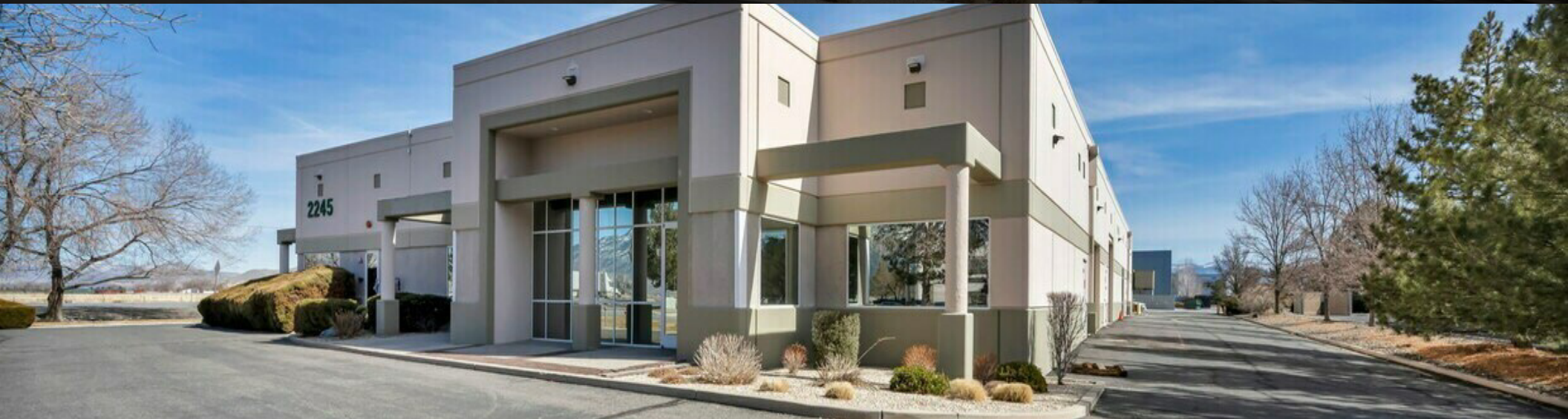


2245 Meridian Boulevard | Minden, NV 89423

FOR LEASE



Property Description

2245 Meridian Blvd. is a ±20,595 SF building 0.3 mi from the Minden-Tahoe Airport.

SUITE 1A (3,250 SF):

- R&D
- Warehouse Space

Offering Summary

Lease Rate:	\$1.05 SF/MO + NNN
Lease Type:	NNN: \$0.15/SF/MO
Available SF:	3,250 SF
Zoning:	GI: General Industrial
Lot Size:	1.56 Acres
Building Size:	20,595 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	49	1,925	6,116
Total Population	156	4,738	13,875
Average HH Income	\$156,095	\$120,616	\$112,694

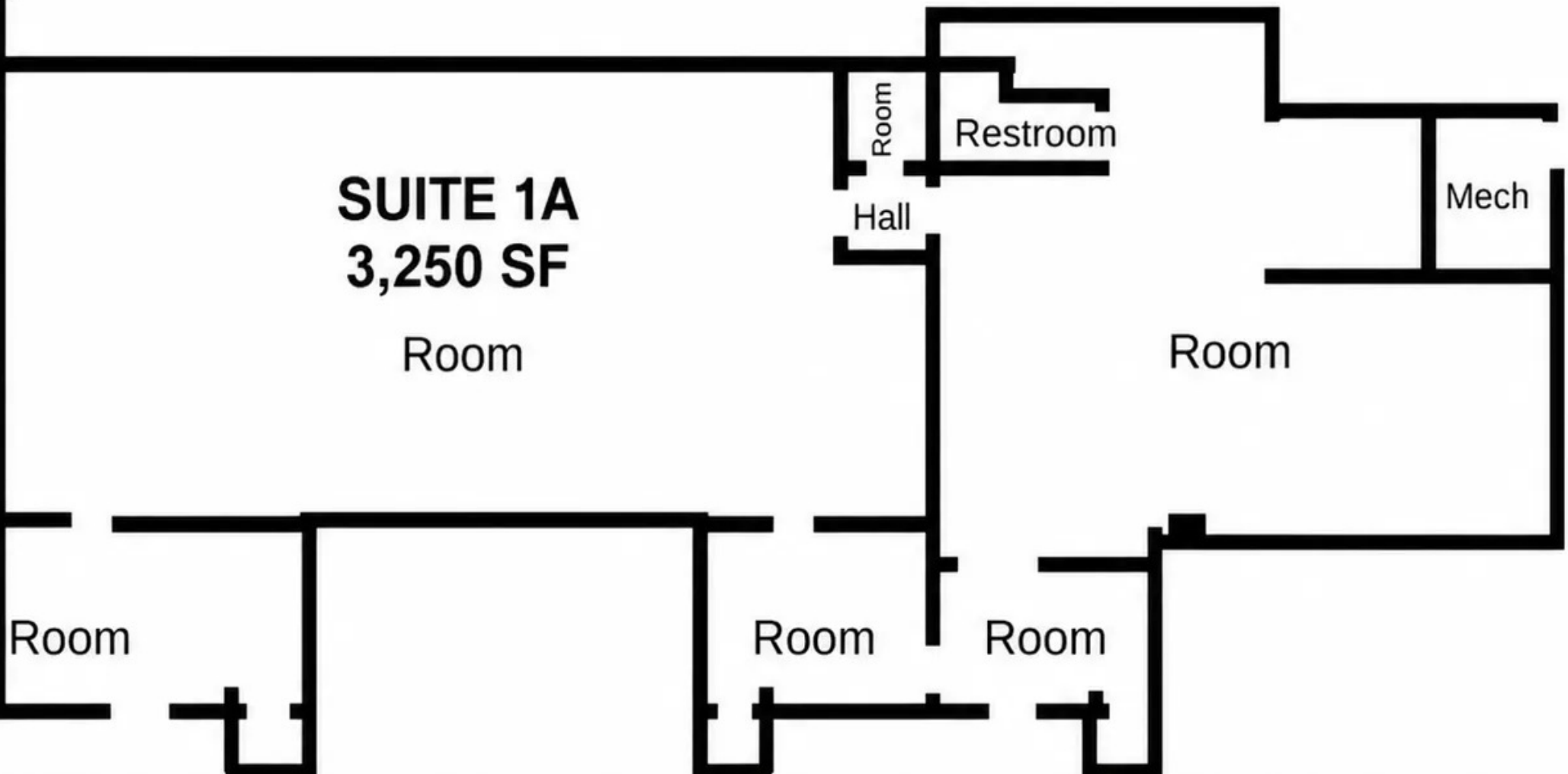
Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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Floor Plan



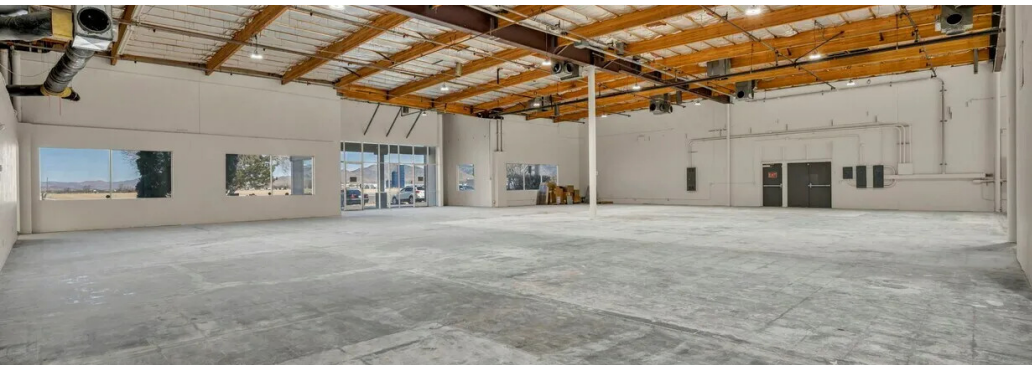
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Photos



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Photos



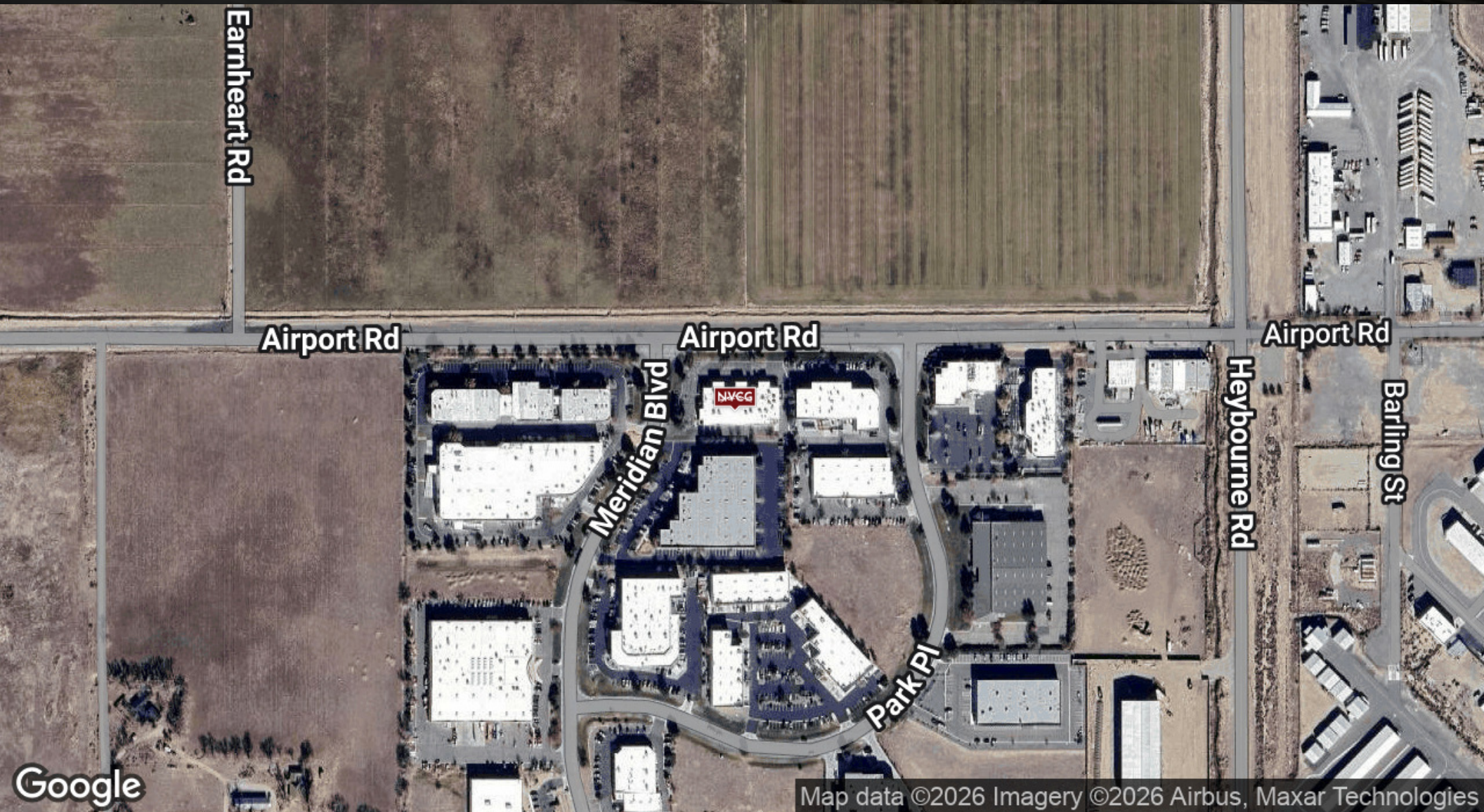
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Location Map



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Demographics Map & Report

Population

	1 Mile	3 Miles	5 Miles
Total Population	156	4,738	13,875
Average Age	42.5	51.1	54.8
Average Age (Male)	40.1	50.4	53.0
Average Age (Female)	42.8	52.2	56.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	49	1,925	6,116
# of Persons per HH	3.2	2.5	2.3
Average HH Income	\$156,095	\$120,616	\$112,694
Average House Value	\$860,181	\$646,886	\$638,168

2023 American Community Survey (ACS)

