



Property Description

Approximately 150,000 of warehouse space for sublease
Sublease available for up to 48 months

Property Highlights

- NNN estimated at .12/SF/MO
- Utilities TBD based on proposed use
- Access to Restrooms and Office Space Negotiable
- Heavy Power Available
- Approximately 46' clear height
- 150,000 Sf total, can demised to 50,000 SF
- (1) Grade level door plus access to (1) shared grade level door
- 3 Dock High Doors with Levelers
- Potential to be rail served

Offering Summary

Lease Rate:	Negotiable
Available SF:	150,000 SF

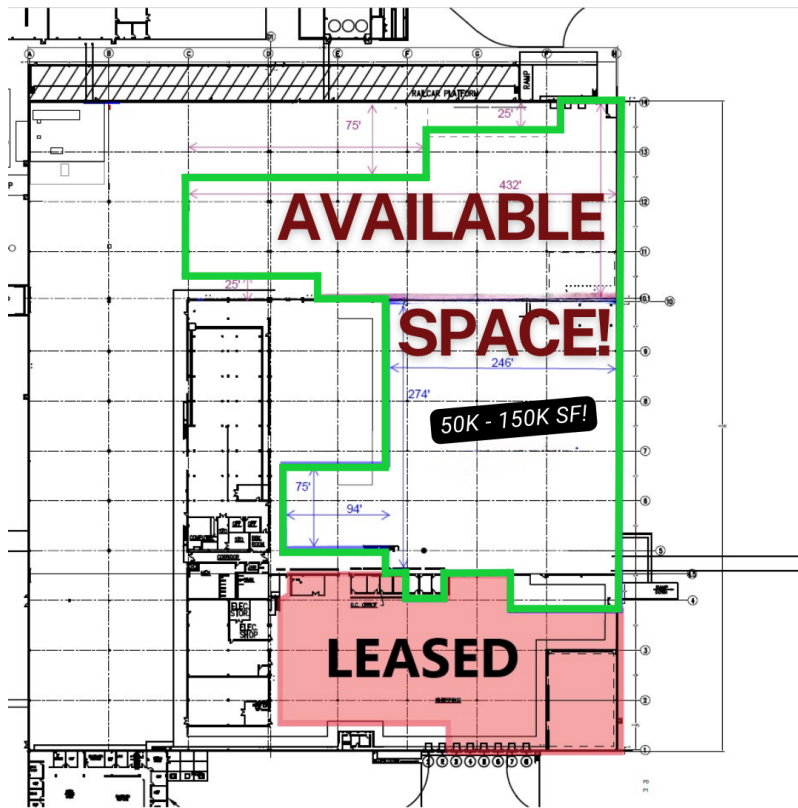
Demographics	1 Mile	10 Miles	30 Miles
Total Households	56	8,390	69,160
Total Population	136	21,790	170,112
Average HH Income	\$58,394	\$73,332	\$83,889

Samuel Douglass, CCIM

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Industrial For Lease | 2200 E Newlands Dr | Fernley, NV 89408

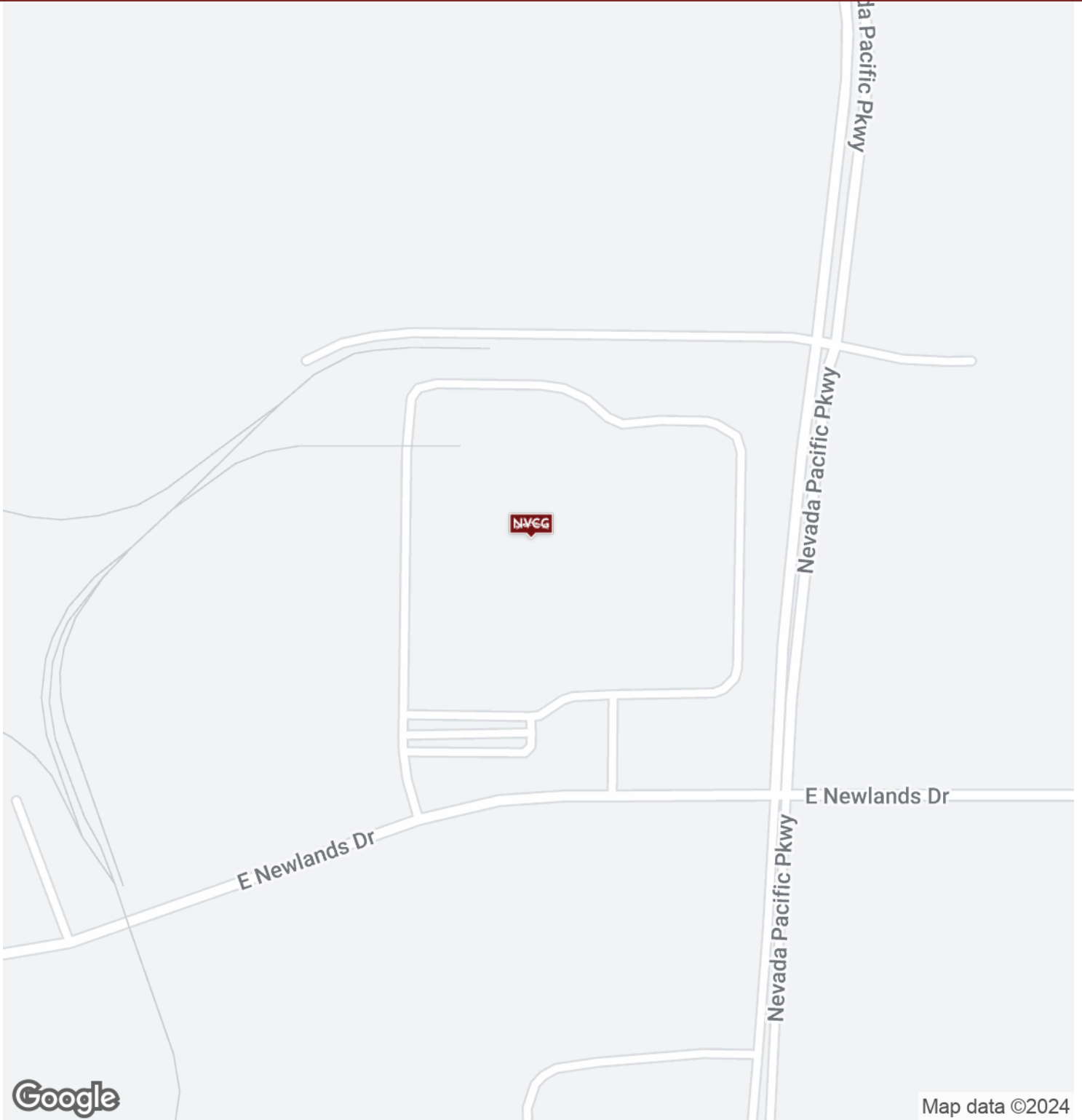


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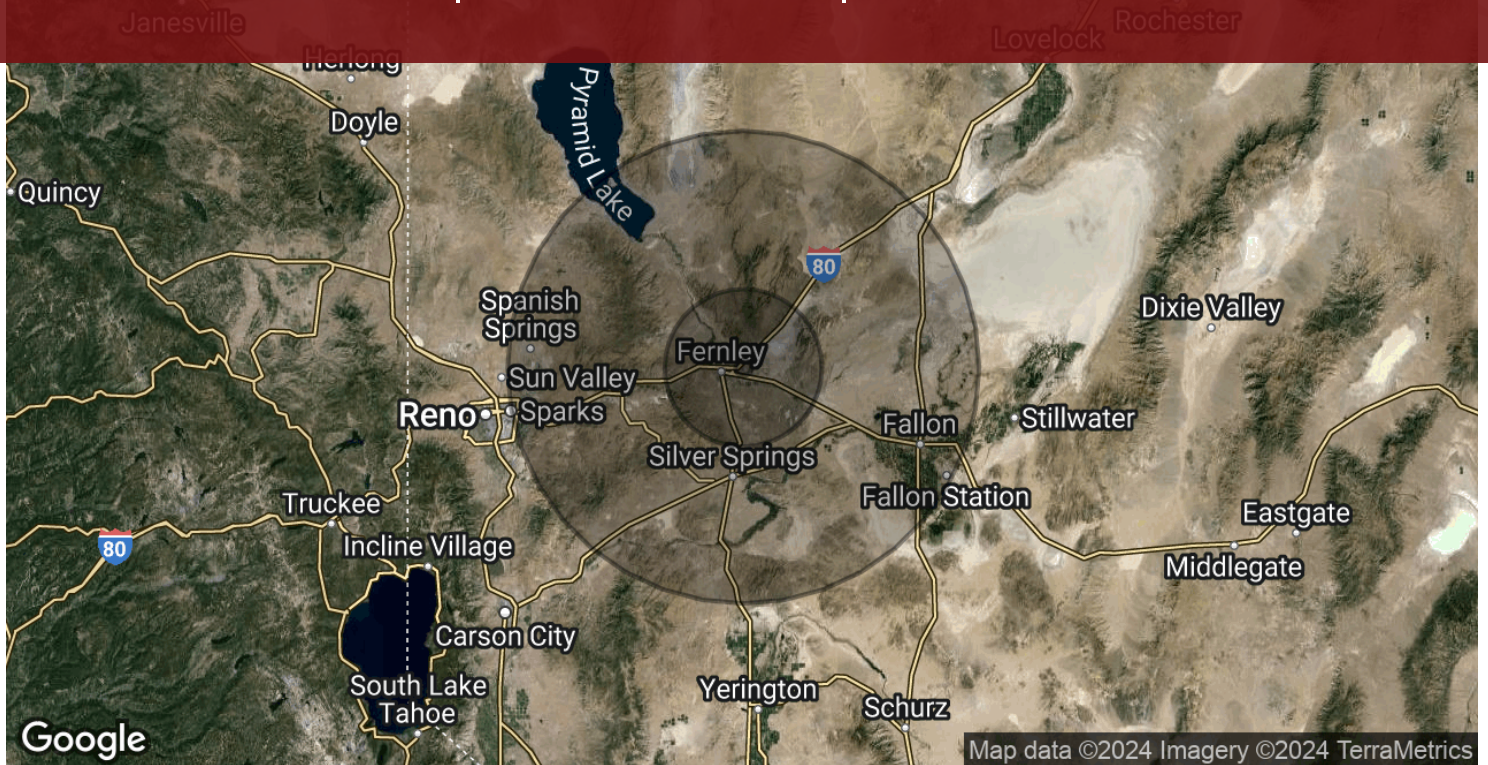


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Population	1 Mile	10 Miles	30 Miles
Total Population	136	21,790	170,112
Average Age	36.7	38.8	41.2
Average Age (Male)	37.0	39.6	40.3
Average Age (Female)	36.2	38.4	42.4
Households & Income	1 Mile	10 Miles	30 Miles
Total Households	56	8,390	69,160
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$58,394	\$73,332	\$83,889
Average House Value	\$184,670	\$241,286	\$301,520

2020 American Community Survey (ACS)

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