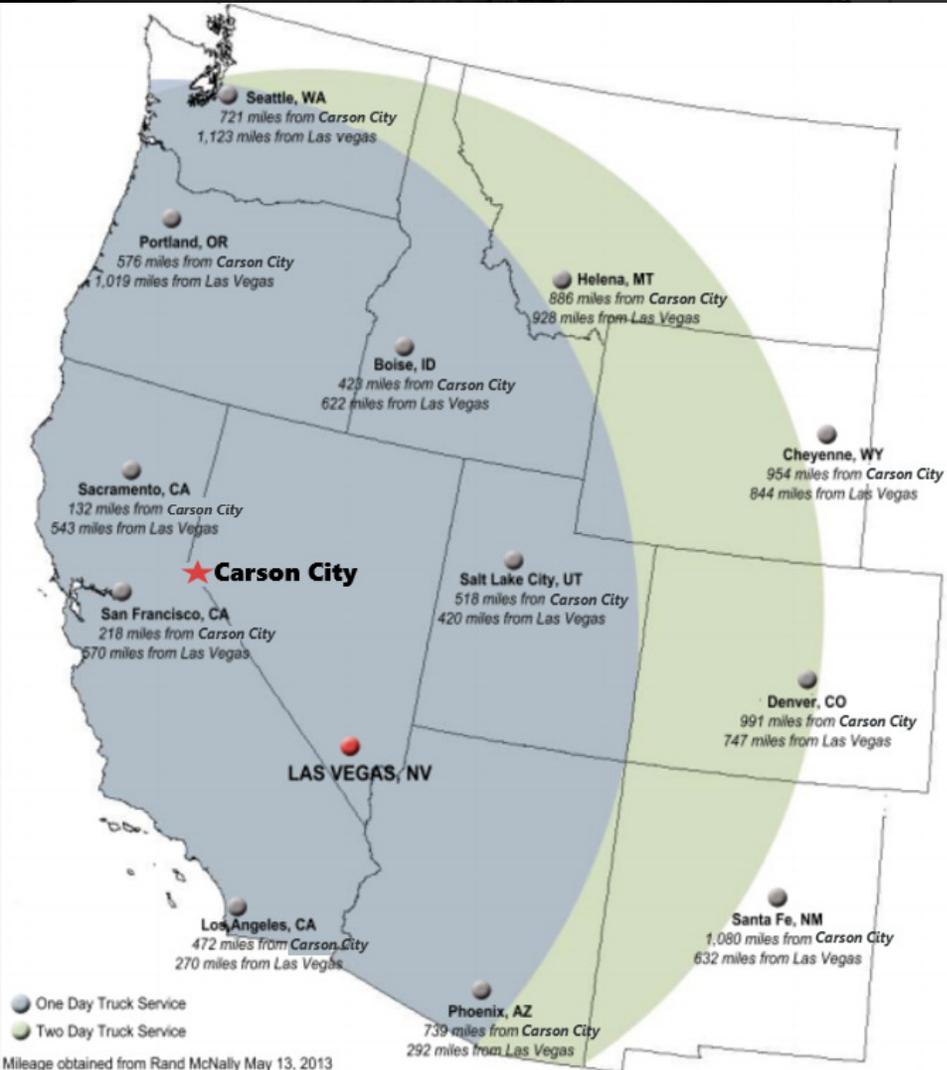
LEFT: Aerial & Parcel Map | RIGHT CENTER & BOTTOM: Fenced 1 Acre at Rear of Building



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NEVADA STATE TAX SYSTE

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

GEOGRAPHIC LOCATION & INFRASTRUCTURE

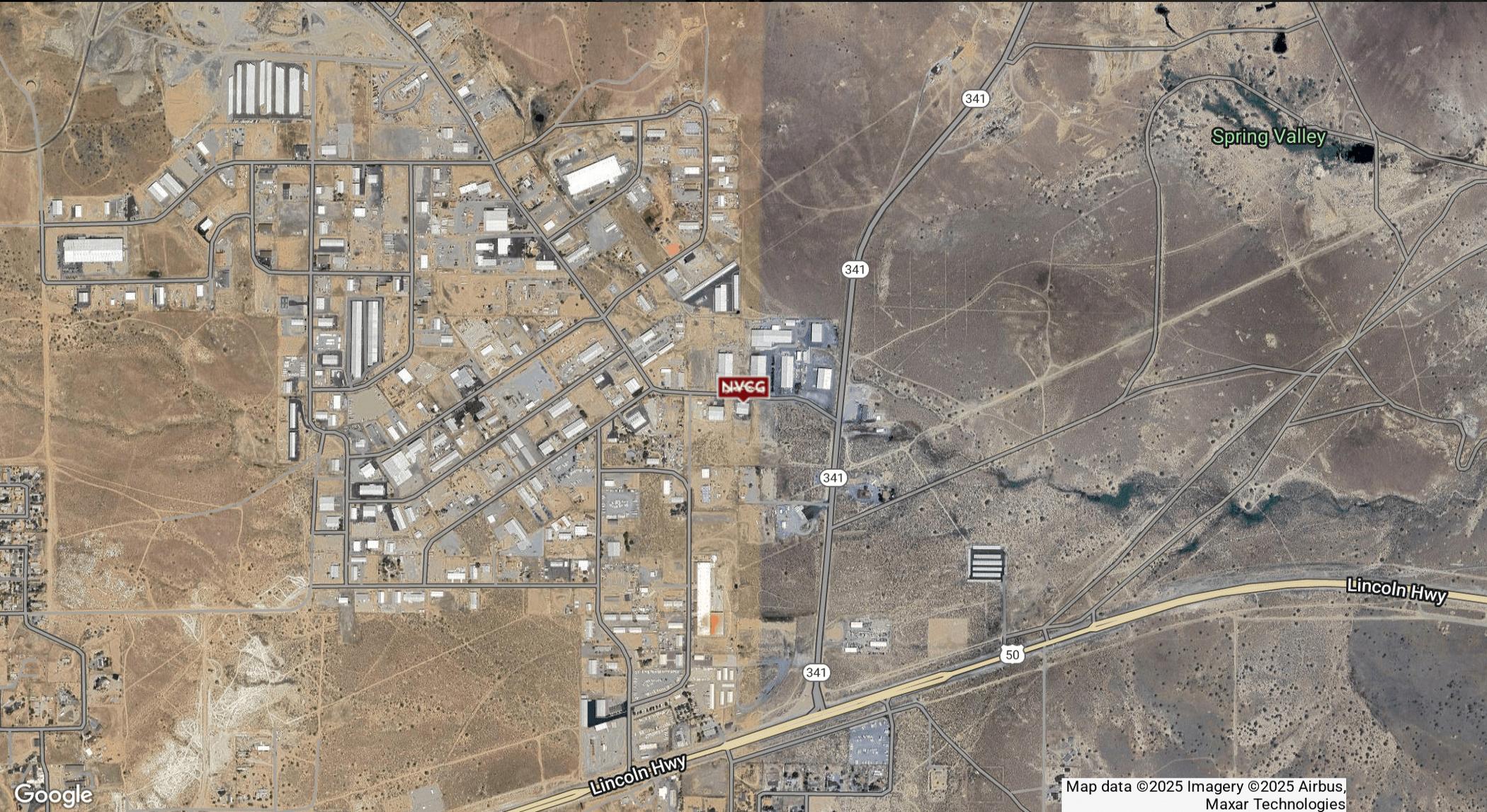
Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

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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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	48	114	321
Average Age	45	45	45
Average Age (Male)	45	45	44
Average Age (Female)	45	45	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	19	46	128
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$93,516	\$93,516	\$90,458
Average House Value	\$363,735	\$363,618	\$353,507

Demographics data derived from AlphaMap

