

OFFERING MEMORANDUM

# 16 NV-341

Mound House, NV 89706

Marcus & Millichap



# EXCLUSIVELY LISTED BY

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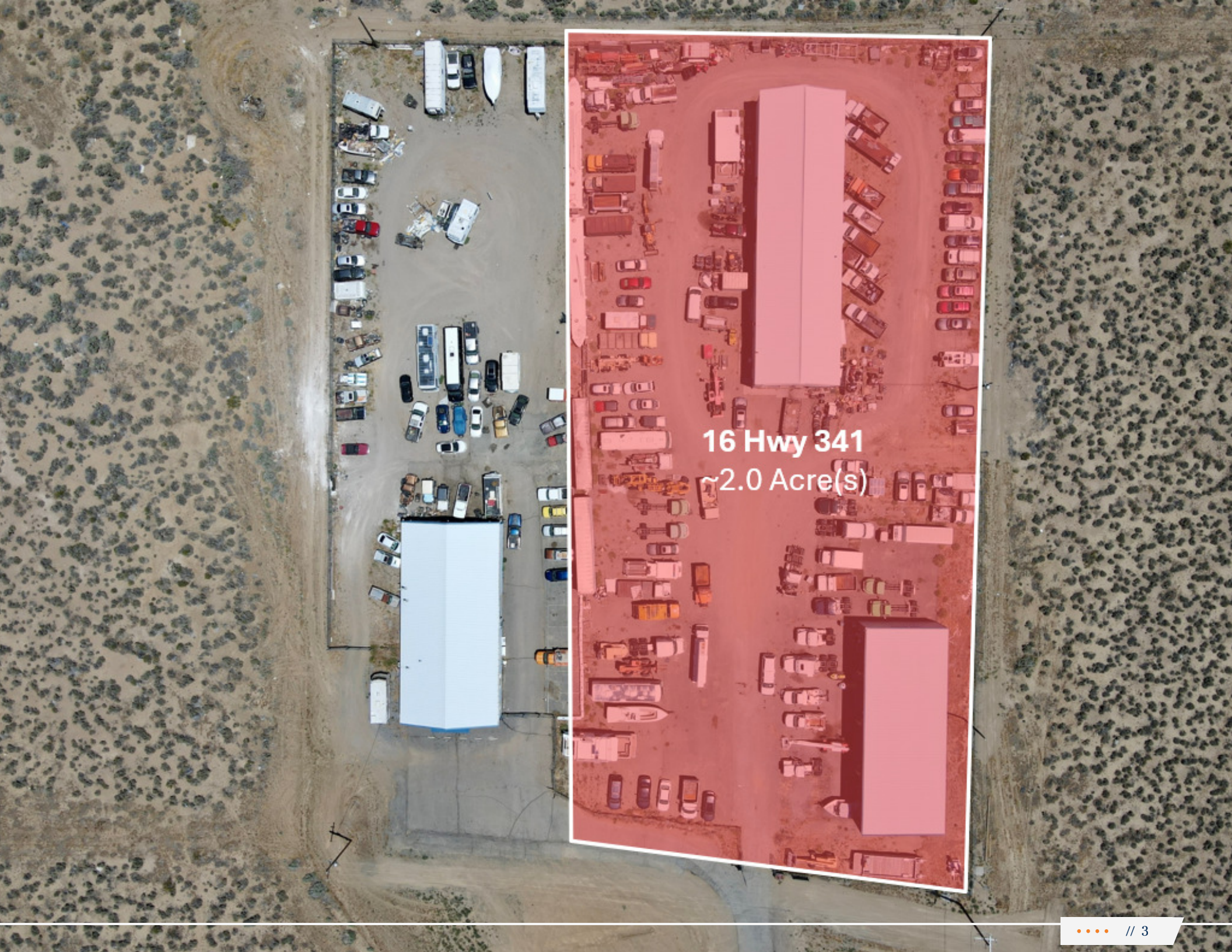
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16 Hwy 341

~2.0 Acre(s)

# OFFERING SUMMARY

16 HWY - 341



Listing Price  
**\$1,350,000**



Structures  
**2**



Acre(s)  
**2.0 Acre(s)**

## FINANCIAL

Listing Price	\$1,350,000
Price/SF	\$140.63

## PROPERTY

Square Feet	5,600 SF
Covered Shed	4,000 SF
Lot Size	2.00 Acre(s)
Year Built/Renovated	1989/-
Zoning	GI - General Industrial
Construction Type	Metal
Grade - Level Roll Up Doors	3 (1) 12' x 15.5' (2) 16' x 15'
Clear Height	18



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## INVESTMENT OVERVIEW

16 Highway 341 is a 5,600 SF industrial building on 2.00 acres in the Carson City-Dayton corridor, offered at \$1,350,000. A three-sided covered storage structure with 20 foot clear height adds functional covered area beyond the building footprint.

The industrial building includes three roll-up doors — one 12' x 15.5' door and two 16' x 15' doors — equipment access suited to fabrication, service, and contractor use. Interior clear heights are 18', and improvements include two bathrooms and mezzanine storage.

The property is leased month-to-month, and the current tenant is able to vacate within 3 months of closing.

Direct frontage on Hwy-341 connects the property to US-50 and the broader Carson City, Dayton, and Mound House industrial market. 16 Highway 341 is a functional, flexible asset with room to grow that can accommodate many use cases.

## INVESTMENT HIGHLIGHTS

5,600 SF Improvement with 4,000 SF Covered

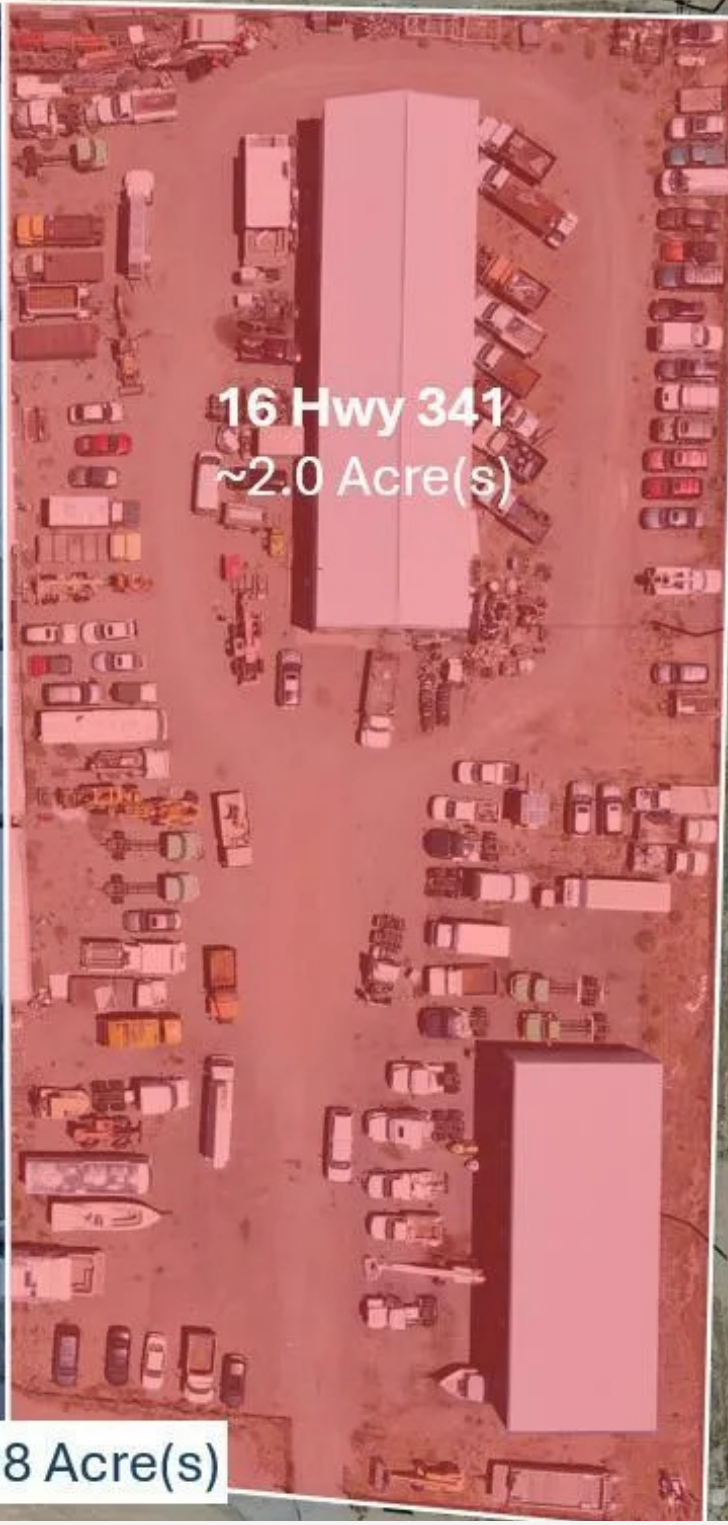
Storage Highway 50 & Route 341 Frontage

Industrial Yard Opportunity (2 Acres)

\* Adjacent Property Available For Sale \*



**20 Hwy 341**  
~1.08 acre(s)



**16 Hwy 341**  
~2.0 Acre(s)

**~3.08 Acre(s)**

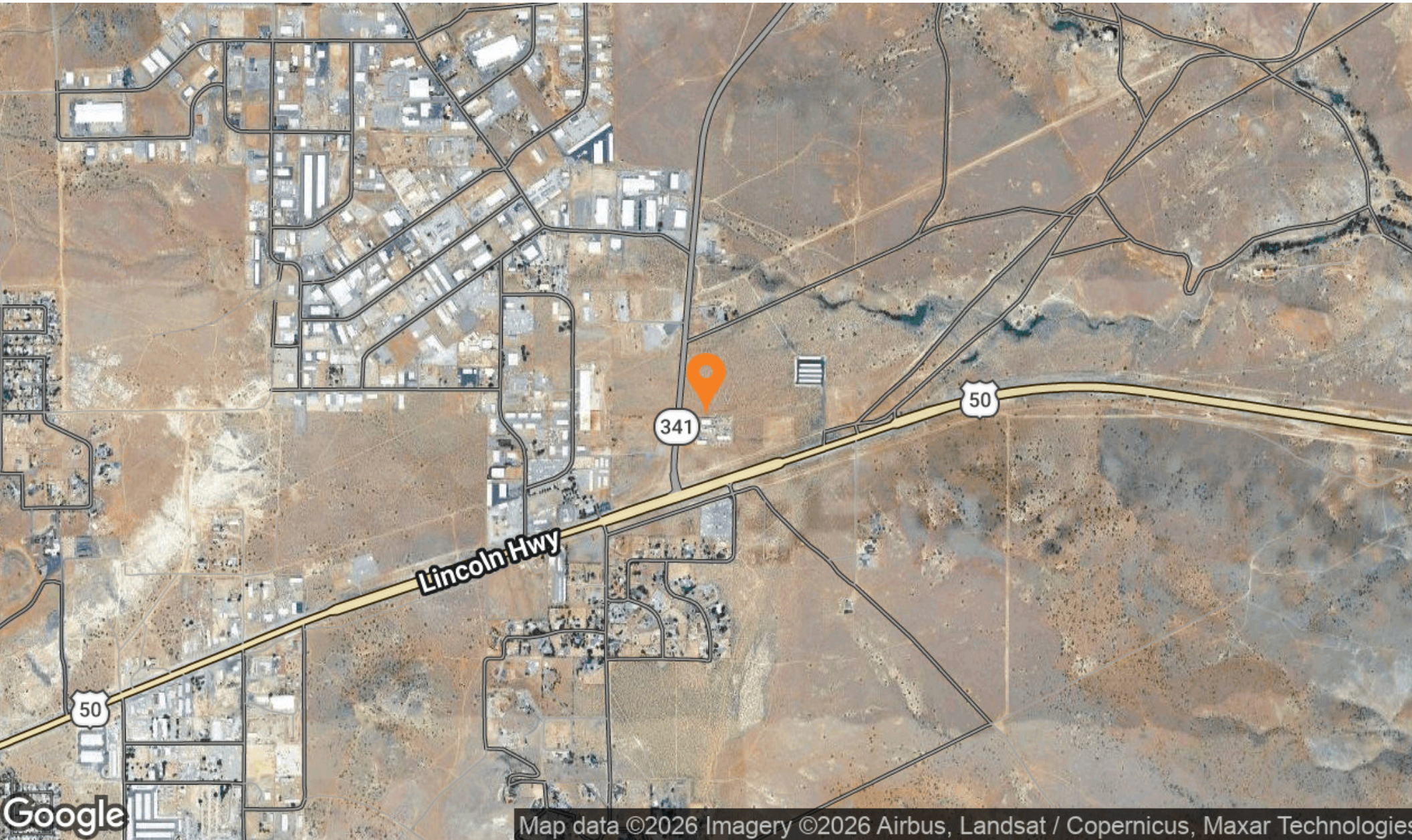
# 16 HWY - 341

REGIONAL MAP



# 16 HWY - 341

AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

**Dayton**

3.5 Miles

25,600  
Cars per Day



**US HWY 50**

**US Route 341**

Reno

38 Miles

Carson City

8 Miles

**CRUZ**  
CONSTRUCTION CO., INC.  
Excavation • Paving • Pavers

**ARMAC**  
CONSTRUCTION  
EXCAVATING • GRADING & PAVING

**PAUGHCO**  
CONSTRUCTION & EQUIPMENT  
REPAIRS • ACCESSORIES

**WHARTON**  
HARDWARE AND SUPPLY

US HWY 50

US Route 341

25,600  
Cars per Day





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Activity ID #ZAH0420039

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