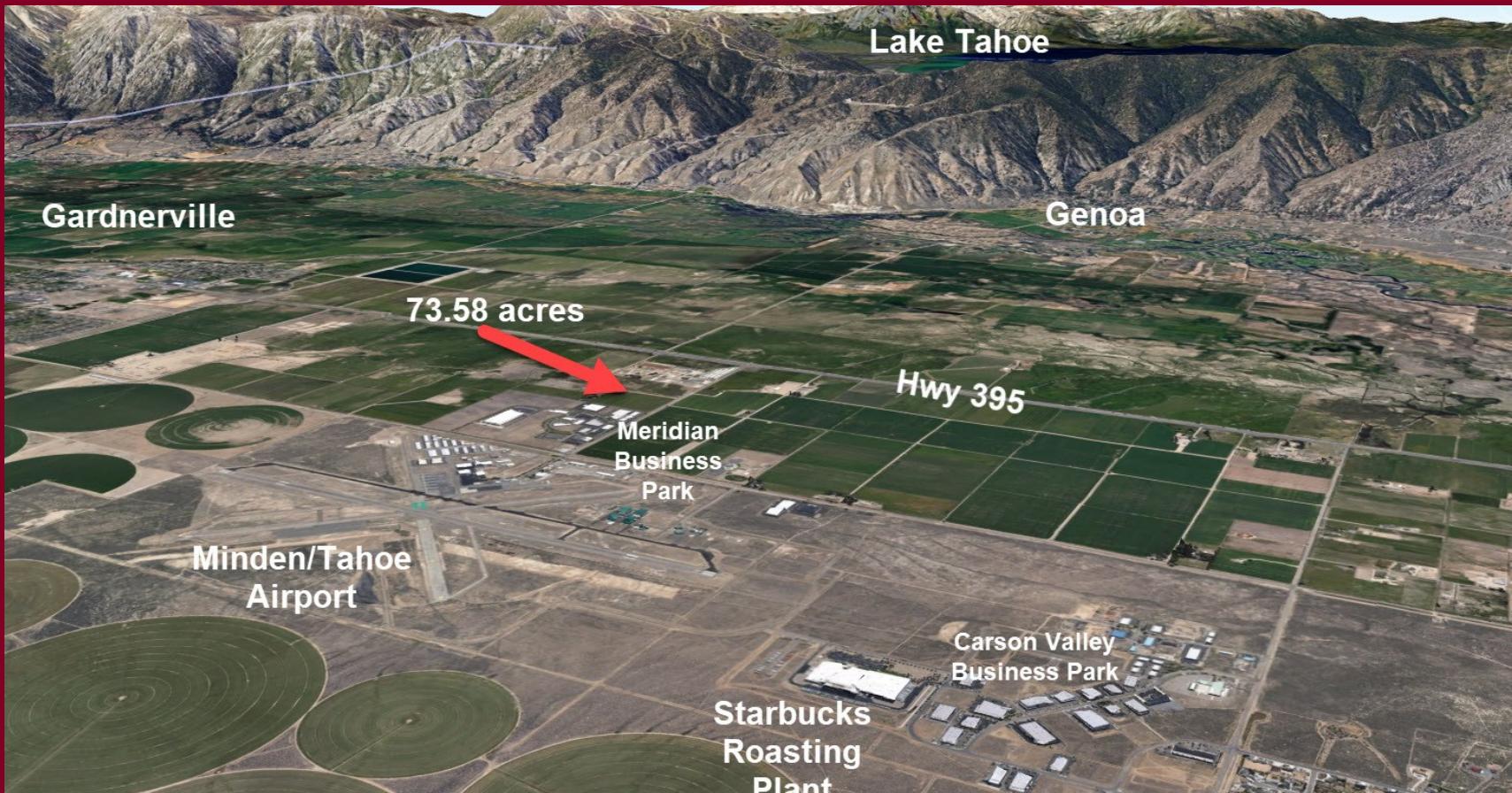


# FOR SALE 73.58 Acres - Industrial

961 Airport Road  
Minden, NV 89423



## Offering Highlights

- **\$9,970,090 (73.58 acres, \$135,500 per acre or \$3.11 PSF)**
- **Industrial Zoned land**
- **Airport Road & Hwy 395**
- **Water rights**
- **Subdividable**
- **Industrial Development Opportunity**

[www.commercialrealestatenv.com](http://www.commercialrealestatenv.com)

Contact:  
**Chad Coons, CCIM**  
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2288 Main Street  
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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.

# 961 Airport Road (Minden, NV)

## Property Details

### Details

- ◆ 73.58 acres
- ◆ Industrial Zoning (prior zoning was Agricultural)
- ◆ Subdividable
- ◆ 2 old ranch houses on the property
- ◆ Well and Septic
- ◆ 51.36 acres of supplemental water rights with 124 acre feet per season
- ◆ Great opportunity for an Industrial Development or Park
- ◆ Industrial height limitation is 45 feet
- ◆ 35% building coverage
- ◆ 1,500 feet of street frontage along Airport Rd.
- ◆ Small portion of the northwest section is in a primary A flood zone, remainder and majority of the land is in X shaded and unshaded flood zone.
- ◆ Water, Sewer, gas & electric in Airport Road, north portion of the land.
- ◆ Approximately 1,500 feet from Hwy 395
- ◆ Located adjacent to the Meridian Business Park with several improved industrial buildings.



# 961 Airport Road (Minden, NV) Location

## Location Description and State Tax Structure

Property is located less than 1.5 miles from Hwy 395 in Minden, NV inside the Meridian Business Park. 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%. Building is located one block from a 1,000,000 SF + Starbucks roasting facility. Nevada offers several different incentive programs for businesses relocating here.



# 961 Airport Road (Minden, NV) Parcel Summary

## Parcel Map

Address	Parcel #	Acres	Land SF	Zoning
961 Airport Road	1320-07-801-010	73.58	3,205,145	LI

## Site Map



*961 Airport Road (Minden, NV)*  
**Main Entrance**



# 961 Airport Road (Minden, NV)

# Zoning Information/Utility Contacts

## Zoning

DESIGNATION	Light Industrial (LI). The purpose of this district is to provide areas for the development of research, light industrial, warehouse and distribution centers.
DESCRIPTION	"Light industrial" means any light industrial activity, including but not limited to assembling, compounding, food or beverage processing, inside storage, processing or treatment of products, scientific research, manufacturing, wholesale trade, warehousing, and corporate offices, which is not specifically listed elsewhere in this code. Furthermore, uses which can demonstrate compatibility with and an accessory or support relationship to the previously mentioned primary uses are permitted. These uses may include but are not limited to financial institutions, accounting offices, child care facilities, recreation facilities, service stations, and copy centers.

## Utility Contacts

### ELECTRIC

NV Energy  
800.962.0399 or 775.834.4444  
6100 Neil Rd. Carson / 875 Long St.  
Reno  
[www.nvenergy.com](http://www.nvenergy.com)

### WATER/SEWER

Douglas County Public Works  
1120 Airport Road, Bldg f-2  
Minden, NV 89423  
775-782-9989

### NATURAL GAS

Southwest Gas  
400 Eagle Station Lane  
Carson City, NV 89701  
775.882.2126  
[www.swgas.com](http://www.swgas.com)

### TELEPHONE

Frontier  
1520 Church Street  
Gardnerville, NV 89410  
[www.frontier.com](http://www.frontier.com)

### CABLE

Spectrum

# 961 Airport Road (Minden, NV) Pictures



**For Property Information or Site Visits Contact:**

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