

INDUSTRIAL FOR SALE & LEASE

±3,560 SF INDUSTRIAL BUILDINGS ON ±40 ACRES OF LAND

11555 Lovelock Highway, Fallon, NV 89406



Sale Price **\$325,000**

Lease Rate **\$0.60 SF/MONTH**

PROPERTY HIGHLIGHTS

- State Incentives, No State/Corporate/Personal Income Tax
- Within An Opportunity Zone Around A Cost-Effective Workforce
- Dependable, Competitive Energy | Low Shipping/Drayage Costs
- Clear-Span Warehouse Building & 5 AC Fenced Yard
- ±3,560 SF of Buildings W/ Pull Thru Access on 40 AC
- Warehouse with Roll Up Door | Small Office
- Clean Industrial Space | Fully Insulated Walls/Ceilings
- 1-Day Shipping to 7 States & 2-Day Shipping to Over Half The US
- Parking On All Sides Of Building on ±5 Fenced Acres
- Flexible Zoning, Skylights Throughout, 2 Separate Buildings
- Pull Through Access & Nearby I-80 Interstate Access
- Well Maintained Building: Move-In Ready
- Private Setting Nearby Quality Users
- Seller-Financing Available w/ 10% Down

OFFERING SUMMARY

Building Size:	3,560 SF
Available SF:	3,560 SF
Lot Size:	40 Acres
Number of Units:	2
Price / SF:	\$91.29
Year Built:	1996
Zoning:	General Industrial
APN:	003-691-61
Ground Level Doors	Three (3)
Seller Carry:	Available

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
740 W Alluvial Ave #102
Fresno, CA 93711

INDUSTRIAL FOR SALE & LEASE

±3,560 SF INDUSTRIAL BUILDINGS ON ±40 ACRES OF LAND

11555 Lovelock Highway, Fallon, NV 89406



PROPERTY DESCRIPTION

Clean ±3,560 SF of clear-span freestanding Industrial buildings on ±40 acres of land within the highly desired Fallon Submarket nearby Fernley and Stagecoach. This move-in ready deal is offers an ideal configuration offering direct HWY-95 exposure, split power, and the possibility to occupy (or lease out) 2 sections or occupy as 1 unit. Setback 800' from the road, Building 1 (40' x 69') of 2,760 SF features (2) 12' x 14' roll-up doors, 5 side man doors, 20' concrete apron around 3 sides, & a drive approach. It is free-span steel-beam construction currently configured as a separate 1/3 section of open warehouse with (1) rollup and (1) man door adjacent to a storage/testing room, and a 2/3 of open warehouse with (1) rollup and (4) man doors. Building 2 (adjacent; 20' x 40') of 800 SF features (1) 12' x 10' roll-up door, and (1) side man door. Each building has an open warehouse with 20' clear height, Reznor Heaters, fully insulated (walls and ceiling), air lines throughout, skylights, pull through access and a fully fenced 5 Acre lot. Includes 3 trailer hookups, well water covered in a well house & existing septic. Bonus 35 Acres of additional expansion land included! Property also includes a Detroit Diesel backup generator on site. Thrifty and expedient alternative to new construction by avoiding a 12-month construction time delay, land acquisition/fees, and high construction costs. The site benefits from no corporate, personal, or unitary tax. Seller-Financing is available with only 10% down!

Past Use: Former nickel processing plant built in 1996 by Flare industries (now Aereon) for testing work on metals as a mill site. Can be re-permitted to accommodate most any mining related operation, including milling, refining, concentrating, etc. Existing tower is 30' x 3' High carbon steel thermal oxidizer fueled by propane and has a ceramic refractory liner in the upper part of the unit where the temperatures are +/- 2,000* F. This converts noxious gases to more benign compounds, often by being combined with a wet or mechanical scrubber (like a Cottrell) and removing some portion of the gas stream as a solid. It would serve as a barrel for a horizontal furnace or calciner if were on a trunion frame.

LOCATION DESCRIPTION

Property fronts the west side of US 95 just 8 minutes north of the new housing developments in Fallon, NV and just 11 miles north of the city center. Convenient and private location just 20 miles south of I-80 interchange, 35 minutes to both Fernley, NV and Lovelock, NV, 1 hour to Reno/Sparks, NV, and 1.5 hours to Winnemucca, NV. Property neighbors the Kennemetal titanium processing plant (1.4 miles north). Within a solid transportation system that connects to the nation and the world.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
740 W Alluvial Ave #102
Fresno, CA 93711

INDUSTRIAL FOR SALE & LEASE

±3,560 SF INDUSTRIAL BUILDINGS ON ±40 ACRES OF LAND

11555 Lovelock Highway, Fallon, NV 89406



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

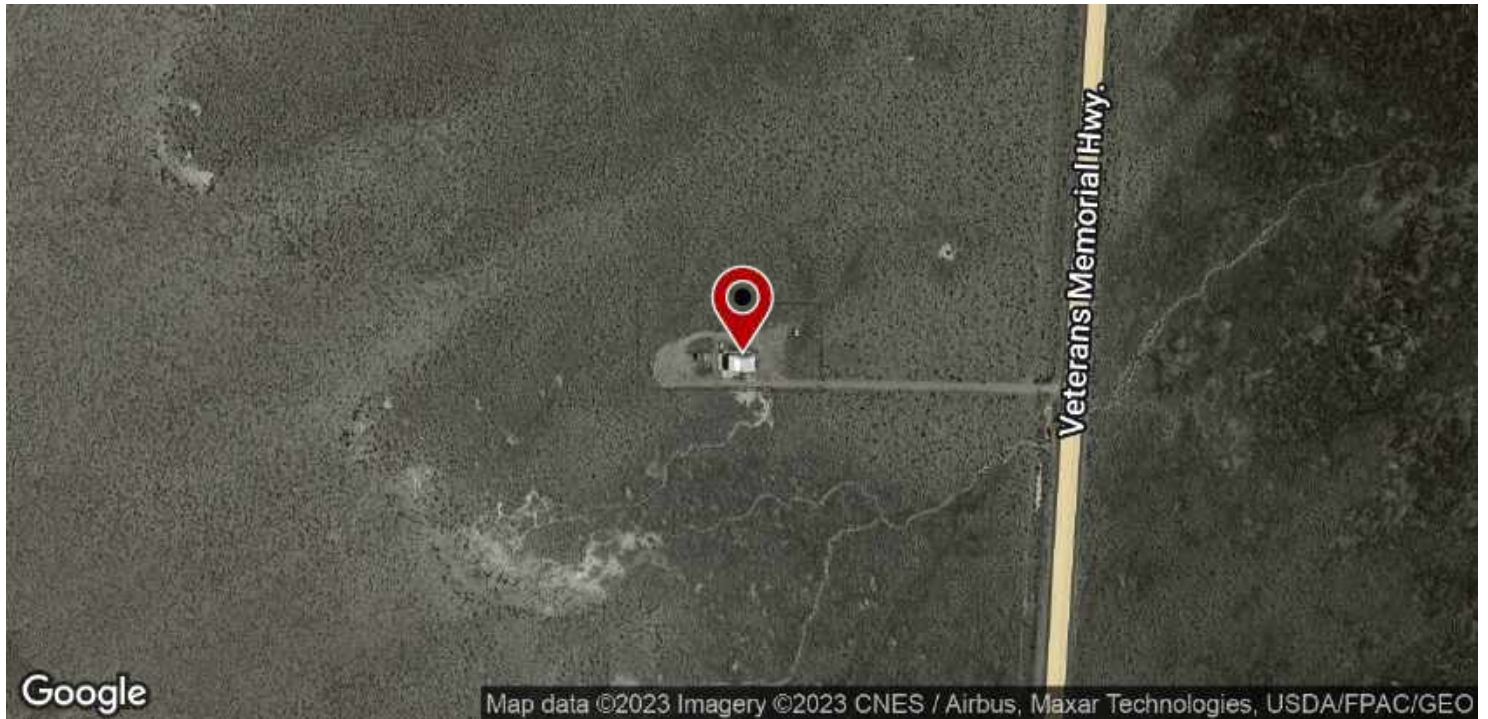
KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
740 W Alluvial Ave #102
Fresno, CA 93711

INDUSTRIAL FOR SALE & LEASE

±3,560 SF INDUSTRIAL BUILDINGS ON ±40 ACRES OF LAND

11555 Lovelock Highway, Fallon, NV 89406



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

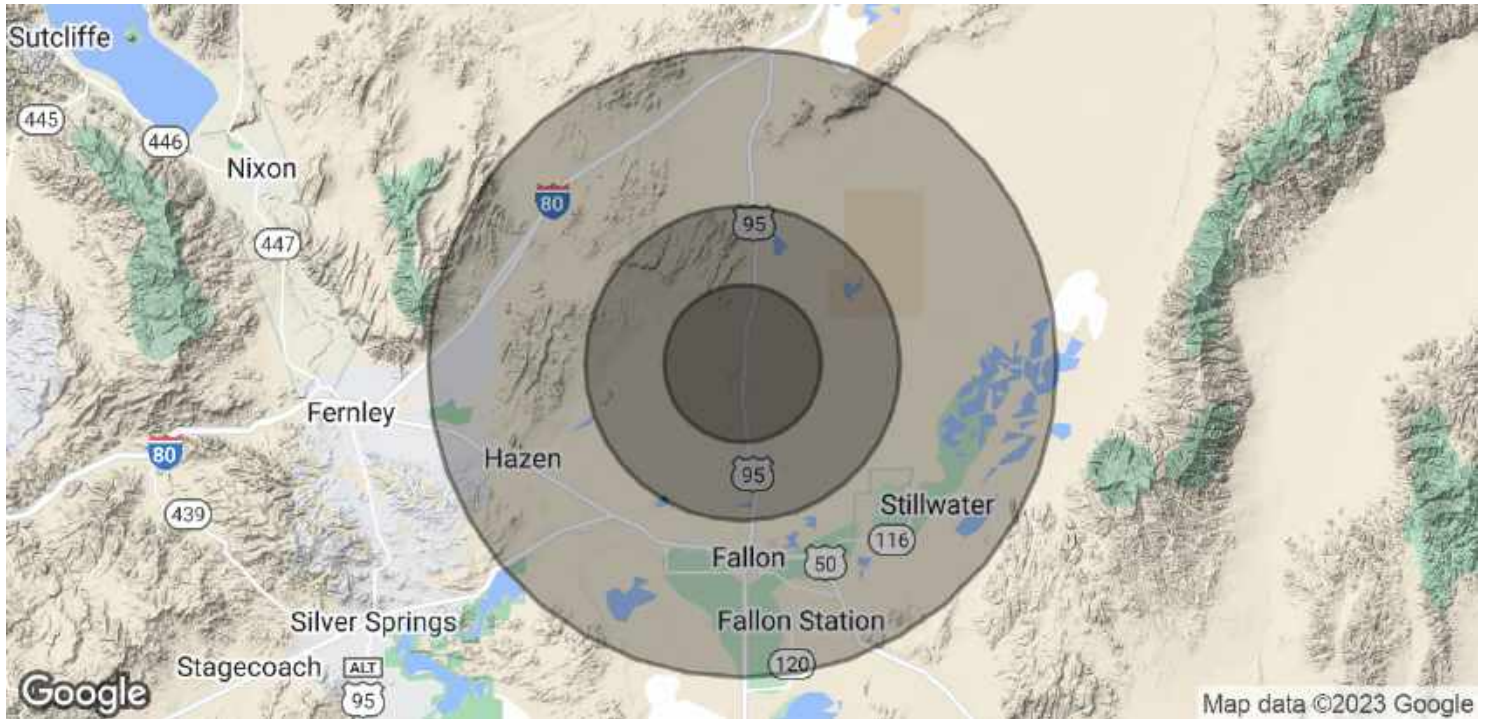
KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
740 W Alluvial Ave #102
Fresno, CA 93711

INDUSTRIAL FOR SALE & LEASE

±3,560 SF INDUSTRIAL BUILDINGS ON ±40 ACRES OF LAND

11555 Lovelock Highway, Fallon, NV 89406



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	945	2,947	22,478
Average Age	39.5	40.1	40.0
Average Age (Male)	38.3	39.0	39.6
Average Age (Female)	40.6	41.3	42.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	347	1,131	9,958
# of Persons per HH	2.7	2.6	2.3
Average HH Income	\$67,327	\$65,098	\$61,737
Average House Value	\$535,544	\$344,603	\$223,727
ETHNICITY (%)	5 MILES	10 MILES	20 MILES
Hispanic	28.1%	26.0%	16.8%

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
740 W Alluvial Ave #102
Fresno, CA 93711