

FOR SUBLEASE

2231 MERIDIAN BLVD



Industrial
PRODUCT TYPE



±8,256 - 19,006
AVAILABLE SF



Negotiable
RATE



06/30/2027
SUBLEASE TO EXPIRE



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NNN

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Unit 3 – ±10,750 SF



Unit 4 – ±8,256 SF



SUBJECT

4

3

MERIDIAN BLVD

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Property Highlights

The Subject Property is an industrial condominium built in 2005 consisting of $\pm 8,256 - 19,006$ SF of warehouse and office situated on ± 0.17 acres zoned general industrial.

The property is located at 2231 Meridian Boulevard, Unit #4 in Minden, Nevada. Assessor's Parcel Number 1320-08-410-041. The building is located less than a mile from the Minden-Tahoe Airport and features industrial space with two-story office space.

Property Details


Full Address	2231 Meridian Blvd. Minden, NV 89423
NNN Expenses	\$0.18/SF/MO
Available Size	$\pm 8,256$ SF
Lot Size	± 0.17 AC
Office	$\pm 10-15\%$ Layout For Each Unit
Grade Level Roll-Up Doors	Two (12'x14') (1 for each unit)
Power	400 Amps 480 V 3 Phase
Clear Height	25'
Lighting	T-5 Lighting in Warehouse
Year Built	2005
APN	1320-08-410-041
Zoning	General Industrial

Aerial Map + Property Highlights


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5-MILE KEY FACTS



17,760
POPULATION



2.9%
UNEMPLOYMENT



2.3
HOUSEHOLD
SIZE (AVG.)



53
MEDIAN
AGE

5-MILE BUSINESS FACTS



1,132
BUSINESSES



9,599
EMPLOYEES

5- MILE EDUCATION FACTS

5%

NO HIGH
SCHOOL
DIPLOMA

20%

HIGH
SCHOOL
GRADUATE

39%

SOME
COLLEGE

36%

BACHELOR'S
DEGREE

5-MILE INCOME FACTS



\$76,513

MEDIAN
HOUSEHOLD
INCOME



\$45,645

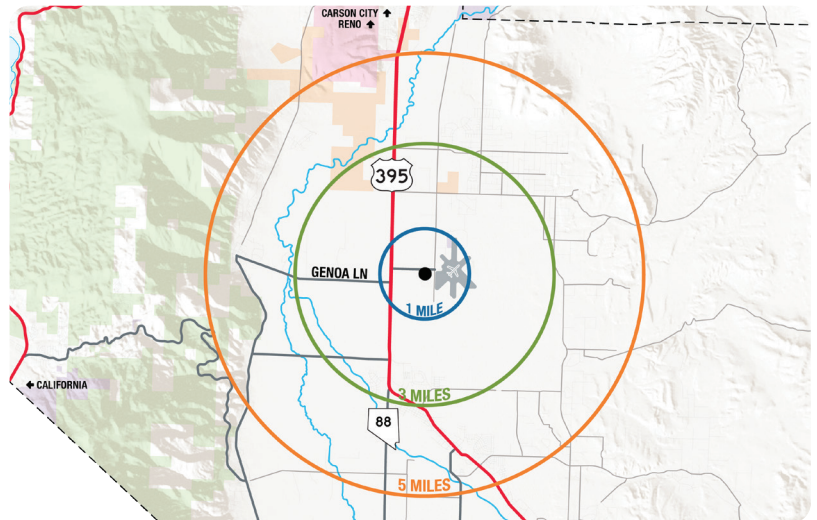
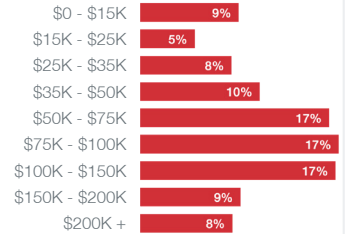
PER CAPITA
INCOME



\$226,323

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



Source: 5 Mile Demographic Profile by ESRI

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2231 MERIDIAN BLVD

N HWY 395

AIRPORT RD

SUBJECT

DISTANCE FROM SUBJECT

MINDEN-TAHOE AIRPORT	0.7 MI 3 MIN DRIVE
MINDEN	5 MI 8 MIN DRIVE
CARSON CITY	12 MI 20 MIN DRIVE
RENO	46 MI 50 MIN DRIVE
SACRAMENTO	130 MI via  E
SAN FRANCISCO	215 MI via  E
LOS ANGELES	432 MI via  S
LAS VEGAS	432 MI via  S

Area Map



±8,256 - 19,006

AVAILABLE SF



Negotiable

RATE



NNN

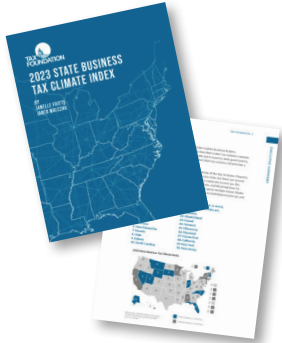
LEASE TYPE



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SUBLEASE TO EXPIRE

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax

61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development



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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

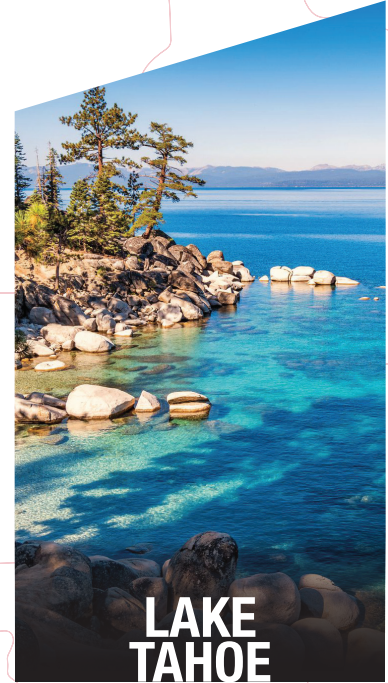
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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