



For Lease: \$0.85 psf/mo

16,750 SF Industrial

3 Acres

Heavy Power

Great Manufacturing Facility



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LISTING DATA

AVAILABLE SF: **16,759**
RATE: **\$0.85 PSF NNN**

PROPERTY DATA

JURISDICTION: **LYON COUNTY**
ZONING: **GI (GENERAL INDUSTRIAL)**
SPACE AVAILABLE: **16,759**
DATE AVAILABLE: **IMMEDIATE**
POWER: **800 AMPS 277/480V– 3 PHASE POWER**
CLEAR HEIGHT: **22'**
LOADING: **GRADE & DOCK DOORS**



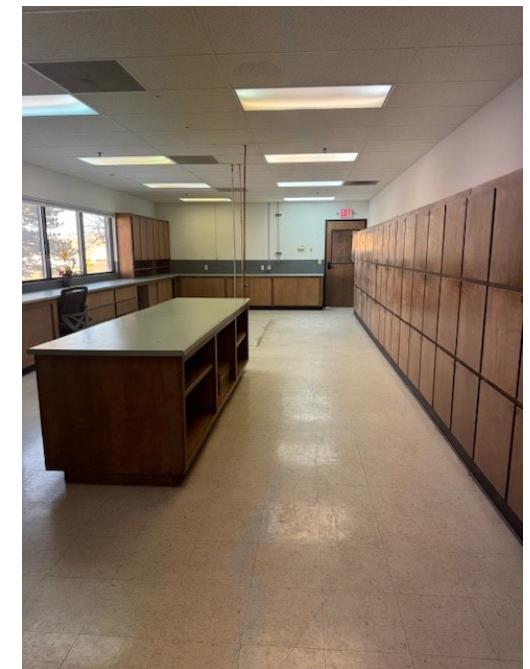
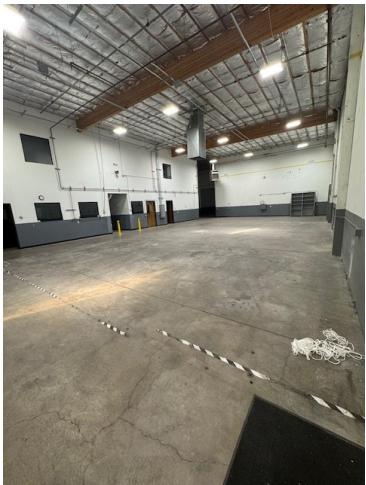
PROPERTY HIGHLIGHTS

- ◆ **SPECIALIZED BUILDOUT :** This has been a machine shop for the last 4 years. Electrical in place and abundant. Great Office space built out and 2 levels.
- ◆ **HEAVY POWER:** Ample power for most manufacturing needs!
- ◆ **TRANSPORTATION CORRIDOR:** Great, accessible location for North/south. East/West transportation corridor located on US Hwy 50.
- ◆ **ACREAGE:** Situated on 3 acres, there is room for what you might need to add.!!



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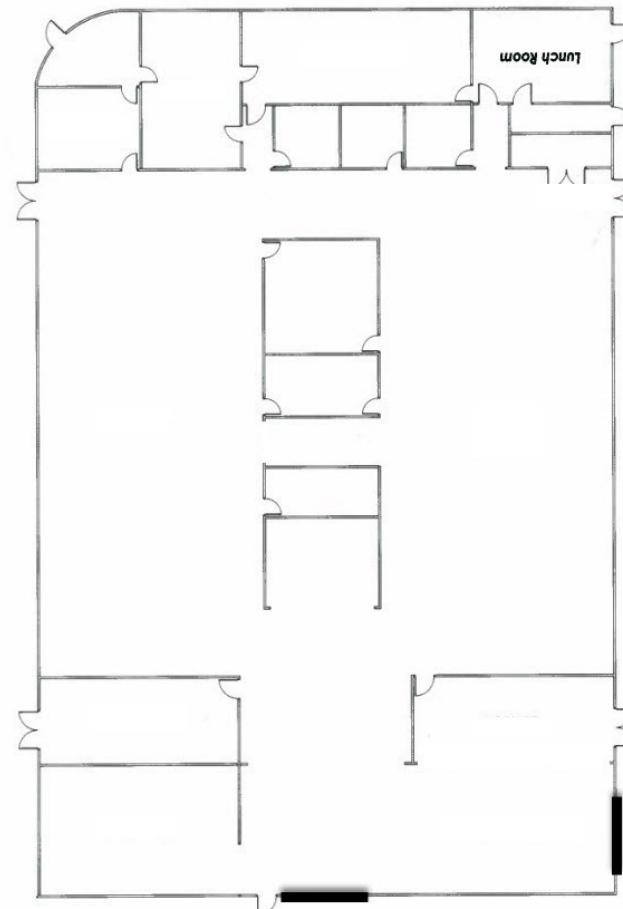
FOR LEASE: 5 AIRPARK VISTA BLVD



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SITE PLAN



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