

2561 Business Pkwy

Minden, NV 89423

FOR LEASE

Industrial

Flex Space
Manufacturing
Warehouse
Office
Food Grade

Available Space

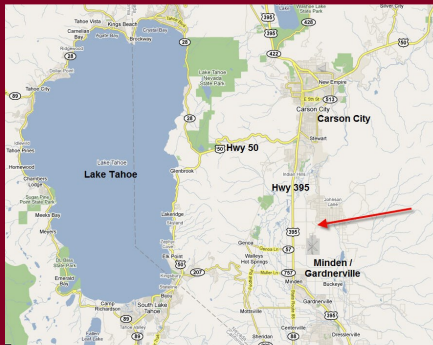
Unit A 10,800 SF
Unit E 4,000 SF
Unit F 9,250 SF

Building Details

Year Built: 2000
Lot Size: 1.84 Acres
Parking: 45 shared
Construction: Concrete Block
Distance to Hwy 395: 2 Miles
Zoning: Light Industrial

Pricing

Unit A \$1.15 psf MG
Unit E \$1.15 psf MG
Unit F \$1.15 psf MG



For Information, contact:

CHAD COONS, CCIM

775-782-3434 office

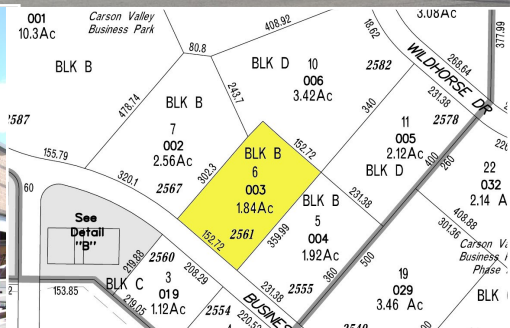
775-720-2115 cell

775-782-0088 fax

chadcoons@gmail.com

www.commercialrealestatenv.com

NV Lic # B.9477



Pictures not necessarily of actual space, but example of unit's quality.

FEATURES:

UNIT-A

- 10,800 SF (+/-7,000 SF of warehouse, 3,800 SF office)
- 2 restrooms in office
- 1 restroom in warehouse
- 480 V 3-phase 200 amps
- 2 grade level loading doors, 12' w x 14' h
- Column spacing 40'
- Clear heights approx. 20'
- Reznor heating in warehouse and HVAC for office space.

UNIT-E

- 4,000 SF (+/- 3,000 SF of warehouse, 1,000 SF office)
- Unit E can be combined to unit F for larger space.
- Grade Level Doors = 1 (12'w x 14'h)
- Power: 480v 3 phase, 200 amps
- Reznor hanging heaters in warehouse, HVAC in warehouse and HVAC in office
- Office: 2 private offices, open area office.

UNIT-F

- 9,250 SF (+/- 5,000 SF warehouse, 2,665 office, 1,585 mezzanine).
- 1 covered loading dock, 50' x 14'
- Grade Level Doors = 2 (12'w x 14' h)
- 2 restrooms
- Power: 480v 3 phase, 400 amps
- Column Spacing: 40'
- Clear Heights: +/- 20'
- Reznor hanging heaters for warehouse, HVAC for most of warehouse, HVAC for office.

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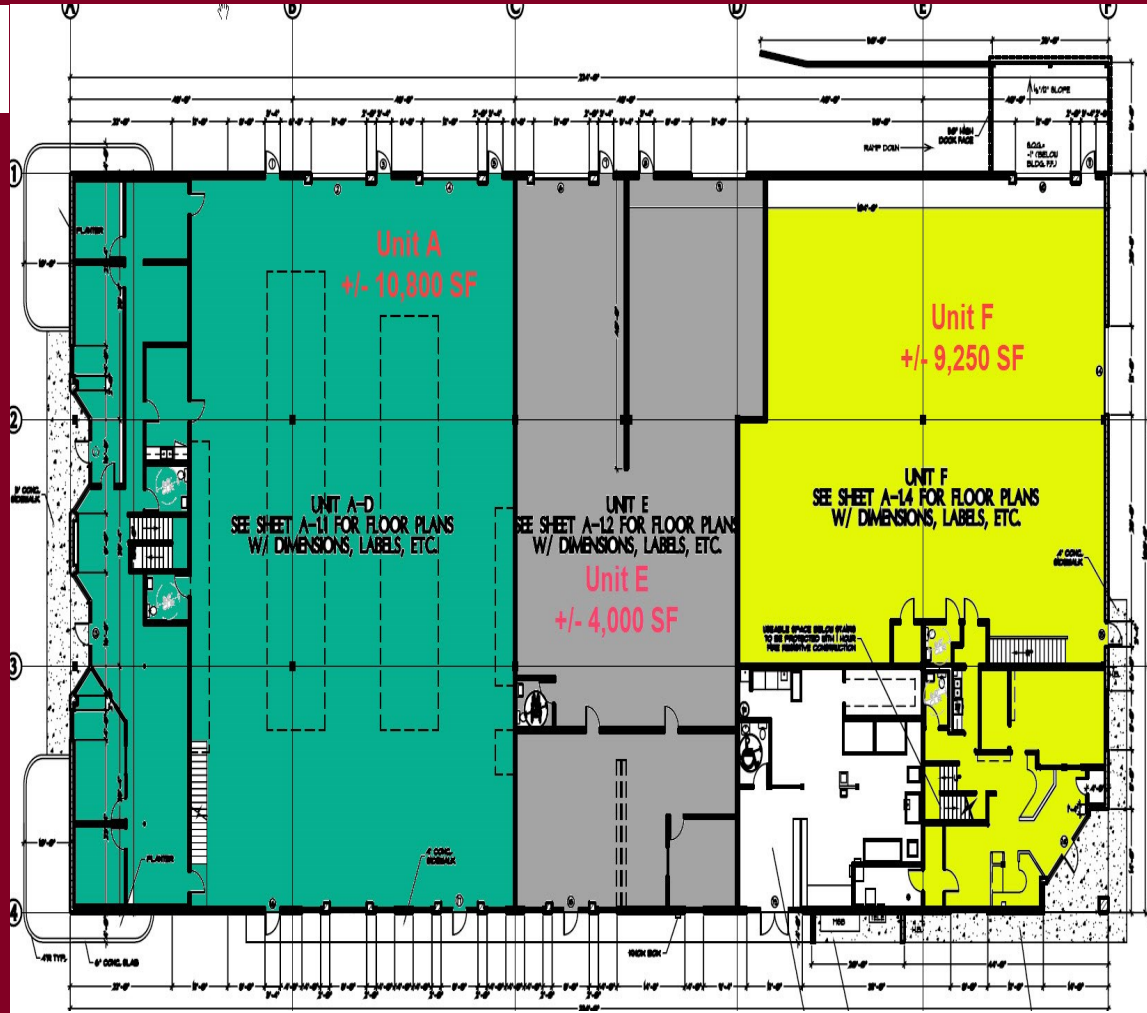
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Area Information

Property is located less than 2 miles from Hwy 395 in Minden, NV inside the Carson Valley Business Park off Airport Road. 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 around the corner from an approx 1,100,000 SF Starbucks roasting facility. Nevada offers several different incentive programs for businesses (new, expansion, relocation).



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