



LEASE PROPOSAL

APRIL 20, 2026

FOR LEASE · INDUSTRIAL

60 & 70 Cygnet Drive

±16,000 SF industrial warehouse · 1.5-acre secured yard · Mound House, Nevada

BUILDING

±16,000 SF

YARD

1.5 ACRES

DOORS

5 DRIVE-IN

YEAR BUILT

2019

RATE

\$0.75 / SF / MO

AT A GLANCE

±16,000 SF on 1.5 fenced acres. Built in 2019.

±16,000 SF of clean, clear-span warehouse on 1.5 fenced acres in Mound House — built in 2019 with four oversized 14×14 drive-in doors, a rear roll-up, full sprinkler coverage, and a corridor-grade location linking Carson City, USA Parkway, and the Tahoe Reno Industrial Center.

±16,000 SF BUILDING	1.5 ac SECURED YARD
5 DRIVE-IN DOORS	14×14 DOOR CLEARANCE
18 ft CLEAR HEIGHT	2019 YEAR BUILT

**THE PROPERTY**

A purpose-built industrial building.

±16,000
SQUARE FEET

\$0.75
RENT / SF / MONTH

\$12,000
TOTAL RENT / MONTH

+ NNN's
TRIPLE-NET BASIS

Clean 2019 construction on a fully fenced, graded site. Engineered for heavy vehicles, toys, and trade operations from day one.

BUILDING SPECIFICATIONS

Building specs.

BUILT 2019

BUILDING SIZE ±16,000 Square Feet · 100×160 footprint	SITE / YARD 1.5 ac Fully Fenced & Secured	CLEAR HEIGHT 18 ft Open clear-span	YEAR BUILT 2019 Pre-engineered steel
LOADING 5 Drive-In 4 × 14'×14' front + 1 × 14' rear	FIRE PROTECTION Sprinklered Monitored fire alarm	ELECTRICAL 200 A Three-phase · 400 A upgrade available	HEATING 6 Reznor Suspended gas unit heaters
RESTROOMS 2 ADA-compliant	CONSTRUCTION Steel Red iron frame, batt insulated	ZONING M1 General Industrial · Lyon County	AVAILABILITY Immediate Vacant & ready

Existing service is 200 amp three-phase. A 400 amp three-phase panel upgrade is available through NV Energy at an estimated cost of \$5,000–\$6,000.



LOADING & ACCESS

Four 14x14 drive-ins. Plus a rear roll-up.

Full-size trucks, trailers, boats, RVs, and equipment roll straight through. Four doors across the front for parallel loading, one roll-up at the rear for through-traffic to the yard.

4

FRONT DRIVE-IN

14x14

DOOR CLEARANCE

1

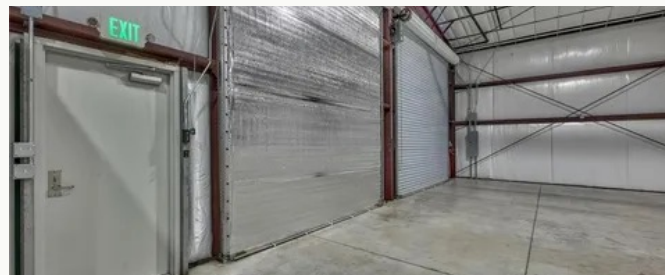
REAR ROLL-UP



INTERIOR

Clear-span shop space.

Open 18' clear interior. LED lighting, full sprinkler coverage, Reznor gas heat, concrete floors throughout.



CLEAR HEIGHT
18 ft

FIRE PROTECTION
Sprinklered

CLIMATE
Reznor heat

LIGHTING
LED throughout



SECURED YARD

1.5 acres of fenced, graded site.

Chain-link perimeter with gated entry. Flat, graded, and ready for equipment storage, fleet staging, or outdoor operations, with drive-around access on both sides of the building.

SIZE	±1.5 acres usable, fully fenced*
SURFACE	Paved apron; compacted gravel yard
SECURITY	Chain-link with rolling gate
ACCESS	Excellent truck ingress & egress
USE	Industrial outdoor storage, fleet parking, staging

*±1.5 acres of usable yard comprises the 0.946-acre yard parcel (APN 016-421-10) plus improved apron and circulation on the building parcel (APN 016-421-09).





LOCATION

On the corridor to Tahoe-Reno.

Positioned on US-50 at the southern end of the USA Parkway extension — direct drive-time access to the Tahoe Reno Industrial Center (TRIC), Carson City, and Reno-Sparks. The Northern Nevada industrial market without the Northern Nevada rents.

Carson City	7 mi • 10 min
USA Parkway (south gate)	12 mi • 15 min
Tahoe Reno Industrial Center	22 mi • 25 min
Reno / Sparks	30 mi • 35 min
Reno-Tahoe International	35 mi • 40 min
I-80 interchange	18 mi • 22 min



NEIGHBORHOOD PERK

BLM trails nearby.

A short drive from the building, the BLM trail network climbs into the hills toward Virginia City — a nice-to-have for tenants in toy storage, powersports, or outdoor recreation who want demo, testing, or customer-ride access close by.*

*Site is zoned M1 — General Industrial (Lyon County). Any tenant use — including those listed throughout this proposal — is subject to verification and approval by the local governing authorities.

LEASE RATE & TERMS

\$0.75 / SF / month · NNN

Pricing assumes full-building lease. Yard offered in combination or standalone. Rates quoted on a Triple-Net basis.

COMPONENT	RATE	MONTHLY	ANNUAL
Building Base Rent	\$0.75 / SF / MO	\$12,000	\$144,000
NNN (est.)	\$0.15 / SF / MO	\$2,400	\$28,800
Yard (optional)	~1.5 acres, flat	\$6,500	\$78,000
All-In · Building + NNN + Yard		\$20,900	\$250,800

TERM

3 – 5 year preferred, flexible on structure for qualified tenants.

ESCALATION

3% annually, standard market terms.

AVAILABILITY

Immediate. Vacant and ready for occupancy.

Lease it whole. Or take a bay.

WHOLE BUILDING OR
DIVISIBLE INTO FOUR
±4,000 SF BAYS.

OPTION A

Whole building.

±16,000 SF, all four front doors, rear roll-up, both restrooms, optional 1.5-acre yard. Ideal for a single operator who wants the full footprint.

±16,000 SF **\$12,000**

TOTAL AREA

BASE / MONTH

OPTION B

Single bay.

Divisible into four ±4,000 SF bays, each with a dedicated 14×14 drive-in door. Right-sized for contractors, small fleets, or seasonal toy-storage operators.

±4,000 SF **4 Bays**

PER BAY

AVAILABLE



IDEAL TENANTS

12 · IDEAL FOR

Built for operators who move real things.

01

TRIC Contractors & Trades

Trade shops servicing Tesla, Panasonic, Google — full yard for fleet, crew parking, and material staging 25 min from the TRIC gate.

02

Logistics & 3PL Overflow

Overflow warehousing for Reno-Sparks 3PLs that need clear-span SF, drive-in loading, and secure outdoor staging at lower PSF.

03

Mining & Rural-NV Service

Crews servicing northern Nevada mining, utility, and public-works contracts — a heated base with fenced equipment yard on US-50.

04

Toy & RV Storage

Heated 14x14 bays for boats, RVs, and seasonal inventory — secured, fenced, and easy drive-through access.

05

Fleet & Equipment

Secure fenced yard for trucks, trailers, machinery; four drive-ins for in-shop maintenance and rapid turn-around.

06

Light Manufacturing

Column-free 18' clear-span shop with drive-in loading and 200 A three-phase power, upgradable to 400 A, for fabrication or assembly.

LISTING TEAM

Your broker.



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