

1 US Hwy 95A E | Yerington, NV 89447

FOR LEASE



### Property Description

1 US Hwy 95A E in Yerington, NV. The subject property consists of a 2,800 square foot building situated on a 0.75 acre lot in Yerington, Nevada. The property is located along Highway 95 immediately adjacent to the Yerington Municipal airport and a number of other major retailers and county buildings.

### HIGHLIGHTS

- A Combination Of Office & Warehouse Space
- Two Roll Up Doors 12' x 12'
- 14' Clear Height
- Floor Drain in Warehouse
- 7 Offices
- Kitchenette
- 1 Restroom in Office Area | 1 Restroom in Warehouse
- Fully Fenced .75 Acres of Yard Spaces to be Included
- Ingress And Egress From Highway 95A
- Great Frontage from Hwy 95A E
- Ample Room For Vehicle & Equipment Storage

### Offering Summary

Lease Rate:	\$2,800.00/MO
Lease Type:	Modified Gross
Number of Units:	1
Available SF:	2,800 SF
Lot Size:	1.4 Acres
Included Yard Space:	0.75 Acres
Building Size:	2,800 SF
Zoning:	M1
APN:	001-621-06

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	29	82	716
Total Population	74	201	1,697
Average HH Income	\$57,293	\$60,138	\$58,827

Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896





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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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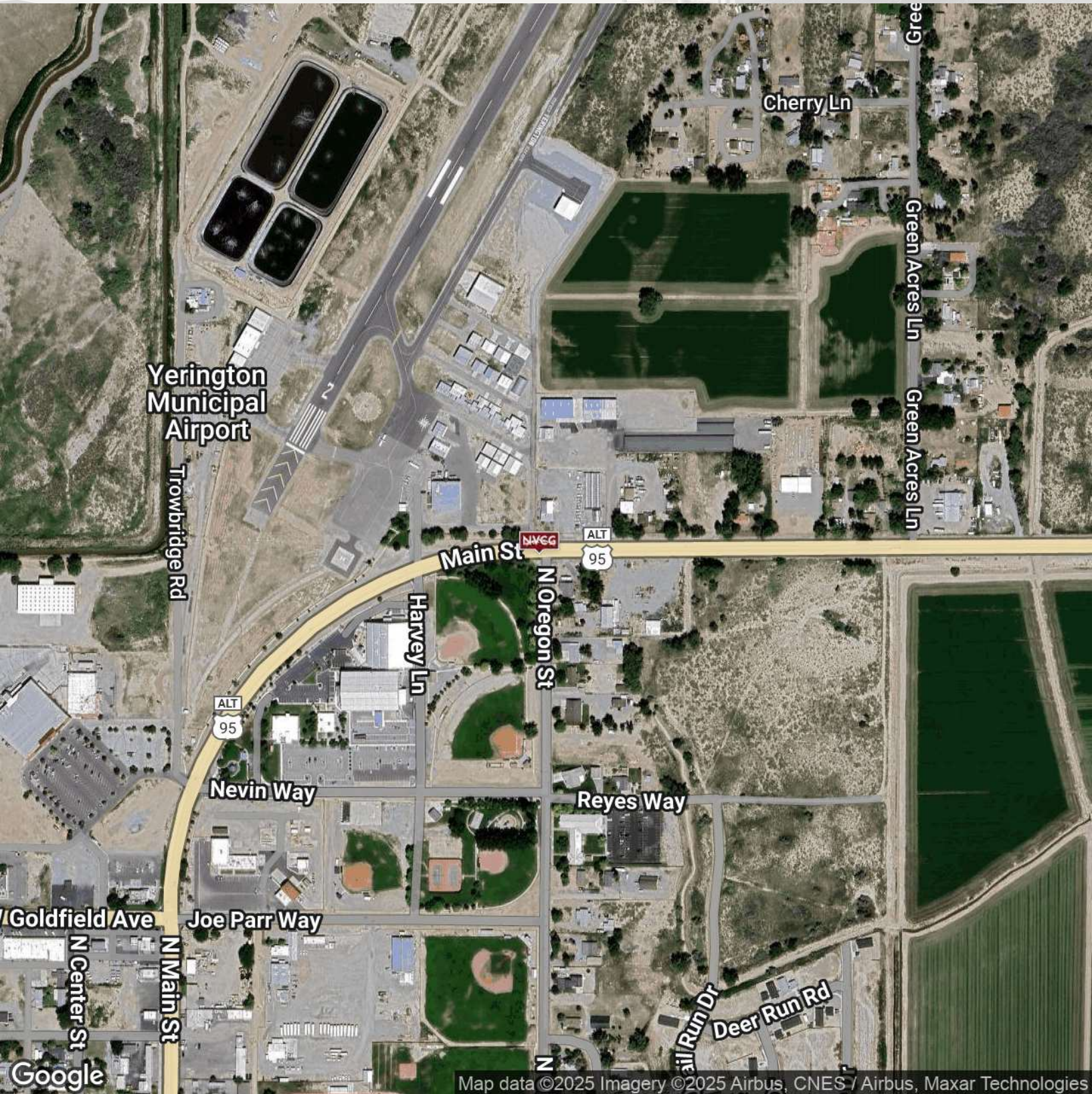
RETAIL MAP





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Location Map



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## Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	74	201	1,697
Average Age	47	46	43
Average Age (Male)	46	45	42
Average Age (Female)	47	47	44
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	29	82	716
# of Persons per HH	26	25	24
Average HH Income	\$57,293	\$60,138	\$58,827
Average House Value	\$232,987	\$229,377	\$239,510

Demographics data derived from AlphaMap