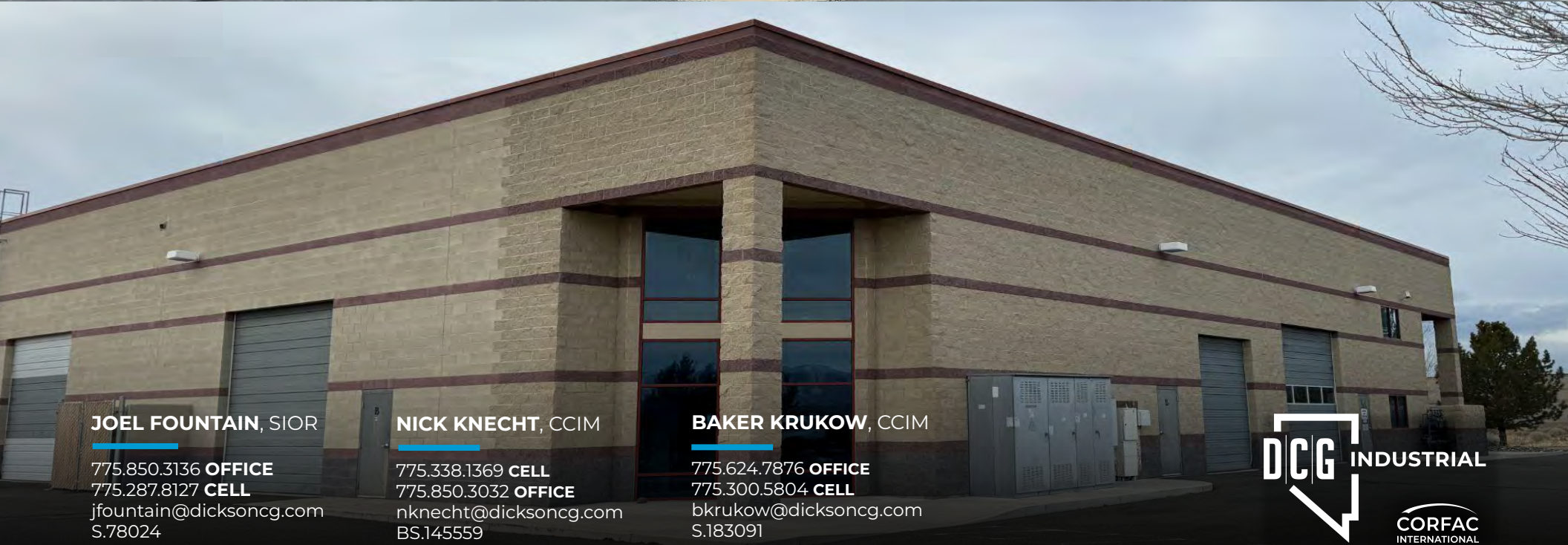


2516 & 2561 Business Pkwy

MINDEN, NV 89423

INDUSTRIAL PORTFOLIO
+FOR SALE 4-PROPERTY
± 38,059 SF



JOEL FOUNTAIN, SIOR

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MINDEN, NV 89423



PROPERTIES MAY BE PURCHASED
TOGETHER OR SEPARATE

2561 BUSINESS PKWY

2516 BUSINESS PKWY

N

2561 BUSINESS PKWY

Price | \$3,750,000

Building Size | ±24,995 SF

Lot Size | ±1.84 AC

Zoning | GI

APN | 1320-04-001-003

2516 BUSINESS PKWY UNIT B

Price | \$600,000

Building Size | ±3,464 SF

Lot Size | ±0.08 AC

Zoning | GI

APN | 1320-04-001-078

2516 BUSINESS PKWY UNIT D

Price | \$840,000

Building Size | ±4,800 SF

Lot Size | ±0.11 AC

Zoning | GI

APN | 1320-04-001-075

2516 BUSINESS PKWY UNIT E

Price | \$840,000

Building Size | ±4,800 SF

Lot Size | ±0.11

Zoning | GI

APN | 1320-04-001-074

***Zoning** | (GI) GENERAL INDUSTRIAL
LIGHT INDUSTRY, TRUCKING AND WAREHOUSING, SERVICE, REPAIR

AREA MAP

JOHNSON LN

**2561
BUSINESS PKWY**

WILDHORSE DR

BUSINESS PKWY

**2516
BUSINESS PKWY**

PRECISION DR

Location Highlights

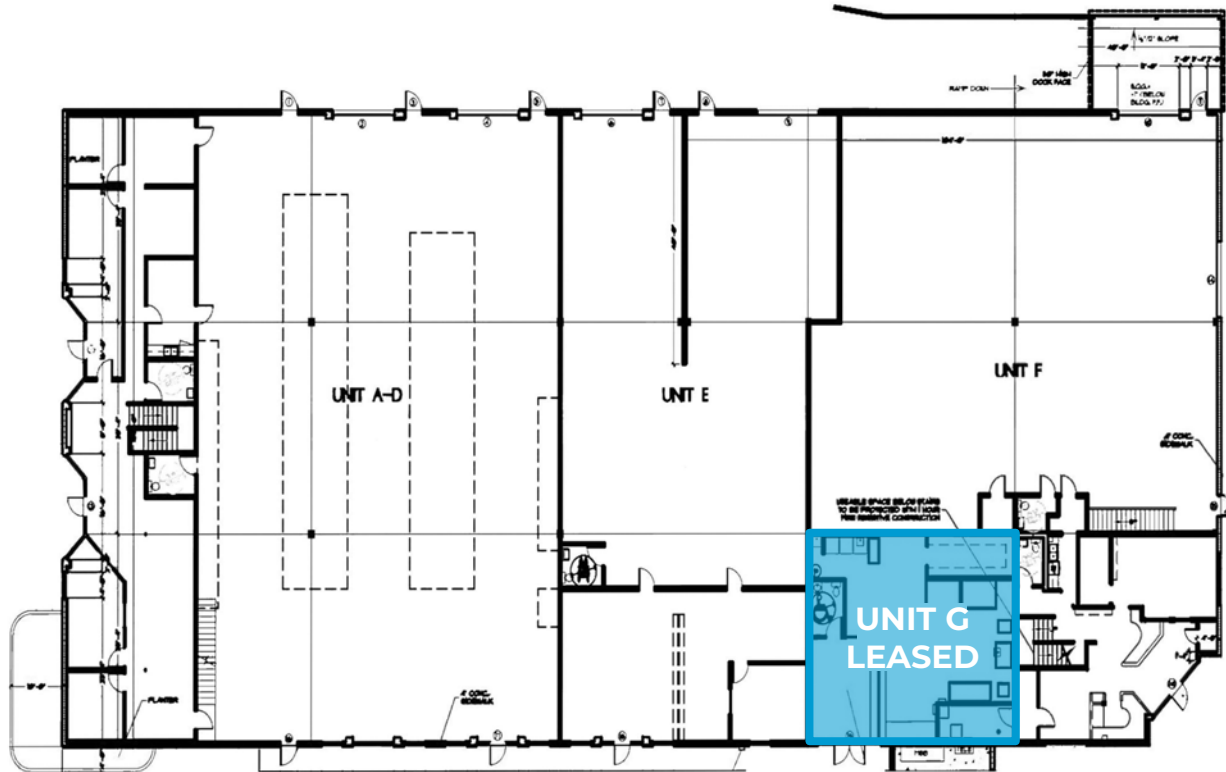
- Premier location with proven labor pools, i.e. Carson City, Minden/Gardnerville, Dayton, Lake Tahoe, and South Reno
- Top-tier live, work, play setting against the Sierra Nevada mountains
- Less than 45 miles from Central Reno and Interstate 80
- 10 miles from Carson City

N

ABOUT **THE PROPERTY**

2561 BUSINESS PKWY

APN: 1320-04-001-003



- ±24,995 SF Standalone industrial building
- (20') Clear height
- (6) Grade level doors 12'Wx14'H'
- 1 exterior loading dock

Occupancy Status:

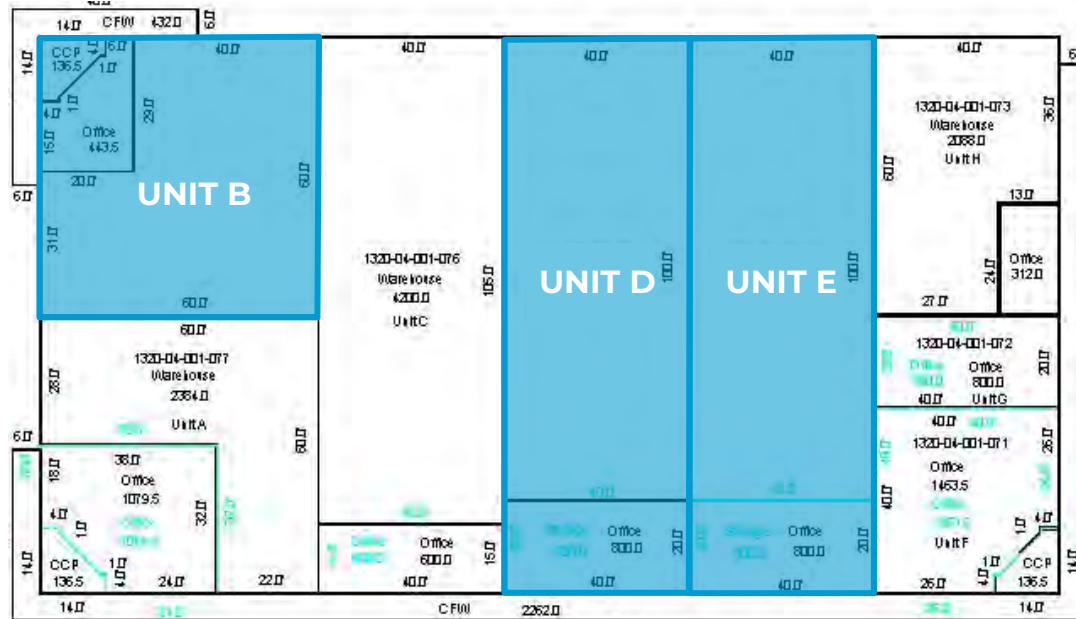
The building has one short term lease in Unit G: ±1,340 SF Leased through September 2025. Extension negotiable.

The remainder of the building is vacant.

ABOUT THE PROPERTY

2516 BUSINESS PKWY

APNs: B)1320-04-001-078, D)1320-04-001-075, E)1320-04-001-074



Unit B

Leased Through July 2026

- ±3,464 SF (±3,020 SF warehouse, ±444 SF office)
- ±444 SF mezzanine
- (2) Grade Level Doors 14'x10' & 14'x14'
- (20') Clear Height
- HVAC in office, heated warehouse

Units D & E

Unit D: Vacant

Unit E: Leased - Expires April 30, 2027

Each **±4,800 SF Unit** Includes:

- ±4,000 SF warehouse, ±800 SF office
- ±800 SF mezzanine
- (2) Grade Level Doors 14'x10' & 14'x12'
- (20') Clear Height
- HVAC in office, heated warehouse

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