

2516 Business Parkway

Minden, NV 89423

For Lease

Industrial

Flex Space
Light Manufacturing
Warehouse
Office

Available Space

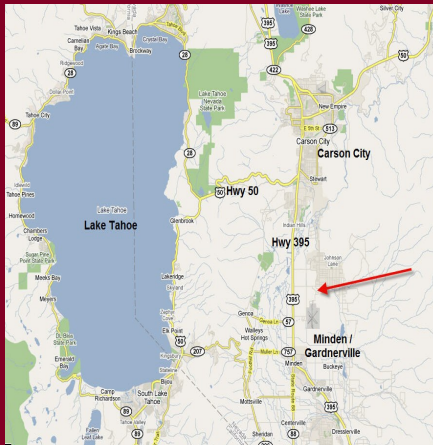
Unit B 4,200 SF

Building Details

Year Built: 2006
Lot Size: 1.40 Acres
Construction: Concrete Block
Distance to
Hwy 395: 2 Miles

Pricing

LEASE: \$1.15 psf MG



FEATURES:

UNIT B

- 4,200 SF (+/- 3,000 SF warehouse, 600 SF mezzanine, 600 SF office.
- 2 Grade Level Doors 10'x14' & 14'x14'
- Approx 20' Clear Height
- 277/480v 200 Amp 3 phase, 120/208v 200 Amp
- T-5 Lighting
- HVAC in office, 2 Sterling wall mounted heaters in warehouse.
- APN 1320-04-001-078
- Date Available: Immediate

*Pictures of suite above are not necessarily of subject space but rather representative of building.

For Information, contact:
CHAD COONS, CCIM

NV Lic # B.9477

775-782-3434 office

775-720-2115 cell

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www.commercialrealestatenv.com

The information contained herein has been provided by the owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information. All information should be verified by the recipient prior to the purchase, lease or exchange.



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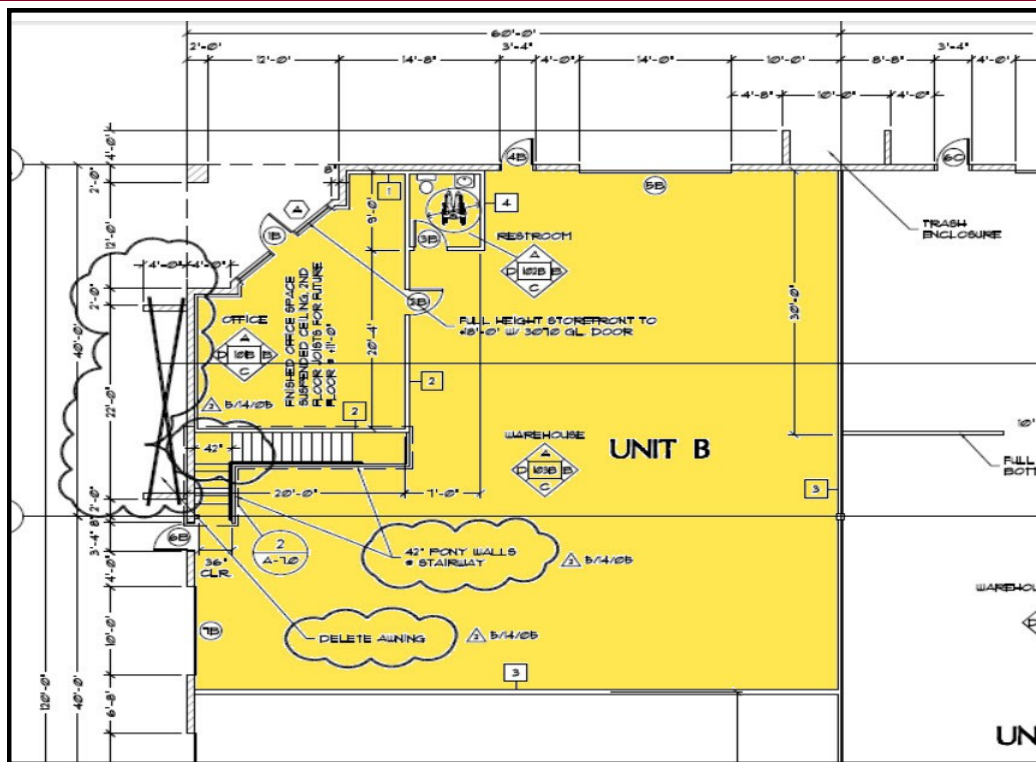
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Area Information

Property is located less than 2 miles from Hwy 395 in Minden, NV inside the Carson Valley Business Park off Airport Road. It is located approx. 10 miles south of Carson City, 45 miles south of Reno, 126 miles east of Sacramento and 212 miles east of San Francisco. Hwy 395 & Hwy 50 are the 2 major highways that serve this region. Truck service from Minden can reach 7 western states within 1 day and another 4 states on next day service. Nevada has no personal or corporate state income tax, no inventory tax, no franchise tax, no unitary tax, no estate and or gift tax, no inheritance tax and no special intangible tax. Sales tax in Douglas County is currently 7.1%. Building is located around the corner from a +/- 1,300,000 SF Starbucks roasting facility. Nevada offers several different incentive programs for businesses (new, expansion, relocation).

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