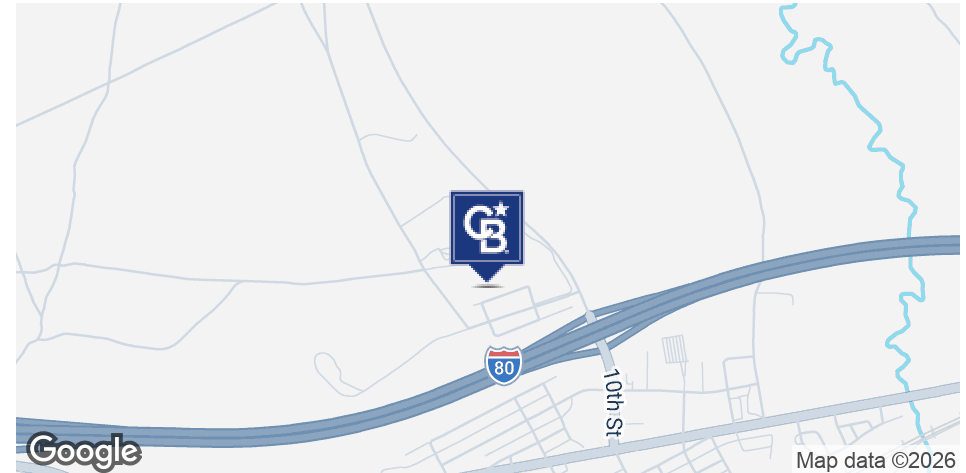


SALE

824 POPLAR STREET

Carlin, NV 89822



OFFERING SUMMARY

Sale Price: \$3,310,000

Available Office, Warehouse and Storage SF: 14,980 SF

PROPERTY HIGHLIGHTS

- TWO WAREHOUSE SHOPS
- MULTIPLE OFFICES OR TRAINING AREAS
- 3-PHASE POWER
- 2-TON OVERHEAD CRANE
- 16-FT SLIDING SHOP DOORS
- OVERHEAD RADIANT HEAT (PROPANE)
- WELDING BOOTHS & AIR COMPRESSORS
- MEZZANINES IN BOTH SHOPS
- QUONSET HUT + CONTAINMENT LEAN-TO
- EXTENSIVE 14.79 ACRE YARD & EXTERIOR LIGHTING
- CELL TOWER LEASE (INCOME-PRODUCING)

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NV #BS.146660



COLDWELL BANKER
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EXCEL

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PROPERTY DESCRIPTION

This versatile industrial campus offers approximately 14,980 square feet of total improvements across multiple buildings, including office space, heavy-duty shop buildings, and covered storage, all set on a spacious yard with extensive infrastructure in place.

The property features two office buildings totaling $\pm 2,760$ square feet. The main office includes four private offices, an open bullpen, a server room, and a new rubber roof (2025). The secondary office doubles as a training facility with a large open floor plan, concrete floors, and covered exterior overhang.

The $\pm 10,480$ square foot warehouse component consists of two well-equipped shop buildings. Both feature 3-phase power, 16-foot sliding doors, overhead radiant heat, mezzanines, bathrooms, and air compressors. The main shop is further enhanced with a 2-ton overhead crane, welding booths, a storage cage, and an air handler, making it ideal for fabrication and heavy contractor use. A Quonset hut and containment lean-to add an additional $\pm 1,740$ square feet of covered storage.

The yard is served by City of Carlin water and sewer, Wells Rural Electric, and Wells Propane, with ample exterior lighting throughout. An existing cell tower lease generates supplemental income, and additional short-term tenants currently lease portions of the yard. The site's size and configuration suggest potential for subdivision. A rare opportunity to acquire a fully operational industrial campus in one of northeastern Nevada's most active contractor and mining corridors.

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