

2245 Meridian Boulevard | Minden, NV 89423

FOR LEASE



Property Description

2245 Meridian Blvd. is a ±20,595 SF building 0.3 mi from the Minden-Tahoe Airport.

SUITE 1A (3,250 SF) & SUITE 2A (10,075 SF):

- 13,325 SF Total
- Office Space
- R&D
- Warehouse Space
- Two (2) 10'X10' Roll-Up Doors

Offering Summary

Lease Rate:	\$1.05 SF/MO + NNN
Lease Type:	NNN: \$0.15/SF/MO
Available SF:	3,250 - 13,325 SF
Zoning:	GI: General Industrial
Lot Size:	1.56 Acres
Building Size:	20,595 SF

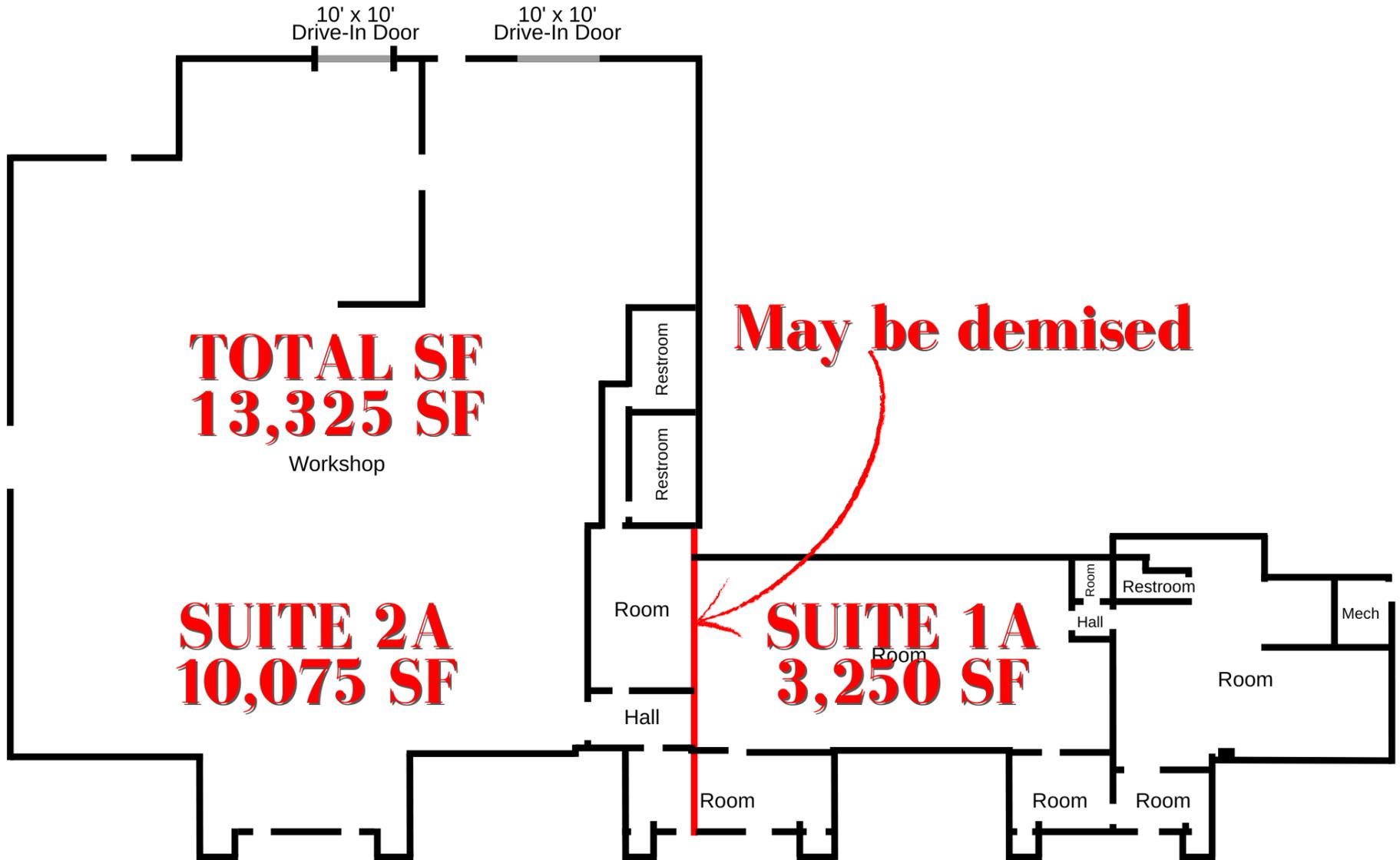
Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	1	3	10
Total Population	2	9	27
Average HH Income	\$164,831	\$164,831	\$165,796

Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

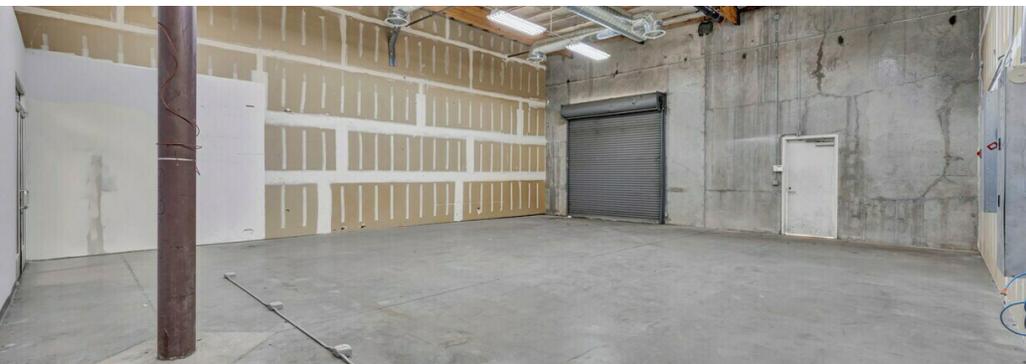
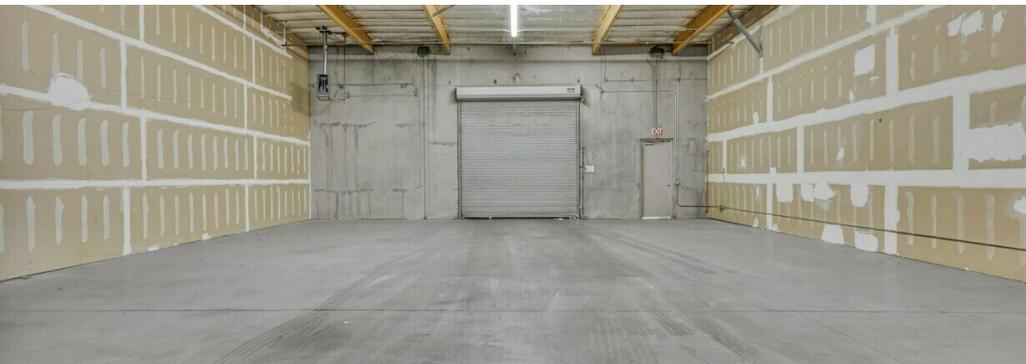
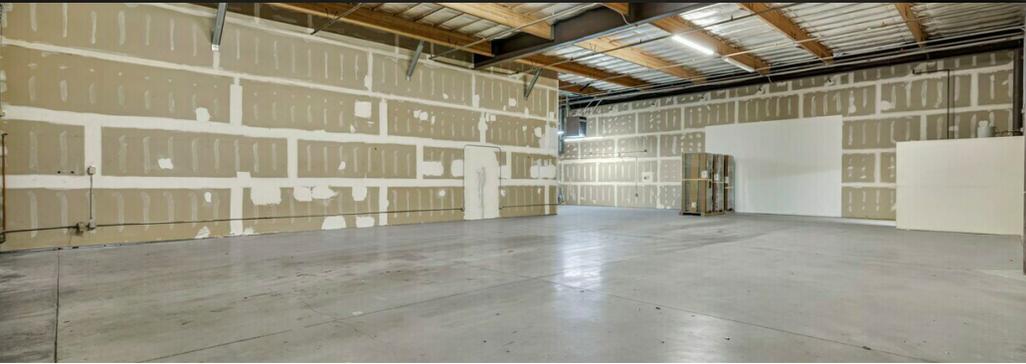
Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896





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Photos



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Photos



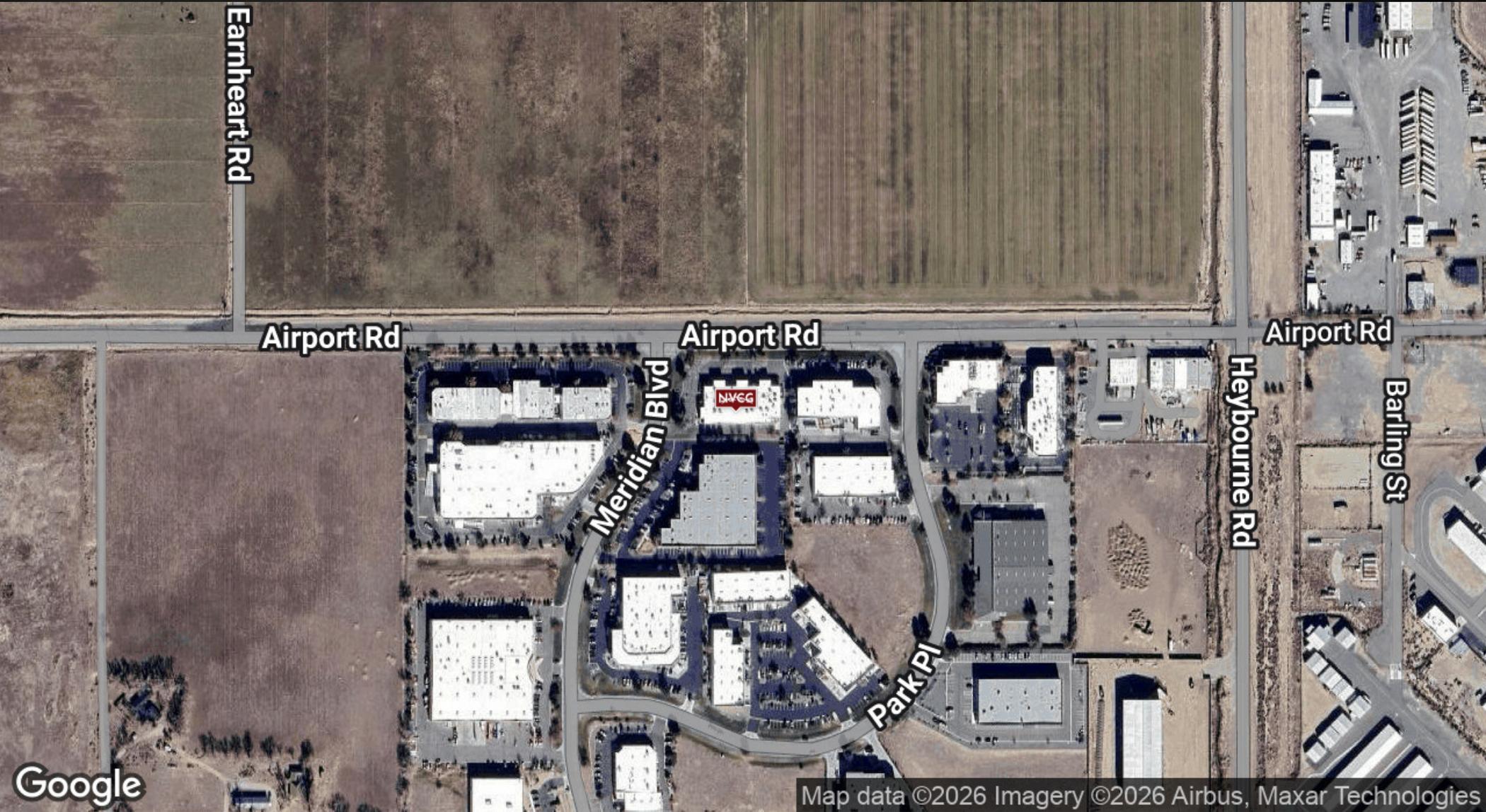
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Location Map



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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2	9	27
Average Age	51	51	51
Average Age (Male)	50	50	50
Average Age (Female)	52	52	52

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1	3	10
# of Persons per HH	2	3	27
Average HH Income	\$164,831	\$164,831	\$165,796
Average House Value	\$853,470	\$853,470	\$864,795

Demographics data derived from AlphaMap

