



### Offering Summary

Lease Rate:	\$1,700.00/MO
Lease Type:	Modified Gross
Number of Units:	1
Year Built:	1996
Available SF:	1,900 SF
Lot Size:	1.32 Acres
Zoning:	M1
APN:	018-381-07
Building Size:	3,200 SF

### 1,900 SF Industrial Unit Available In Silver Springs For \$1,700/MO + Utilities.

Zoned for most commercial and industrial uses. Unit is divided into an approximately 1200 square foot area with roll up door and two additional rooms of about 350 square feet each. Bathroom with shower included. Tenant pays all utilities. Some outdoor storage available behind building. County regulations forbid outdoor storage anywhere except behind building.



*Industrial For Lease* | 3315 W Hwy 50, Silver Springs, NV 89429

Photos



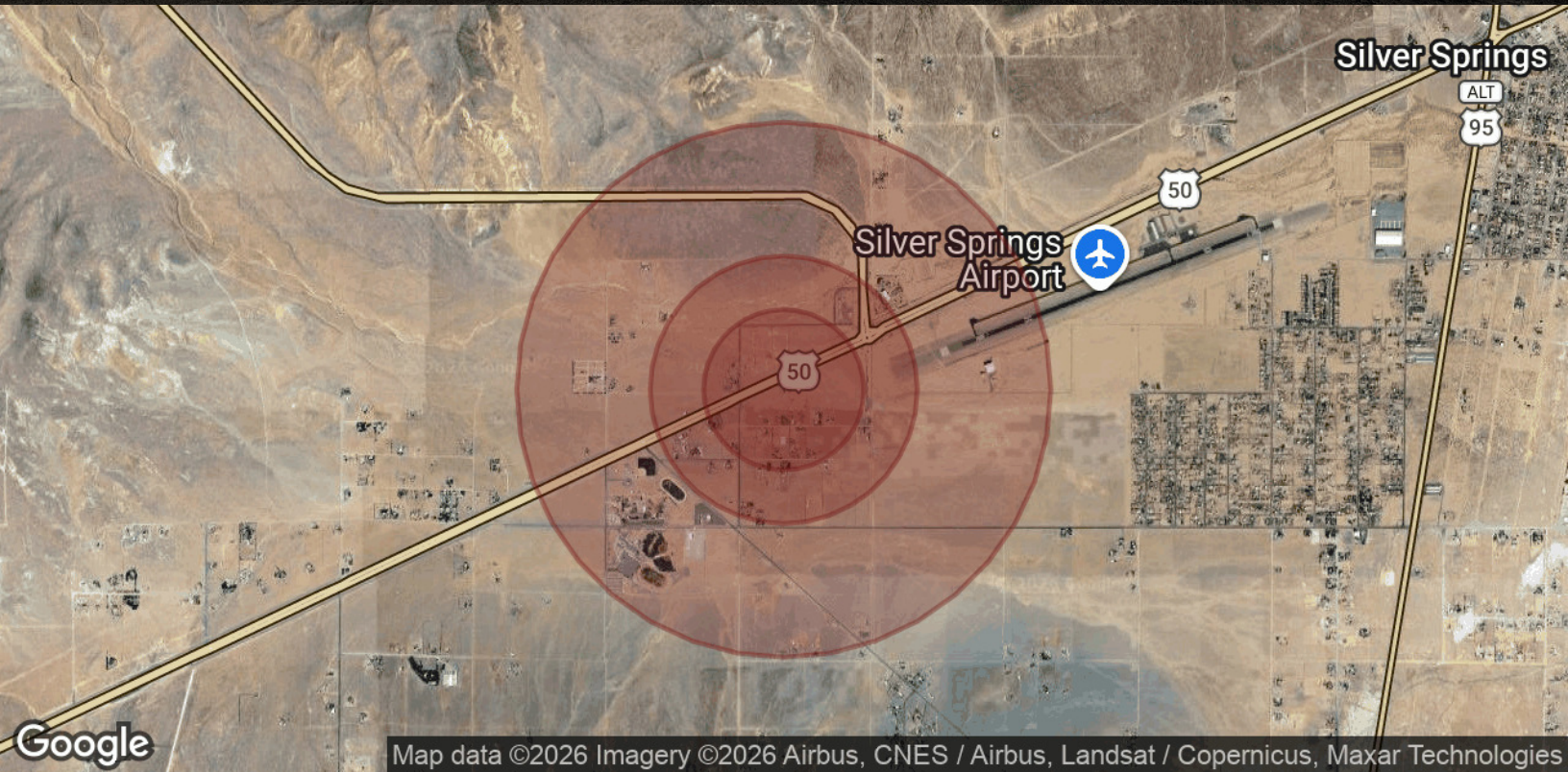
**Ale Moncada, CCIM** Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US

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Demographics Map & Report



<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	12	48	121
Average Age	47	47	46
Average Age (Male)	46	46	46
Average Age (Female)	48	47	47

<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	5	20	49
# of Persons per HH	24	24	25
Average HH Income	\$83,874	\$80,269	\$73,569
Average House Value	\$318,845	\$308,425	\$289,062

Demographics data derived from AlphaMap