

2528 Business Pkwy #C

Minden, NV 89423

FOR LEASE

Industrial

Flex Space
Manufacturing
Warehouse
Office

Available Space

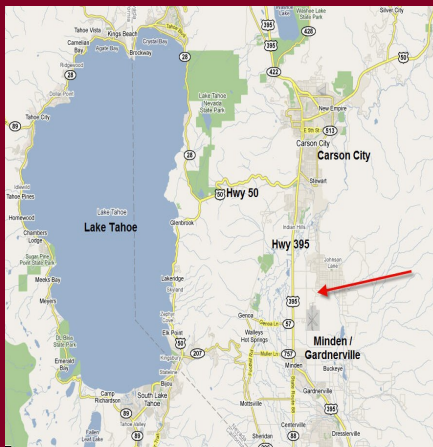
Unit C 5,600 SF

Building Details

Year Built: 2004
Lot Size: 2.07 Acres
Construction: Concrete Block
Distance to Hwy 395: 2 Miles
Zoning: Light Industrial

Pricing

Unit C \$1.15 psf MG
Lease Type: Modified Gross



FEATURES:

UNIT- A

- **5,600 SF** (4,000 SF Warehouse, 800 SF Office, .800 SF Mezzanine)
- 2 Grade Level Drive-In Doors– 12' W x 14' H & 10' W x 14' H
- 480 V 200 Amp 3-phase + electrical distribution on walls
- 18' - 20' Clear Height
- **Warehouse**– 2 restroom, Reznor wall heater, fully insulated ceiling, T-5 efficient lighting, 2 skylights for natural light, rear access door, free of columns.
- **Office**– carpet flooring, HVAC, downstairs 2 large private offices, Mezzanine open area office.

For Information, contact:

CHAD COONS, CCIM

NV License #B.9477

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The information contained herein has been provided by the owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information. All information should be verified by the recipient prior to the purchase, lease or exchange.



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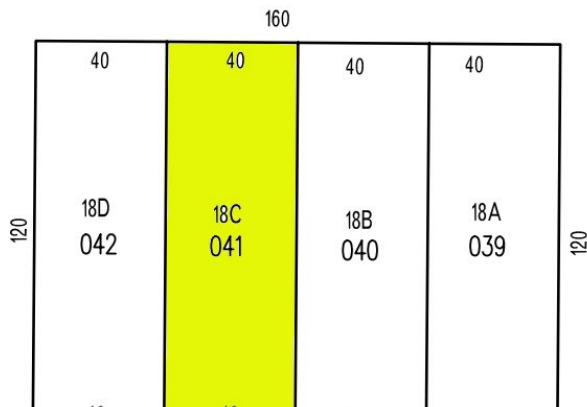
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Area Information

Property is located less than 2 miles from Hwy 395 in Minden, NV inside the Carson Valley Business Park off Airport Road. It is located approx. 10 miles south of Carson City, 45 miles south of Reno, 126 miles east of Sacramento and 212 miles east of San Francisco. Hwy 395 & Hwy 50 are the 2 major highways that serve this region. Truck service from Minden can reach 7 western states within 1 day and another 4 states on next day service. Nevada has no personal or corporate state income tax, no inventory tax, no franchise tax, no unitary tax, no estate and or gift tax, no inheritance tax and no special intangible tax. Sales tax in Douglas County is currently 7.1%. Building is located around the corner from an approximate 1.1 million square foot Starbucks roasting facility. Nevada offers several different incentive programs for businesses (new, expansion, relocation).

2528 Units A,B,C,D



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