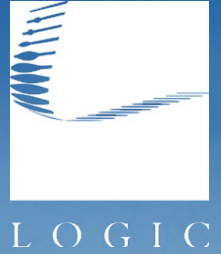


For Sale

STNL Investment adjacent to Hwy. 50



500 Gummow Dr.
Fallon, NV 89406

Point of contact

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Listing Snapshot



\$760,000
Sale Price



\$42,000
NOI



± 3.54 AC
Total Acreage

Property Highlights

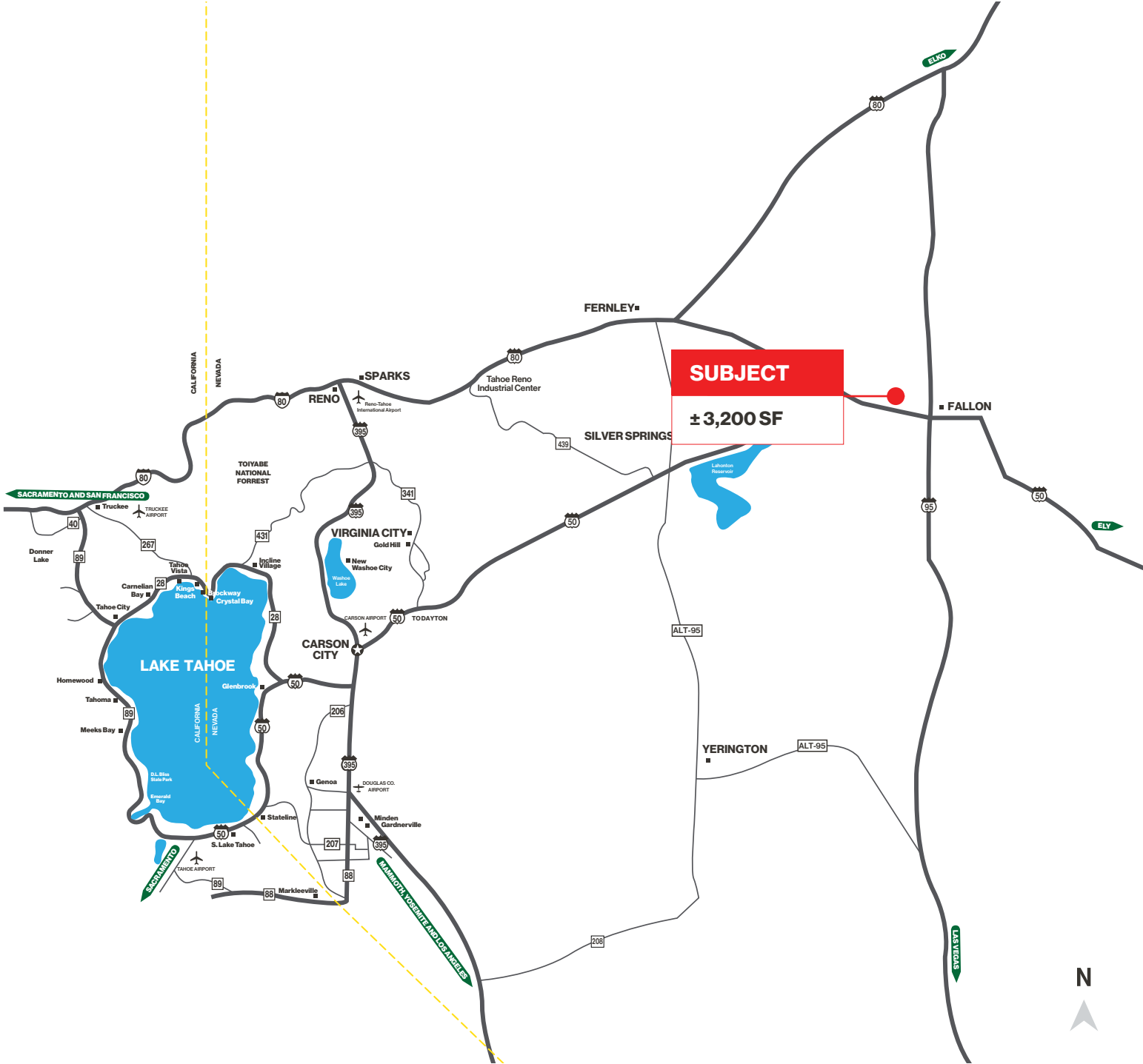
- Prime industrial/commercial site with excellent visibility from the Reno Hwy. and accessibility in Fallon's growing commercial corridor, ± 16,500 CPD
- Tenant has occupied the property for over 50 years
- Adjacent to the Western Pacific Railroad, with access to rail spur, providing direct rail connectivity for logistics and distribution operations
- Current lease term through December 2027, at below market rents. One 3-year option remaining at market value
- ± 3,200 SF of warehouse space on ± 3.54 AC with partially fenced yard

Demographics

	1-mile	3-mile	5-mile
2025 Population	2,188	17,944	21,943
2025 Average Household Income	\$111,573	\$88,555	\$90,098
2025 Total Households	812	7,182	8,715



Vicinity Map





Suite Square Footage: ± 3,200 SF

Monthly Rent: \$3,500/Mo.

Company Website: valleyag.com

Valley Ag operates as a full-service agricultural retail company, offering a comprehensive range of products and services including seed, crop nutrition, crop protection, and precision farming solutions. With a team of over 500 dedicated employees, we serve six states—through 40+ locations strategically positioned across the West. Valley Ag was established in 2006 as a partnership by three cooperative entities, building upon the extensive legacy of Valley Wide Cooperative, which has proudly served agricultural members since 1920.



Property Photos



LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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