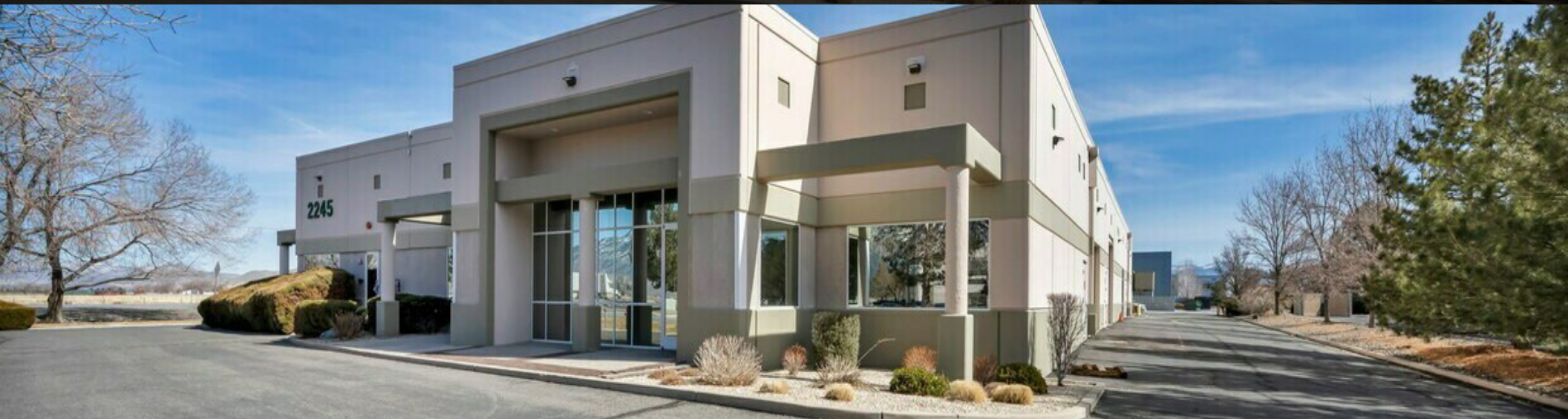


2245 Meridian Boulevard | Minden, NV 89423

FOR LEASE



Property Description

2245 Meridian Blvd. is a ±20,595 SF building 0.3 mi from the Minden-Tahoe Airport. It is currently divided into three suites.

The Three Spaces Are Currently Configured Into:

- SUITE A: 13,325 SF suite with office, R&D, and warehouse space, with one (1) 10'x10' roll-up door plus a cutout to add another
- SUITE C: 3,062 SF suite of primarily office space with a warehouse area and one (1) 10'x10' roll-up door

Offering Summary

Lease Rate:	\$1.05 SF/MO + NNN
Lease Type:	NNN: \$0.15/SF/MO
Available SF:	3,062 - 13,325 SF
Zoning:	GI: General Industrial
Lot Size:	1.56 Acres
Building Size:	20,595 SF

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	1	3	10
Total Population	2	9	27
Average HH Income	\$164,831	\$164,831	\$165,796

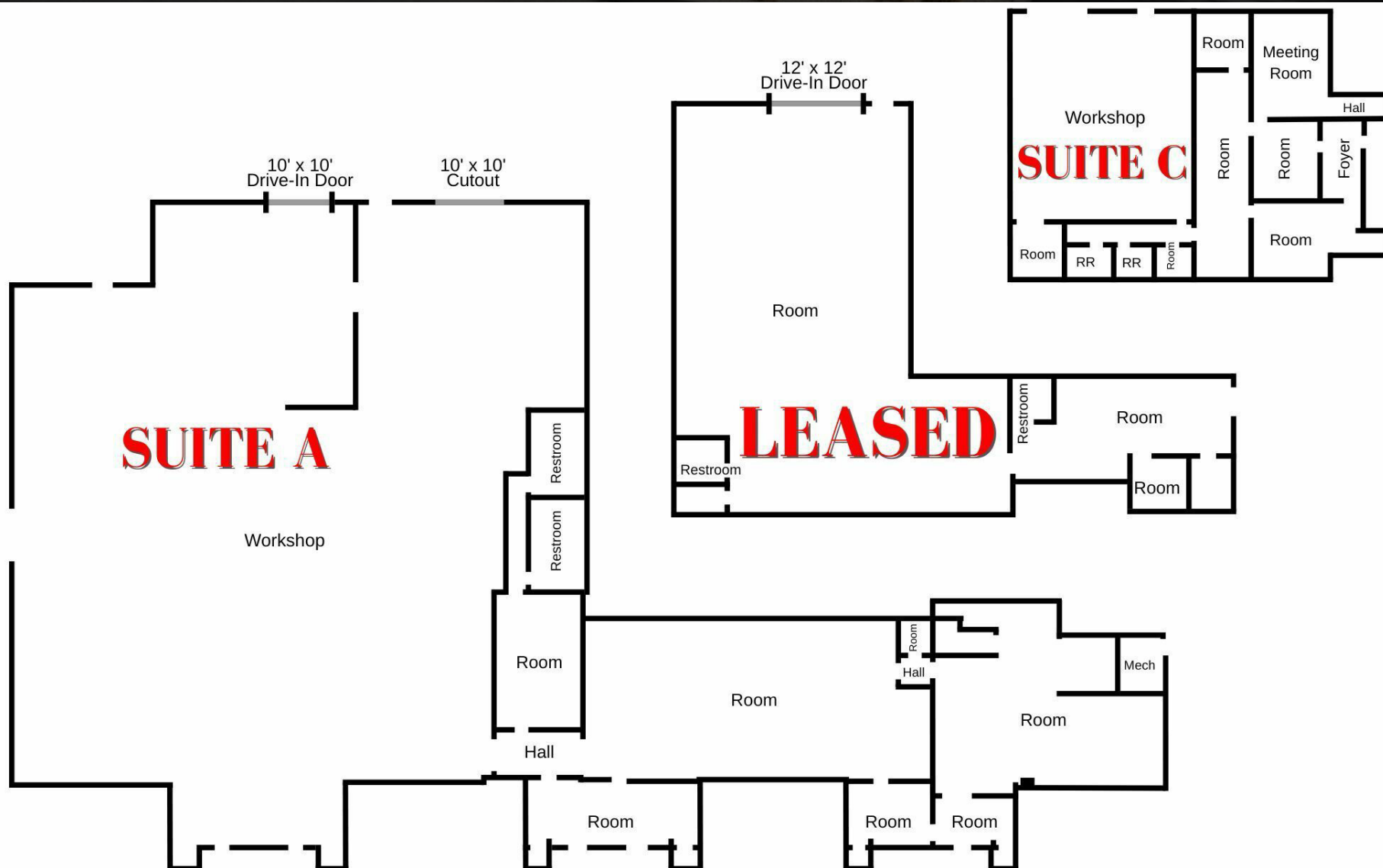
Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

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Floor Plan



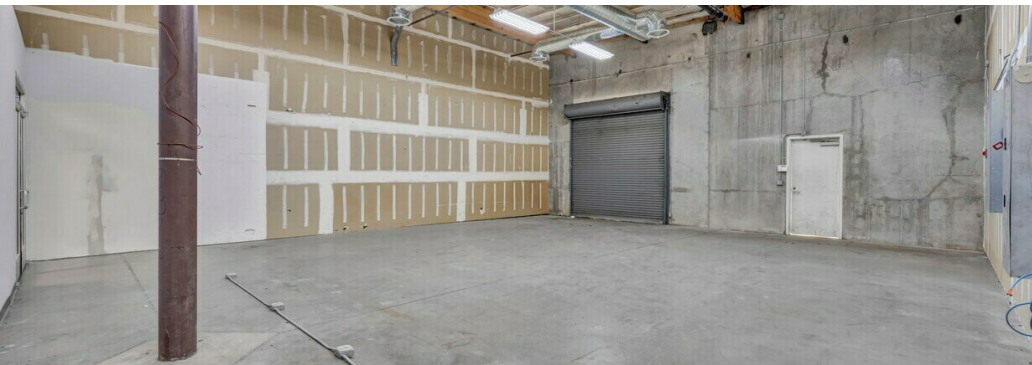
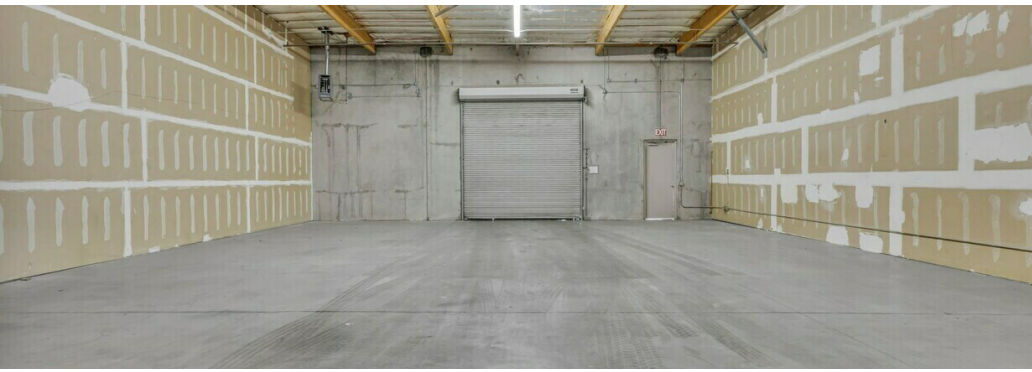
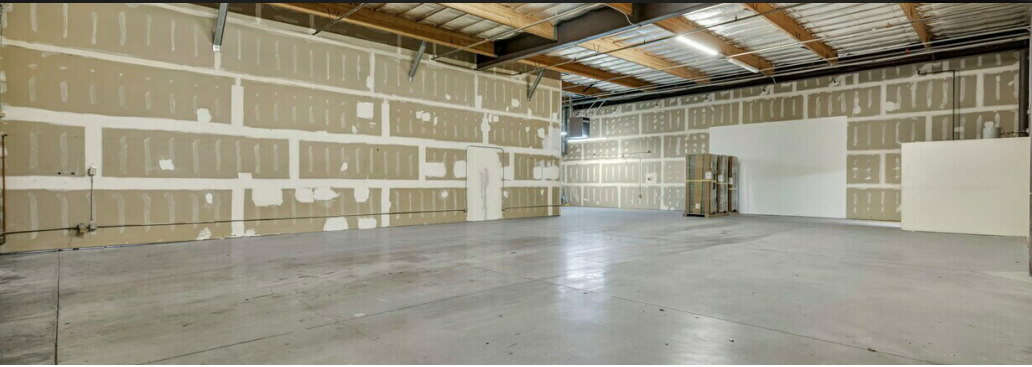
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Photos



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Photos



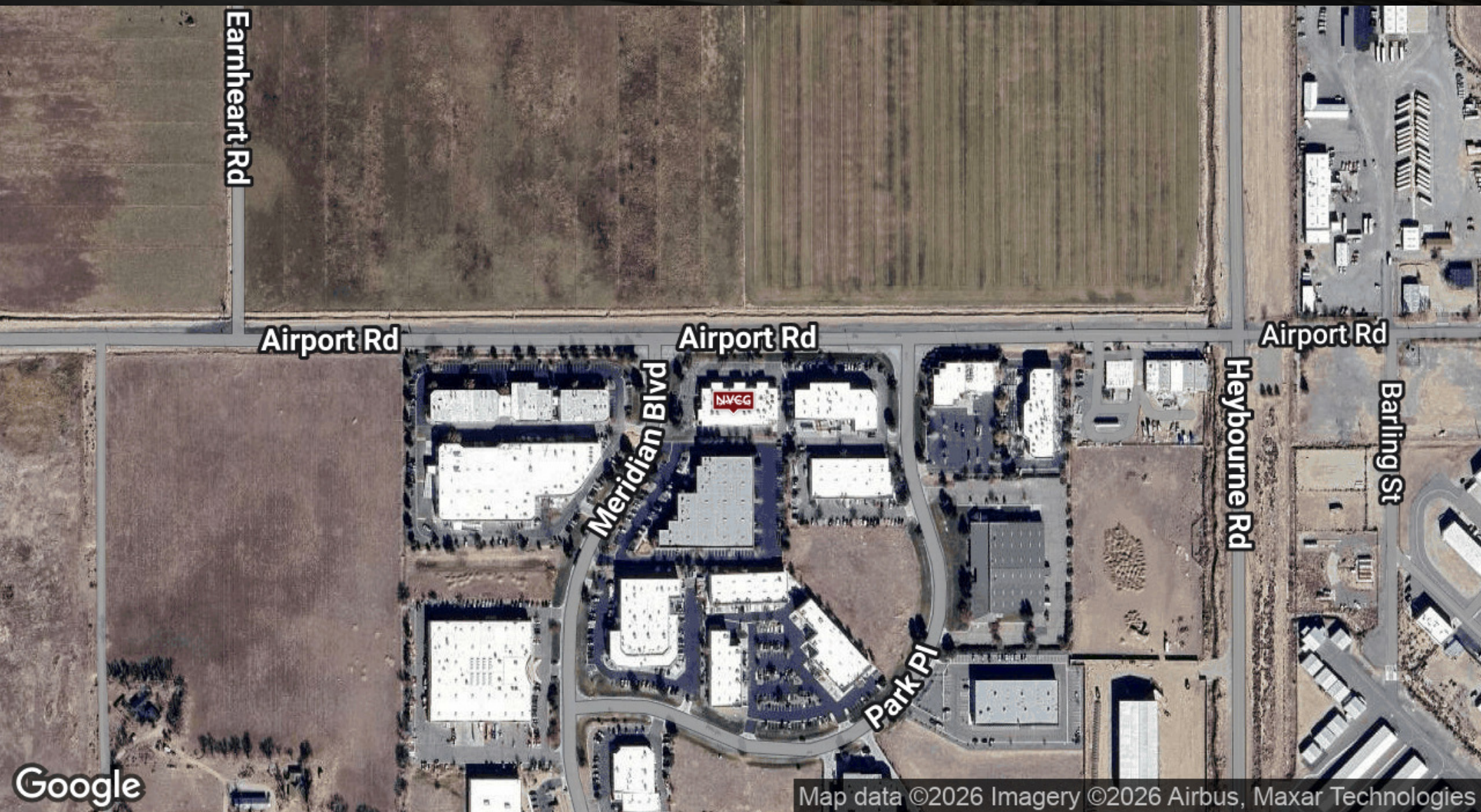
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Location Map



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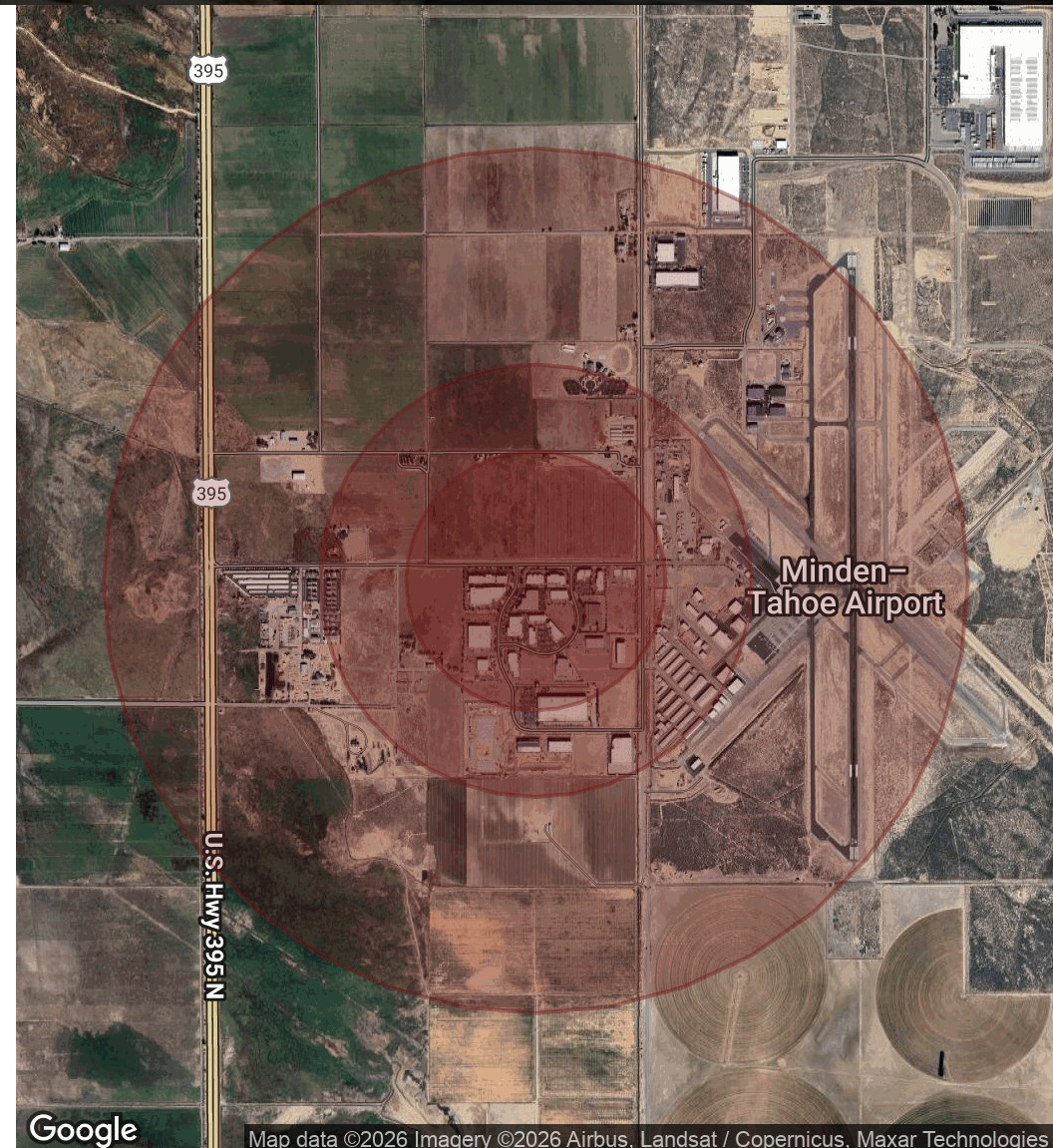


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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2	9	27
Average Age	51	51	51
Average Age (Male)	50	50	50
Average Age (Female)	52	52	52
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1	3	10
# of Persons per HH	2	3	27
Average HH Income	\$164,831	\$164,831	\$165,796
Average House Value	\$853,470	\$853,470	\$864,795

Demographics data derived from AlphaMap



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