

10,800 Industrial

For Lease

22 Cash Dr.



Property Description

Two Industrial Warehouses for Lease!
*One Includes Office Space!

Property Highlights

- Property has separate large Storage/Equipment and/or Container yard
- Street to Street paved access: 4 gated access points
- Main Warehouse is 7,200 SF: includes 2 Large Offices, 3 Bathrooms (one with a Shower), + HVAC
- Second warehouse is 3,600 SF: divided into 2 equal 1,800 SF units
- Property has full sprinkler system
- Recently renovated with ample fenced parking
- Great opportunity for distribution, contractor construction or manufacturing companies

Offering Summary

Lease Term:	Negotiable
Number of Units:	2
Available SF:	3,600 - 10,800 SF
Lot Size:	1 Acres
Building Size:	10,800 SF

Warehouse 1

7,200 SF
 14' - 18' Clear Height
 1 - 10' x 12' Roll Up Door
 Includes Office Space

Warehouse 2

3,600 SF
 15' - 17' Clear Height
 1 - 10' x 12' Roll Up Door
 Open Floor Plan

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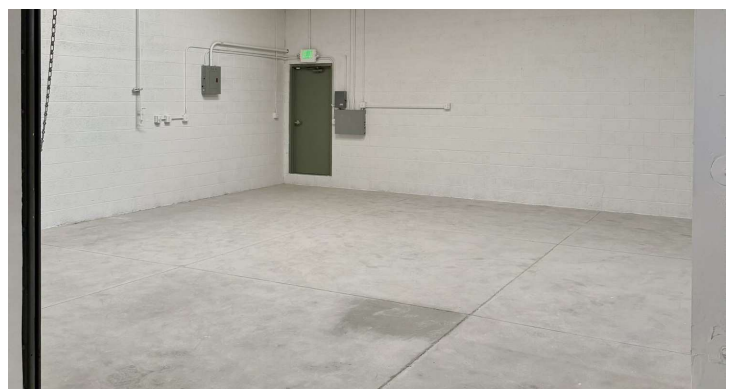
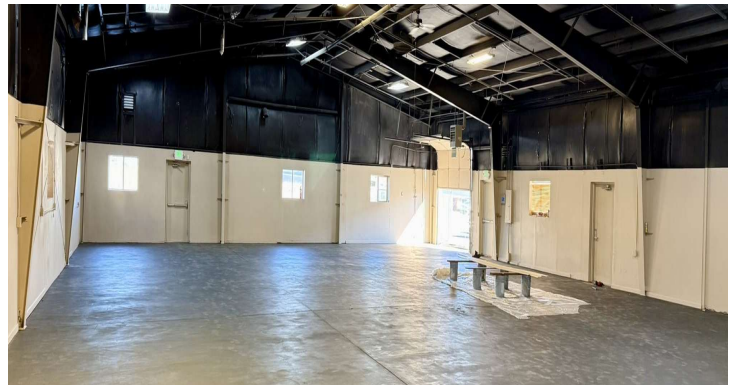
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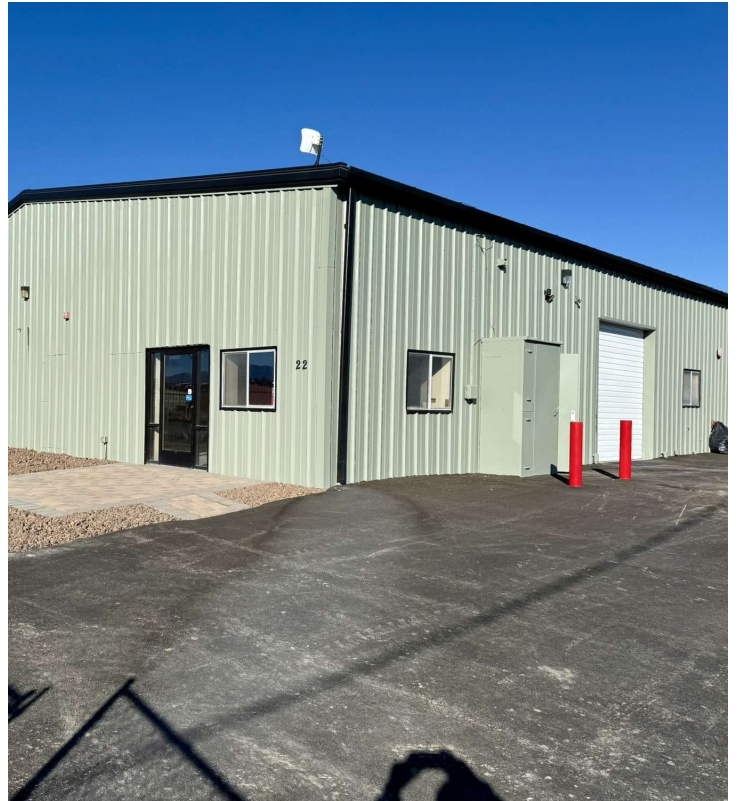
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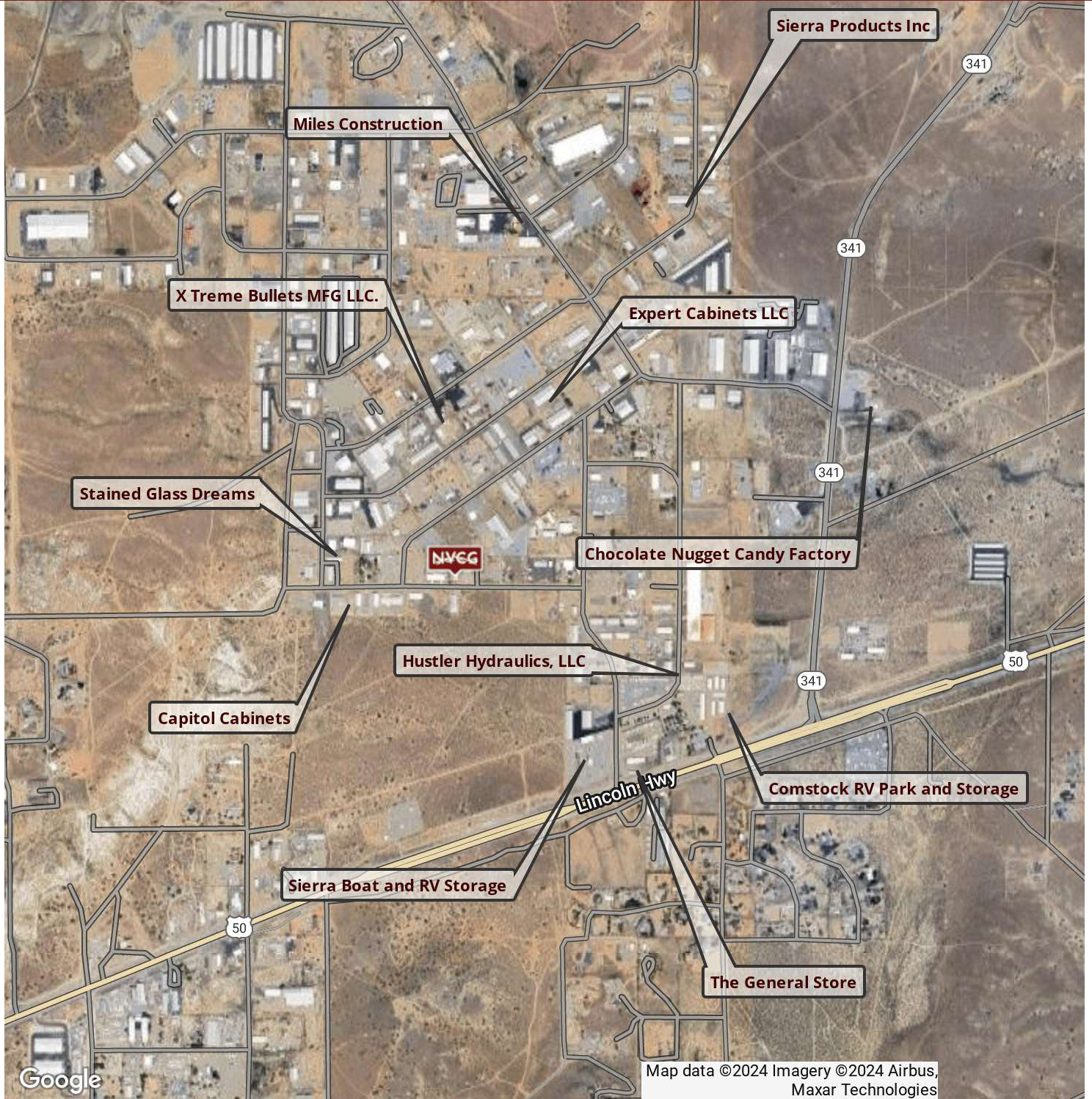
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Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

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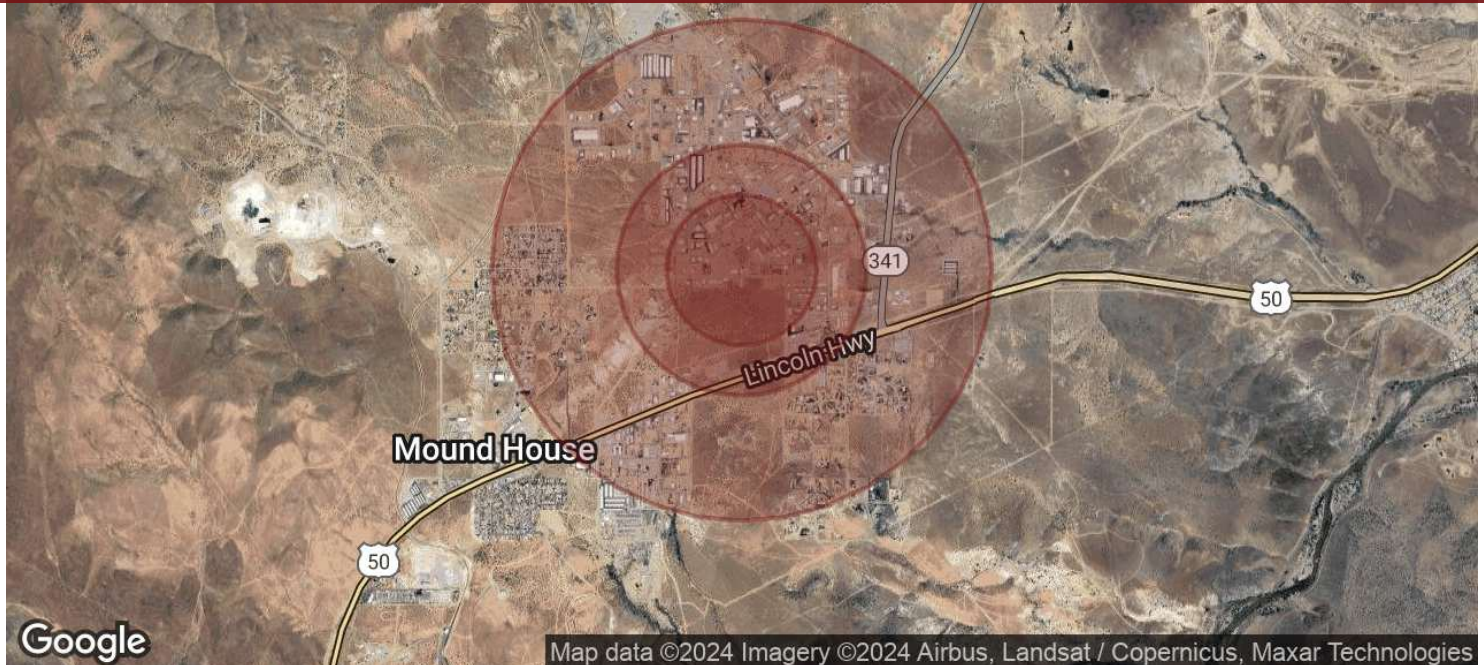
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	36	144	679
Average Age	45	45	45
Average Age (Male)	45	45	44
Average Age (Female)	45	45	45
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	14	58	272
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$93,516	\$93,260	\$90,670
Average House Value	\$363,800	\$362,946	\$354,299

Demographics data derived from AlphaMap

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