

# Industrial For Sale | 2 Brown Drive | Mound House, NV 89706

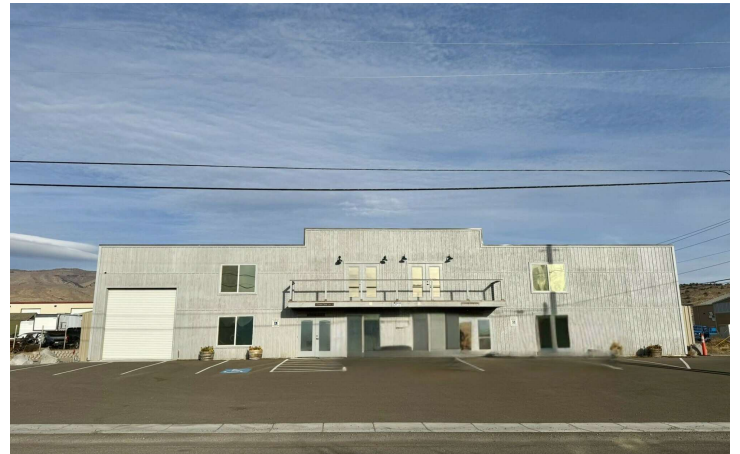


## Property Description

The approximate 11,600 SF building is newly constructed and is currently configured as a two tenant building. It features general office/showroom space on the first floor and two executive offices on the second floor. The warehouse is a total of 8,400 SF with heating and air conditioning throughout. The dividing partition in the warehouse could be removed if needed. There are two 10 x 12' roll up doors in the back of the building and one on the front. Two 200 AMP panels with 3-Phase bring plenty of power for almost all needs.

## Property Highlights

- Zoned M1: 11,600 SF 2 Story Warehouse/Office
- Three 10 x 12' Roll Up Doors
- Two 200 AMP Panels | 3-Phase
- Warehouse is Highly Insulated with Full Climate Control
- First Floor: General Offices, Showroom, & Warehouse
- Second Floor: 2 Executive Offices
- Yard Space



## Offering Summary

Sale Price:	\$2,610,000
Lot Size:	0.72 Acres
Building Size:	11,600 SF

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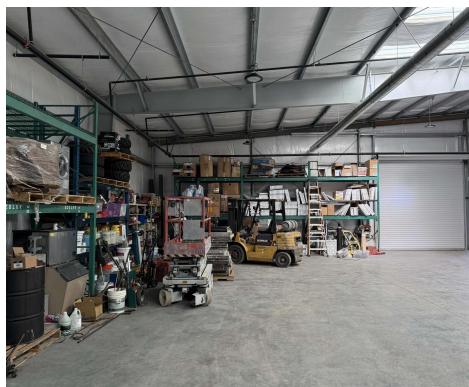
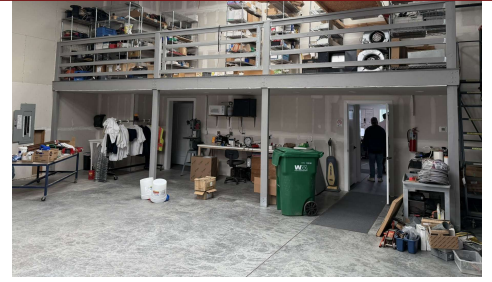
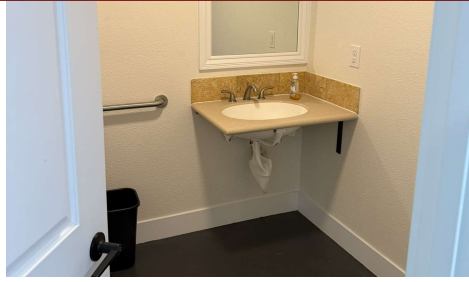
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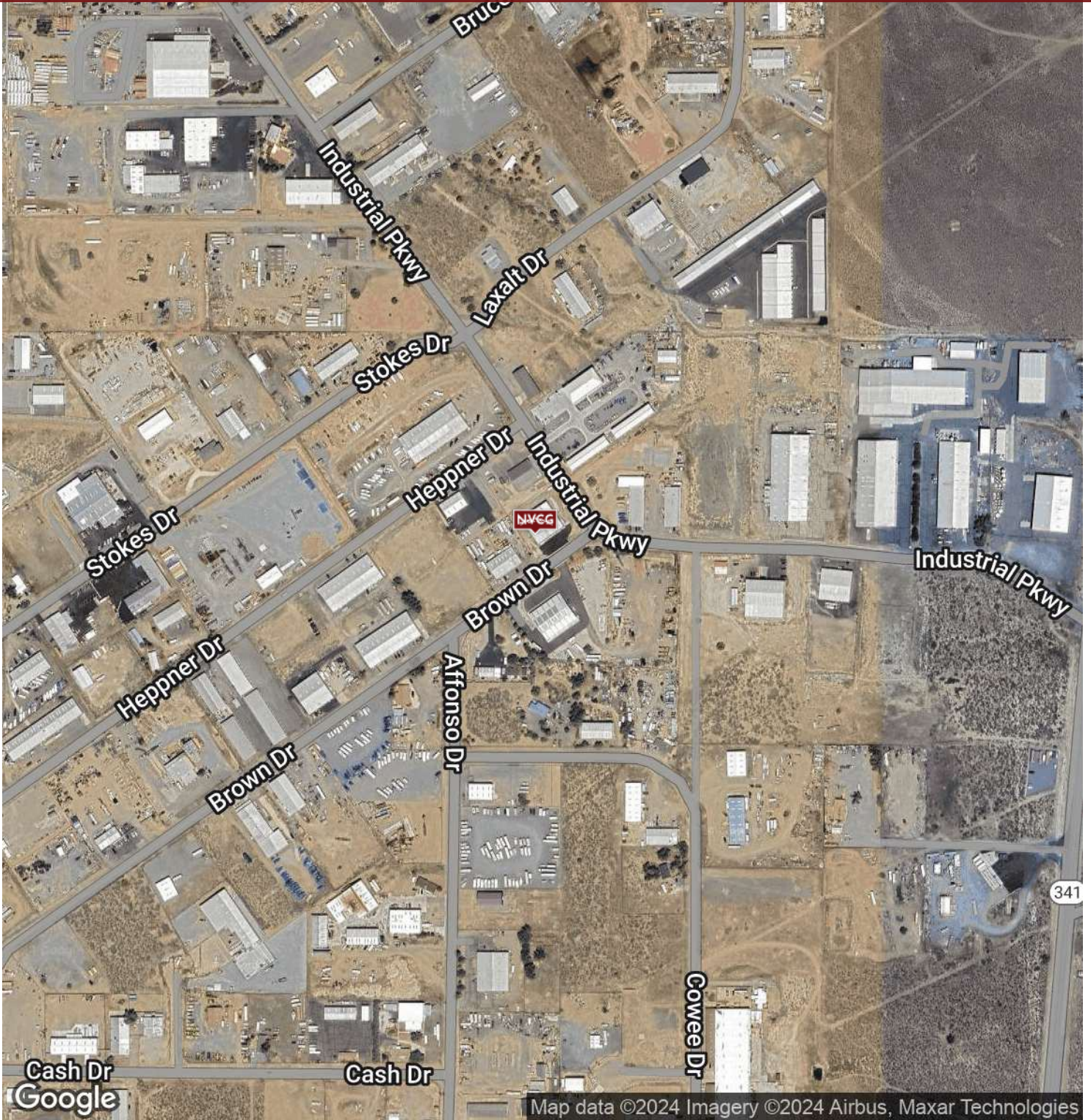
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## Nevada State Tax System

- 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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<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	47	125	365
Average Age	45	45	45
Average Age (Male)	45	45	44
Average Age (Female)	45	45	45
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	19	50	146
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$93,516	\$93,516	\$91,073
Average House Value	\$363,800	\$363,708	\$355,561

Demographics data derived from AlphaMap

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