



EXCLUSIVE OFFERING
MARMOT PROPERTIES

EXCLUSIVE OFFERING MEMORANDUM

60 & 70 Cygnet Drive

Mound House, Nevada 89706 · Lyon County · US-50 Industrial Corridor
A ±16,000 SF 2019-built industrial facility on 2.02 fenced acres — delivered vacant for owner-occupancy or lease-up, 25 minutes from the Tahoe Reno Industrial Center.

OFFERING PRICE

\$2,850,000

\$178 / SF

BUILDING SIZE

±16,000 SF

Built 2019 · Clear-span

TOTAL SITE

2.02 Acres

Two parcels · fully fenced

DELIVERY

Vacant

Owner-user ready

EXECUTIVE SUMMARY

A turnkey industrial asset, delivered empty.

±16,000 SF clear-span steel · four 14'x14' drive-in
doors · 2.02 acres across two Lyon County parcels
· US-50 frontage corridor.

OFFERING PRICE	PRO FORMA NOI	PRO FORMA CAP	BUILDING	SITE
\$2,850,000 \$178.13 / SF	\$213,340 Stabilized · building + yard	7.49% On stabilized NOI	±16,000 SF · built 2019	2.02 ac 0.946 ac yard parcel + apron

The Opportunity

60 & 70 Cygnet Drive is a 2019 pre-engineered steel industrial building on 2.02 fully fenced acres in Mound House — the first Lyon County community east of Carson City on US-50, and the closest small-bay industrial product to the Tahoe Reno Industrial Center that isn't priced like Reno-Sparks.

The property is offered **vacant**. An owner-user acquires a seven-year-old, code-current facility at **\$178.13 per square foot** — a basis that includes two acres of improved, fenced industrial land, with no tenant to buy out and no repositioning risk. An investor acquires a clean lease-up into a submarket where yard-served small-bay space is chronically undersupplied.

PROPERTY HIGHLIGHTS

- ✓ 2019 construction — modern building systems
- ✓ Fully sprinklered · monitored fire alarm
- ✓ Four 14'x14' drive-ins + rear roll-up
- ✓ 18' clear, clear-span — no columns
- ✓ ±1.5-acre fenced & gated yard included
- ✓ Two separate APNs — separately financeable
- ✓ Divisible into four ±4,000 SF bays
- ✓ 25 min to TRIC · 10 min to Carson City
- ✓ Nevada: no corporate, personal or inventory tax

INVESTMENT HIGHLIGHTS

Six reasons this trades.

01 Replacement Cost, Without the Wait

At \$178/SF including two acres of improved land, the basis is competitive with the all-in cost to deliver a comparable building and site today — without the 12-to-18-month entitlement and construction timeline.

02 Yard Is the Scarce Asset

±1.5 acres of fenced, graded, gated outdoor storage across both parcels — the hardest product to find in the Carson–Dayton corridor.

03 Delivered Vacant

No tenant to inherit, no below-market lease, no estoppel risk. An owner-user occupies day one; an investor sets market rent from a clean slate.

04 Two Parcels, Two Exits

APNs 016-421-09 and 016-421-10 are separately assessed — hold both, or separate the yard parcel later.

05 TRIC-Adjacent, Not TRIC-Priced

25 minutes from the TRIC gate, 10 from Carson City — in Lyon County, where land basis and tax district both cost less.

06 Divisible Income

Four bays, four dedicated 14'x14' doors. Lease whole, or split into four ±4,000 SF units to lift blended PSF.



FOUR 14'x14' DOORS · FENCED YARD · GATED ENTRY



PROPERTY SPECIFICATIONS

Building & site detail.

±16,000 **2.02** **2019**
SQUARE FEET ACRES YEAR BUILT

LOCATION & IDENTITY

ADDRESS

60 & 70 Cygnet Drive
Mound House, NV 89706

COUNTY

Lyon County

PARCEL — BUILDING

016-421-09 · 1.072 ac

PARCEL — YARD

016-421-10 · 0.946 ac

ZONING

M1 · Lyon County

Use code 500, General Industrial

CORRIDOR

US-50 · Carson–Dayton

BUILDING

GROSS BUILDING AREA

±16,000 SF

FOOTPRINT

100' × 160'

YEAR BUILT

2019

CONSTRUCTION

Pre-engineered steel · red iron frame

CLEAR HEIGHT

18' · full clear-span

INSULATION

Batt fiberglass throughout

FLOOR

Heavy-duty concrete slab

LOADING & SYSTEMS

FRONT DOORS

4 × 14'×14' drive-in

REAR DOOR

1 × 14' roll-up to yard

FIRE PROTECTION

Fully sprinklered · monitored alarm

ELECTRICAL

200 amp · single-phase 120/240V
Eaton panels, underground lateral

HEATING

Six (6) Reznor gas unit heaters

VENTILATION

Restroom exhaust

LIGHTING

LED throughout

RESTROOMS

2 · ADA-compliant

SITE & YARD

TOTAL SITE AREA

2.018 acres (87,904 SF)

USABLE YARD

±1.5 acres, graded*

SURFACE

Paved apron; compacted gravel yard

SECURITY

Chain-link perimeter, rolling gate

DIVISIBILITY

Four ±4,000 SF bays

TAX DISTRICT

8.7 · Central Lyon Fire

*±1.5 acres of usable yard comprises the 0.946-acre yard parcel (016-421-10) plus improved apron and circulation on the building parcel (016-421-09). Parcel, zoning and tax data per Lyon County Assessor and Treasurer records; building systems per commercial inspection dated 04/22/2026. Dimensions are approximate and should be independently verified. Any prospective use is subject to approval by Lyon County and other governing authorities.

Two APNs. One assembly.

Separately assessed parcels, contiguous and jointly fenced — sold together, but financeable, taxed and ultimately separable on their own.

PARCEL	APN	ACRES	FY26/27 TAX
60 Cygnet Drive Building parcel - improvements	016-421-09	1.072	\$9,555
70 Cygnet Drive Yard parcel - mails to 60 Cygnet	016-421-10	0.946	\$754
Combined Assembly	2 parcels	2.018	\$10,309

WHY IT MATTERS

The 0.946-acre yard parcel carries just \$754 of the \$10,309 combined annual tax load — fenced industrial land that is inexpensive to hold, and separable if a future owner wants to monetize it.

TITLE

To be conveyed by grant, bargain and sale deed. Preliminary title report and survey to be provided during escrow.

TAX RATE 3.4442 Per \$100 assessed value	TAX DISTRICT 8.7 Central Lyon Fire	STATUTORY CAP 8% Has hit the cap most years
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2.018 ACRES • FULLY FENCED ACROSS BOTH PARCELS

PROPERTY PHOTOS

Exterior & street presence.

Modern steel envelope, clean metal skin, and full drive-around circulation on a graded, fenced pad.



FULL SITE • BUILDING, APRON & YARD



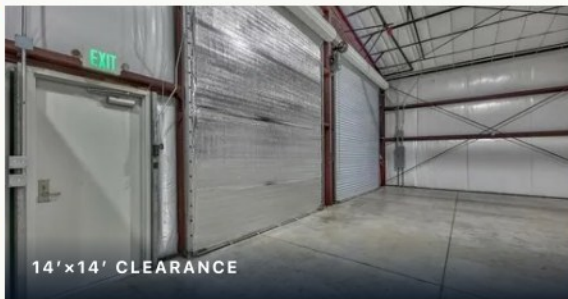
FRONT ELEVATION



SIDE ELEVATION • DRIVE-AROUND

Four 14'x14' drive-ins.

Full-size trucks, trailers, boats, RVs and equipment roll straight through. Four doors front, one roll-up rear to the yard.



18' clear, column-free.

Open clear-span shop with LED lighting, Reznor gas heat, full sprinkler coverage and two ADA restrooms.



CLEAR HEIGHT

18 ft

FIRE PROTECTION

Sprinklered

HEAT

Reznor gas

LIGHTING

LED throughout

AERIAL & SURROUNDINGS

Site context & access.

Cygnnet Drive sits just off US-50 in Mound House, the first Lyon County community east of Carson City. Flat, graded, fully fenced, with drive-around circulation on both sides of the building and direct truck ingress from the corridor.

2.02

Acres across two
contiguous
parcels

±1.5

Acres of usable
fenced yard*

5

Drive-in doors,
front and rear

100×160

Foot building footprint,
clear-span

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

LOCATION & CONNECTIVITY

On the corridor to Tahoe-Reno.

Mound House sits on US-50 between Carson City and Dayton, at the southern reach of the USA Parkway corridor. It is the closest industrially-zoned land to the Tahoe Reno Industrial Center that still carries a Lyon County basis — a 25-minute run to the TRIC gate, 10 minutes to the state capital.

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 (RNO)	35 mi · 40 min
I-80 interchange	18 mi · 22 min





REGIONAL ECONOMIC DRIVERS

Why Northern Nevada.

BUSINESS-FRIENDLY TAX CLIMATE

- | | |
|---------------------------|--------------------------|
| ✓ No corporate income tax | ✓ No personal income tax |
| ✓ No franchise tax | ✓ No inventory tax |
| ✓ No inheritance tax | ✓ No estate tax |

MAJOR CORPORATE PRESENCE — TRIC & REGION

Tesla	Panasonic	Google	Switch
Microsoft	Apple	Amazon	Redwood Materials

Marmot Properties is not affiliated with, sponsored by, or endorsed by any company named above. Names are listed to describe regional employment and industrial demand only.

REGIONAL ECONOMIC DRIVERS

The Carson–Dayton corridor draws its demand from one of the most concentrated advanced-manufacturing build-outs in the western United States.

ECONOMIC MOMENTUM

3rd

Lyon County's rank among Nevada counties by population — ~65,100 residents

+22.5%

Dayton population growth since the 2020 census, now 17,467

+7.5%

Projected Lyon County population growth, 2024–2029

107k

Acres at the Tahoe Reno Industrial Center, 25 min away



A market turning the corner.

Northern Nevada industrial absorbed its 2024 oversupply through 2025 and into 2026. Vacancy is falling, leasing is up, and capital is returning.

REGIONAL VACANCY	2025 NET ABSORPTION	2025 LEASING ACTIVITY	AVERAGE ASKING RENT
10.6%	+4.3M SF	4.7M SF	~\$0.80
Q1 2026 - down from 12.1% at YE 2024	Positive for the full year	Up from 3.6M SF prior year	Per SF / month NNN, regional

Supply correction is behind the market

Vacancy peaked at 12.1% at year-end 2024 after a wave of speculative Class A distribution deliveries. Absorption turned positive through 2025 — roughly 4.3M SF — pulling vacancy to 10.6% in Q1 2026.

The vacancy is in big-box, not small-bay

Elevated regional vacancy is concentrated in large speculative distribution product. Sub-20,000 SF buildings with drive-in loading and fenced yard — this property's profile — are a structurally tighter segment.

Capital is coming back

Institutional investors established positions early in 2026, and the yield spread over California markets continues to draw out-of-state buyers into Northern Nevada industrial.

PRICING CONTEXT

The rent underwritten here — \$0.75/SF/mo NNN — sits below the broader Reno-Sparks regional average asking rate of roughly \$0.80, in a submarket that typically prices below the regional metro.

TRADE AREA — LYON COUNTY & CORRIDOR

Lyon County population 3rd-largest county in Nevada	~65,100
Dayton population, 2026 +22.5% since 2020 census	17,467
Dayton annual growth rate	3.14%
Projected county growth, 2024–29 +4,787 residents	+7.5%

Sources: Kidder Mathews and Colliers Reno market reports; Nevada Business ReD Report Q1 2026; USAFacts; World Population Review; Northern Nevada Development Authority. Market data is regional context, not a valuation of this property.

Pro forma income.

Property is delivered vacant. Two scenarios are shown: a conservative building-only floor, and stabilized operation with the yard leased.

Scenario A · Building Only

CONSERVATIVE FLOOR

Base rent — ±16,000 SF @ \$0.75/SF/mo Triple-net	\$144,000
NNN reimbursements	\$23,315
Gross Operating Income	\$167,315
Less: recoverable operating expenses	(\$23,315)
Less: reserves & management	(\$6,320)
Net Operating Income	\$137,680

NOI / SF

\$8.61

Annual · building-only floor; assumes yard retained by owner or bundled at no incremental rent

Scenario B · Building + Yard

STABILIZED

Base rent — ±16,000 SF @ \$0.75/SF/mo	\$144,000
Yard rent — ±1.5 acres fenced \$6,500 / month	\$78,000
NNN reimbursements	\$23,315
Gross Operating Income	\$245,315
Less: recoverable operating expenses	(\$23,315)
Less: reserves & management	(\$8,660)
Net Operating Income	\$213,340

CAP RATE

7.49%

On \$2,850,000

NOI / SF

\$13.33

Annual

Pro forma only — the property is vacant and no leases are in place. Rents shown are the owner's asking rates and have not been achieved; management is modeled at 3% of base rent. Scenario A assumes the yard is retained by the owner or bundled at no incremental rent. Scenario B assumes full occupancy with no vacancy or credit-loss allowance, and yard rent reflects the rate at which the ±1.5-acre parcel is currently marketed. No representation is made that these rents, expenses, or returns will be realized.

OPERATING EXPENSES & TAXES

Expense detail.

Property taxes are actual and current per the Lyon County Treasurer. All other lines are the owner's estimates pending an insurance binder and service invoices.

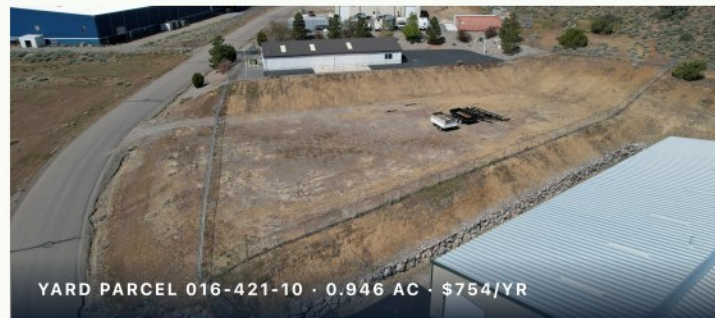
EXPENSE LINE	BASIS	\$ / SF / YR	ANNUAL
Property tax — 60 Cygnet (016-421-09)	ACTUAL	\$0.60	\$9,555
Property tax — 70 Cygnet (016-421-10)	ACTUAL	\$0.05	\$754
Dayton Valley groundwater assessment	ACTUAL	\$0.00	\$6
Insurance Estimated at occupied-building rates — see note	ESTIMATE	\$0.41	\$6,500
Building repairs & maintenance	ESTIMATE	\$0.16	\$2,500
Yard & site — regrade, weeds, fence & gate	ESTIMATE	\$0.13	\$2,000
Snow removal	ESTIMATE	\$0.13	\$2,000
Recoverable — NNN reimbursable pool		\$1.46	\$23,315
Replacement reserves	ESTIMATE	\$0.13	\$2,000
Management — 3% of base rent Modeled on stabilized Scenario B	ESTIMATE	\$0.42	\$6,660
Total Operating Expenses		\$2.00	\$31,975

Tenant reimburses the recoverable pool under a triple-net structure — **\$1.46 / SF / year, or \$0.12 / SF / month**. Reserves and management are owner-retained and non-recoverable. Utilities are separately metered and paid directly by the occupant. Insurance is estimated at occupied-building rates; vacant-period premiums may be materially higher pending carrier endorsement.

TAX DETAIL

Fiscal year	2026 / 27
Combined tax	\$10,309
Rate	3.4442
District	8.7 • Central Lyon Fire
Abatement cap	8% • hit most years

Nevada's partial abatement caps annual increases in the tax bill. This assembly has run at the cap in most recent years — underwrite continued 8% growth on the building parcel.



YARD PARCEL 016-421-10 • 0.946 AC • \$754/YR

Projected value trajectory.

Modeled on Scenario B stabilized NOI with 3% annual rent growth. Cap rate is held flat at 7.49% across all periods — appreciation comes from NOI growth alone.



PERIOD	NOI	CAP RATE	VALUATION
Year 0 — stabilized	\$213,340	7.49%	\$2,850,000
Year 3	\$233,120	7.49%	\$3,113,000
Year 5	\$247,317	7.49%	\$3,302,000
Year 10	\$286,714	7.49%	\$3,828,000

~34%

10-YEAR VALUE APPRECIATION

\$978K

UNLEVERED EQUITY CREATED

Projections are illustrative and depend on achieving pro forma rents and future market conditions. They are not a forecast, guarantee, or representation of performance.

THE OWNER-USER CASE

At 25% down over 25 years, illustrative debt service on \$2,137,500 runs roughly **\$15,100 / month** — below the **\$18,500 / month** base rent it would cost to lease the same building and yard at asking rates, exclusive of triple-net charges payable under either structure.

~\$3,400 100%

MONTHLY DELTA EQUITY RETAINED

Illustrative at 7.00%; terms subject to lender underwriting.

KEY VALUE DRIVERS

- ✓ Yard-served small-bay is the tightest segment in the corridor.
- ✓ 2019 construction — low anticipated CapEx over the hold period.
- ✓ Two APNs preserve a future separation or partial-sale exit.
- ✓ Rent underwritten below the Reno-Sparks average asking rate.

IDEAL USER PROFILE

Who buys this building.

Whole-building owner-occupants and small-bay investors. Four bays, four doors, one fenced yard — the configuration works either way.

TRIC Contractors & Trades

01

Trade firms servicing Tesla, Panasonic and Google contracts — a heated shop, crew parking and material staging 25 minutes from the gate, owned rather than rented.

Mining & Rural-NV Service

02

Crews running northern Nevada mining, utility and public-works contracts need a fenced equipment yard on US-50. This is the corridor's scarcest configuration.

Fleet & Equipment Operators

03

Secure yard for trucks, trailers and machinery; four 14'x14' drive-ins for in-shop maintenance and same-day turnaround.

Storage & Distribution

04

Column-free 18' clear-span with four drive-in doors and secured yard. Ideal for inventory staging, regional distribution, seasonal storage, and vehicle, boat or RV storage.

Small-Bay Investors

05

Split into four ±4,000 SF units, each with a dedicated door, to diversify tenant credit and push blended PSF above whole-building rates.

1031 Exchange Buyers

06

A clean, single-asset, no-tenant-risk industrial replacement property in a no-income-tax state — straightforward to close inside an exchange window.

The site is zoned M1 — General Industrial, Lyon County. Any prospective use — including those listed above — is subject to verification and approval by the local governing authorities, and to confirmation that the building's existing power, fire-protection and ventilation systems support the intended operation.



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Contact for a tour or an offer.



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GC License - Commercial B - #0090389 - \$3M Bid Limit



60 & 70 CYGNET DRIVE · MOUND HOUSE, NV

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OFFERING MEMORANDUM

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PRO FORMA FINANCIALS

The property is offered vacant with no leases in place. All rental rates, expense estimates, cap rates, valuations and return projections in this memorandum are pro forma and illustrative. Property taxes are actual per Lyon County records; all other expense lines are the owner's estimates. No representation is made that any projected income, expense or return will be achieved.

ZONING & PERMITTED USE

The property is zoned M1 — General Industrial in Lyon County. Any prospective use described in this memorandum is illustrative only and is subject to verification and approval by Lyon County and any other governing authority. Buyers are responsible for confirming that their intended use is permitted and that existing building systems, including electrical service, support it.

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