

FOR LEASE

Sierra | Sotheby's
INTERNATIONAL REALTY



60 CYGNET DRIVE | MOUNDHOUSE, NV

Adjacent vacant land also available | 70 Cygnet Drive, Moundhouse NV
Tenant may lease one or both parcels.

Henry "Tucker" Abts | 775.750.1426 | NV S.0187191

60 Cygnet Drive | Property Details

LEASE RATE

\$0.80

PSF/MONTH
(NNN)

AVAILABLE SQFT

±16,000

SQUARE FEET

LOT SIZE

1.07 AC

60 CYGNET
DRIVE

CLEAR HEIGHT

18'

INTERIOR
CLEARANCE

YEAR BUILT

2021

NEW
CONSTRUCTION

Property Highlights

- ±16,000 SF available on 1.07 acres
- Five (5) drive-in doors — 12' × 14'
- 18' clear height
- Built 2021
- Brand new construction
- 220v power - Landlord open to upgrading for tenant
- Fully fenced with automatic security gate
- Tenant build-outs negotiable
- Flexible lease terms available



70 Cygnet Drive | Lot Details

LEASE RATE

\$6,500

FLAT FEE PER MONTH

AVAILABLE AC

0.95 AC

ACRES OF VACANT LAND

ACCESS

Fenced

MANUAL GATE

Combined Opportunity

- Direct access to USA Parkway and TRIC
- 8 minutes from US-395
- Rare opportunity for expanded yard and staging space
- Both parcels independently fenced and gated
- Total combined acreage: 2.02 acres

★ *A Superior Alternative to I-80 Congestion. Businesses operating in or serving the TRIC and USA Parkway corridor face significant daily congestion on I-80 from the Reno/Sparks area. 60 Cygnet Drive offers a direct, low-traffic route — providing a meaningful operational advantage for any company with regular logistics activity in the corridor.*





I-80



US-395



TRIC



USA PARKWAY

Carson Tahoe M

VACANT LAND
AVAILABLE FOR LEASE

AVAILABLE - ±16,000 SF



All boundary lines shown
are approximate and for
illustrative purposes only.

Cygnat Dr

Cygnat Dr

Cygnat Dr

N Julius Ln

Cygnat Dr

Rattler Way

Rattler Way



Flexible Industrial Opportunity

Building + Yard Available for Combined or Separate Lease

Traffic & Access

This location helps tenants avoid the significant I-80 congestion that businesses operating out of Reno or Sparks deal with daily. It puts them substantially closer to TRIC and USA Parkway than competing locations. Less time in traffic means lower operating costs and faster response times for their customers.



Your Commercial Expert

As your local commercial real estate expert, I offer a highly curated, results-oriented approach rooted in market intelligence and elevated presentation. My understanding of Northern Nevada's evolving landscape allows me to identify opportunity, maximize value, and deliver with precision at every stage.



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