



OFFERING MEMORANDUM

For Sale or Lease: Two Industrial/Office Buildings on 2.11 Acres of Land

881 6TH ST, WELLS, NV 89835

Marcus & Millichap

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**TWO INDUSTRIAL
BUILDINGS ON 2.11
ACRES OF LAND**

Marcus & Millichap

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**TWO INDUSTRIAL
BUILDINGS ON 2.11
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- Offering Summary
- Investment Highlights

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TWO INDUSTRIAL BUILDINGS ON 2.11 ACRES OF LAND

881 6th St, Wells, NV 89835

INVESTMENT OVERVIEW

Amazon Ready to Open New Last Mile Delivery Station in Wells, NV!

Marcus & Millichap is pleased to present an exclusive opportunity to acquire two industrial building structures totaling 5,202 square feet plus +/- 2.11 acres of commercial land in the developing city of Wells, Nevada. Nestled within the shadows of the beautiful Humboldt mountains, the city is strategically situated at the crossroads of two major transcontinental roadways, the I-80 Interstate and U.S. Highway 93.

The land parcel comprising +/- 91,911 SF, zoned Tourist Commercial, is surrounded by a large number of popular retail destinations that see millions of customers drive through the city. There are a number of approved investments and improvements that are beginning in the near future that contribute to the growing development of the city.

Previously occupied by a fleet-fueling network's above-ground-only fuel service facility operated by Flyers Energy, Aboveground Tank Inspection Forms will be included with the delivery of due diligence materials.

This is an excellent opportunity to purchase two industrial storage buildings situated upon a significant 2.11 acre parcel located in the central I-80 Business Loop district of Wells, NV. Wells is an important thoroughfare along the transcontinental east-west Interstate 80 and connects with the north-south US Highway 93, bridging Arizona through Nevada and north through Idaho and Montana.

Wells is a growing community and caters to the thriving transportation industry that frequents this thoroughfare.

https://www.2news.com/news/local/amazon-to-open-new-delivery-station-in-wells-elko-county/article_127b844e-10c1-4ba8-a33c-bf5bfb339084.html

INVESTMENT HIGHLIGHTS

Two Industrial Warehouse/Office Buildings totaling 5,202 square feet situated upon 2.11 Acres commercial land located on the I-80 business loop near the US 93/I-80 Interchange.

Newly Announced Amazon Delivery Station located just over two miles northeast of the Subject Property.

Zoned Tourist Commercial, the Subject 2.11 acres is amongst the town's rare and highest level TC-zoned locations available for all General Commercial, R-1 1 and R-2 uses.

Frontage of +/-582 linear feet along 6th Street (US Highway 80) nearby hotels, fueling stations and several fast food dining options.

Previously occupied by a fleet-fueling network's above-ground-only fuel service facility operated by Flyers Energy. All inspection reports have shown clean results.

SEC. 2 TWO INDUSTRIAL BUILDINGS ON 2.11 ACRES OF LAND

Property Information

- Property Details
- Regional Map
- Local Map
- Parcel Map
- Retailer Map

PROPERTY DETAILS

881 6th St, Wells, NV 89835

PROPERTY SUMMARY

Assessors Parcel Number	002-580-001
Zoning	TC - Tourist Commercial
Council District	37N
Approved Tract Map	12.5: Wells GID - Redevelopment
Storage Building / Office Structure #1	Approximately 3,916 SF
Storage Building / Office Structure #2	Approximately 1,286 SF
Total Building Square Footage	+/- 5,202 SF

SITE DESCRIPTION

Lot Size SF	91,912
Price/SF	\$450,000
Lot Size Acres	2.11
Price/Acres	\$213,270
Price/Building SF	\$86.51/SF
Price/Lot Sft	\$4.90/SF
Type of Ownership	Fee Simple



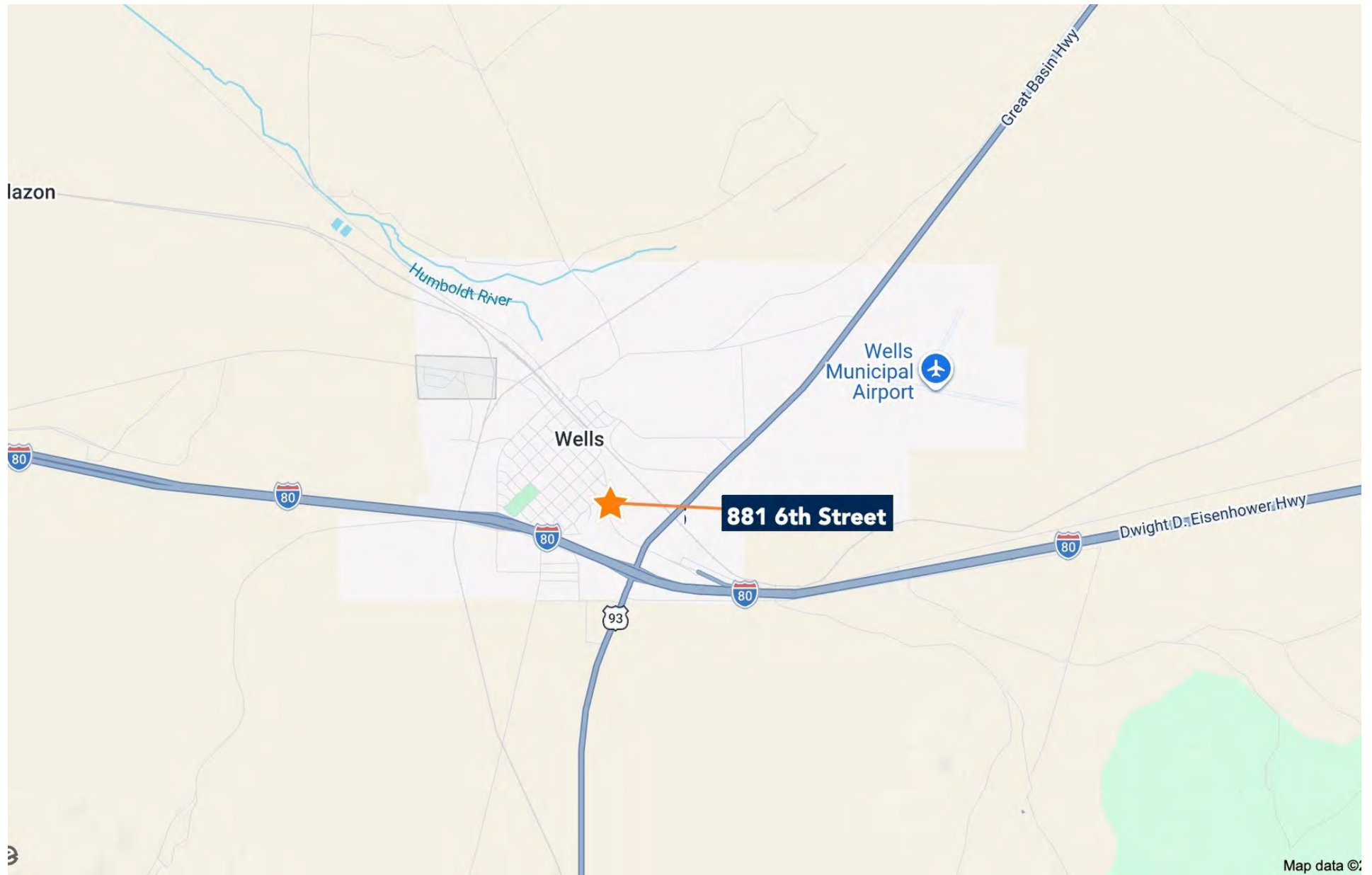






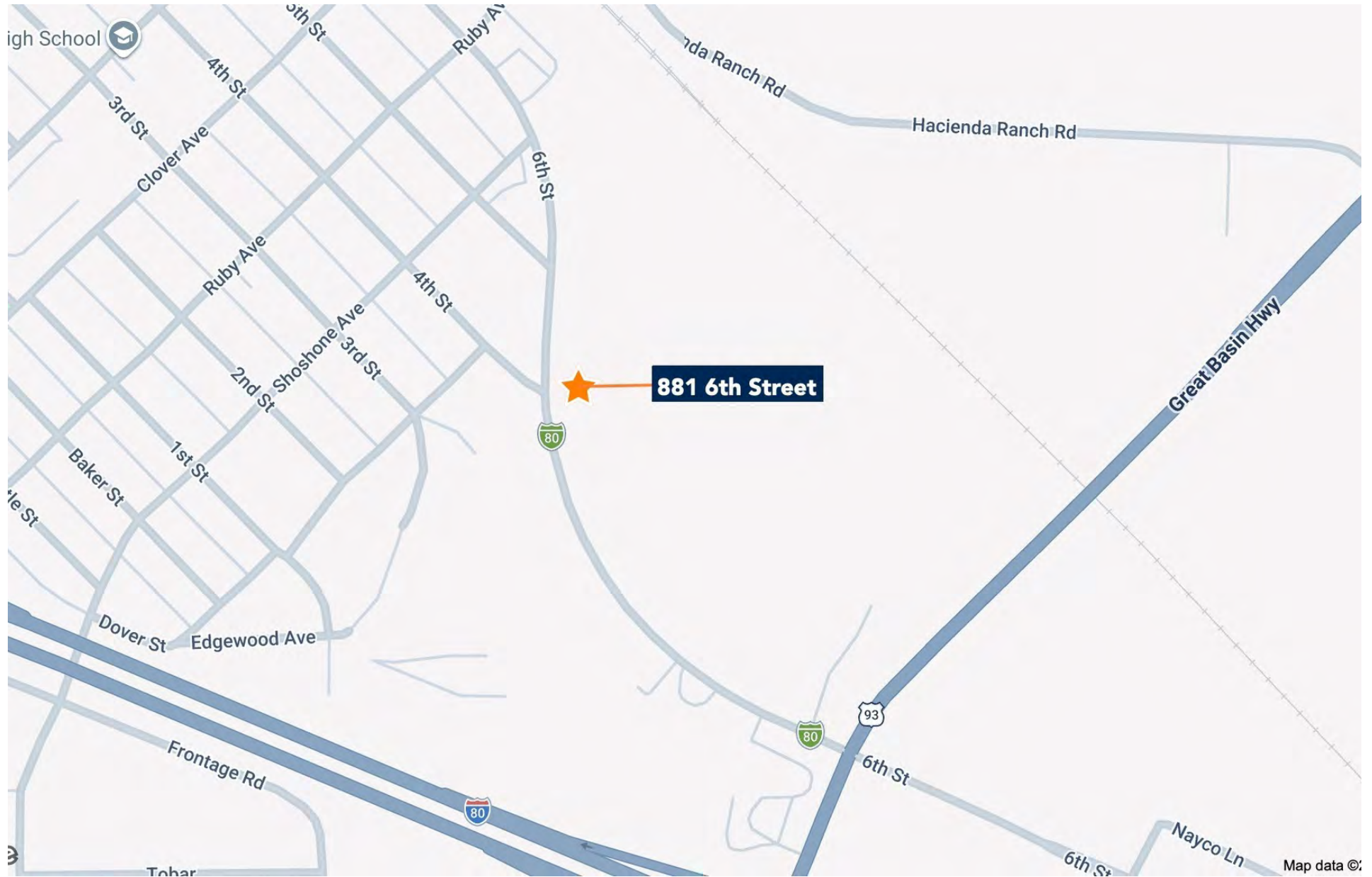
REGIONAL MAP

881 6th St, Wells, NV 89835



LOCAL MAP

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PARCEL MAP

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RETAILER MAP

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SEC. 3 TWO INDUSTRIAL BUILDINGS ON 2.11 ACRES OF LAND

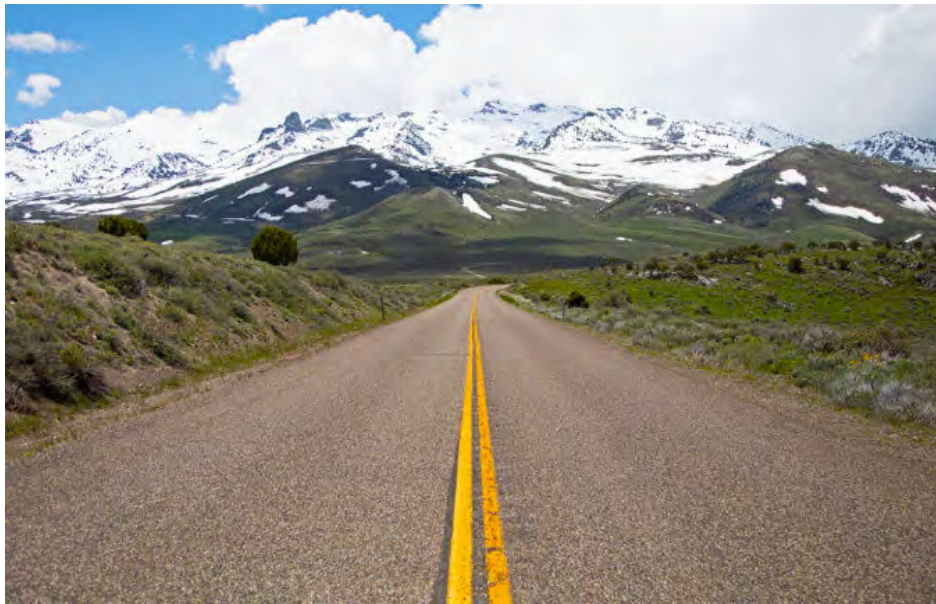
Market Overview

- Wells, NV
- Demographics

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WELLS, NV

881 6th St, Wells, NV 89835



About Wells, NV:

Within the shadow of the beautiful Humboldt Mountains, lies Wells, Nevada, a quaint high desert community that is flowing with economic potential. Wells provides a superior option for logistics-based industries as it is situated at the crossroads of two transcontinental roadways, Interstate 80 and US Hwy. 93. It offers multiple truck stops with full services for long haul drivers. Further, the Union Pacific Railroad's east-west main line passes right through the middle of Wells and is adjacent to their fully developed 160-acre industrial park.

Only a short drive from Idaho's Magic Valley and Utah's Wasatch Front, Wells provides businesses with easy access to over 2 million customers. The municipal-owned industrial park boasts all utilities with ample water supply, high-speed internet, some of the lowest energy costs of anywhere in the U.S., and sits alongside the Wells Municipal Airport. Depending on the economic impact of the prospective company, local incentives including reduced or waived costs for industrial park utility hookups or partial land purchases can be made available.

Wells offers residents and employees all the benefits of small-town living, with dedicated K-12 education, indoor swimming, civic groups, community events, and much more. The town boasts a tremendous amount of outdoor activity with camping and fishing at magnificent Angel Lake, miles of hiking, biking, and ATV, and one of the local favorites, Chimney Rock Golf Course. The town is also close to popular attractions such as the Cottonwood Ranch and Ruby Lake National Wildlife Refuge.

Welcome to Wells. Why not stay awhile?

WELLS, NV

881 6th St, Wells, NV 89835



Angel Lake

Nestled at an elevation of 8,500 feet in a breathtaking glacial amphitheater, this hidden jewel surrounded by aspen-covered cliffs captures the admiration of hikers, photographers, fishing enthusiasts, and all fortunate enough to glimpse bighorn sheep, mountain goats, pronghorn antelope, and other wildlife, just 12 miles from the interstate and the city of Wells.



City Hall

Wells City Hall, located in the heart of this vibrant Nevada town, serves as a central hub for community governance and civic engagement. Built with historic charm, the City Hall stands as a testament to Wells' rich heritage and commitment to progress.



Ruby Lake National Wildlife Refuge

In this picturesque setting of expansive waterways nestled behind the Ruby Mountains near Wells, NV, visitors can spend a day fishing, observing the 220 bird species that call this area home, or exploring the labyrinthine marshlands by canoe or kayak.

DEMOGRAPHICS

881 6th St, Wells, NV 89835

POPULATION	1 Mile	5 Miles	15 Miles
2030 Projection			
Total Population	1,128	1,392	1,825
2025 Estimate			
Total Population	1,109	1,371	1,799
2020 Census			
Total Population	1,091	1,354	1,786
2010 Census			
Total Population	1,129	1,383	1,804
Daytime Population			
2025 Estimate	1,215	1,354	1,612
HOUSEHOLDS	1 Mile	5 Miles	15 Miles
2030 Projection			
Total Households	463	537	627
2025 Estimate			
Total Households	459	532	621
Average (Mean) Household Size	2.4	2.5	2.5
2020 Census			
Total Households	450	522	610
2010 Census			
Total Households	483	555	645

HOUSEHOLDS BY INCOME	1 Mile	5 Miles	15 Miles
2025 Estimate			
\$200,000 or More	1.3%	2.0%	2.5%
\$150,000-\$199,999	5.2%	5.4%	5.6%
\$100,000-\$149,999	20.4%	20.4%	20.3%
\$75,000-\$99,999	19.8%	19.1%	18.5%
\$50,000-\$74,999	16.5%	16.2%	16.0%
\$35,000-\$49,999	5.3%	6.3%	7.2%
\$25,000-\$34,999	3.4%	4.1%	4.8%
\$15,000-\$24,999	14.0%	12.8%	11.7%
Under \$15,000	14.2%	13.8%	13.4%
Average Household Income	\$72,524	\$75,053	\$77,762
Median Household Income	\$70,739	\$70,561	\$70,505
Per Capita Income	\$29,695	\$30,081	\$30,635

POPULATION PROFILE	1 Mile	5 Miles	15 Miles
Population By Age			
2025 Estimate Total Population	1,109	1,371	1,799
Under 20	23.9%	23.9%	24.0%
20 to 34 Years	17.8%	17.5%	17.3%
35 to 39 Years	6.4%	6.5%	6.5%
40 to 49 Years	10.4%	10.4%	10.3%
50 to 64 Years	19.1%	19.4%	19.8%
Age 65+	22.4%	22.3%	22.2%
Median Age	41.0	41.0	42.0

POPULATION 25+ by Education Level	1 Mile	5 Miles	15 Miles
2025 Estimate Population Age 25+	779	965	1,269
Elementary (0-8)	5.3%	7.0%	8.6%
Some High School (9-11)	11.1%	10.0%	9.0%
High School Graduate (12)	32.2%	29.6%	27.4%
Some College (13-15)	25.4%	25.4%	25.4%
Associate Degree Only	10.3%	10.0%	9.5%
Bachelor's Degree Only	13.5%	15.9%	18.1%
Graduate Degree	2.2%	2.0%	2.0%

Travel Time to Work	1 Mile	5 Miles	15 Miles
Average Travel Time to Work in Minutes	31.0	28.0	26.0

DEMOGRAPHICS

881 6th St, Wells, NV 89835



POPULATION

In 2025, the population in your selected geography is 1,799. The population has changed by -0.28 percent since 2010. It is estimated that the population in your area will be 1,825 five years from now, which represents a change of 1.4 percent from the current year. The current population is 54.4 percent male and 45.6 percent female. The median age of the population in your area is 42.0, compared with the U.S. average, which is 40.0. The population density in your area is 3 people per square mile.



HOUSEHOLDS

There are currently 621 households in your selected geography. The number of households has changed by -3.72 percent since 2010. It is estimated that the number of households in your area will be 627 five years from now, which represents a change of 1.0 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$70,505, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 27.76 percent since 2010. It is estimated that the median household income in your area will be \$86,547 five years from now, which represents a change of 22.8 percent from the current year.

The current year per capita income in your area is \$30,635, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$77,762, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 674 people in your selected area were employed. The 2010 Census revealed that 56.4 percent of employees are in white-collar occupations in this geography, and 22.4 percent are in blue-collar occupations. In 2025, unemployment in this area was 1.0 percent. In 2010, the average time traveled to work was 16.00 minutes.



HOUSING

The median housing value in your area was \$283,644 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 424.00 owner-occupied housing units and 221.00 renter-occupied housing units in your area.



EDUCATION

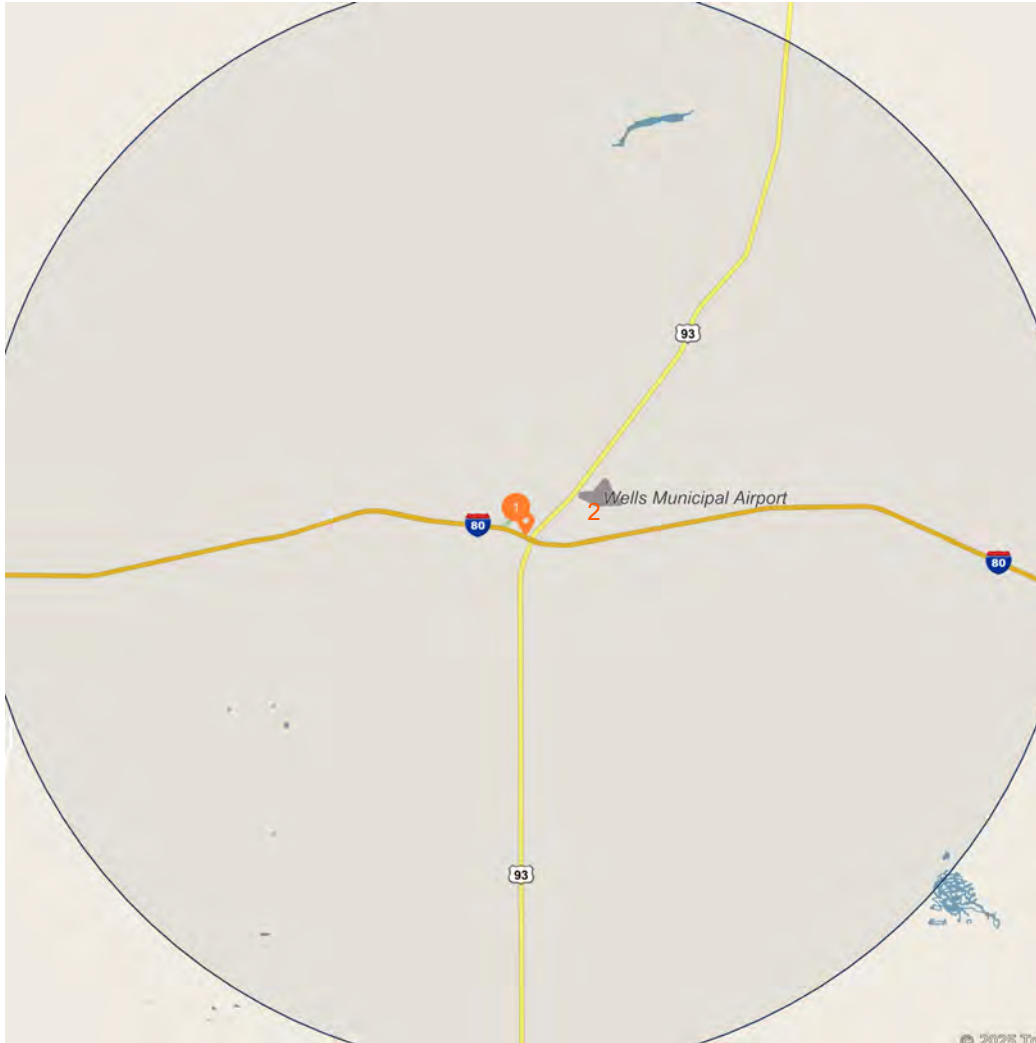
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 20.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.5 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 20.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 32.2 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHICS

881 6th St, Wells, NV 89835



Major Employers

Employees

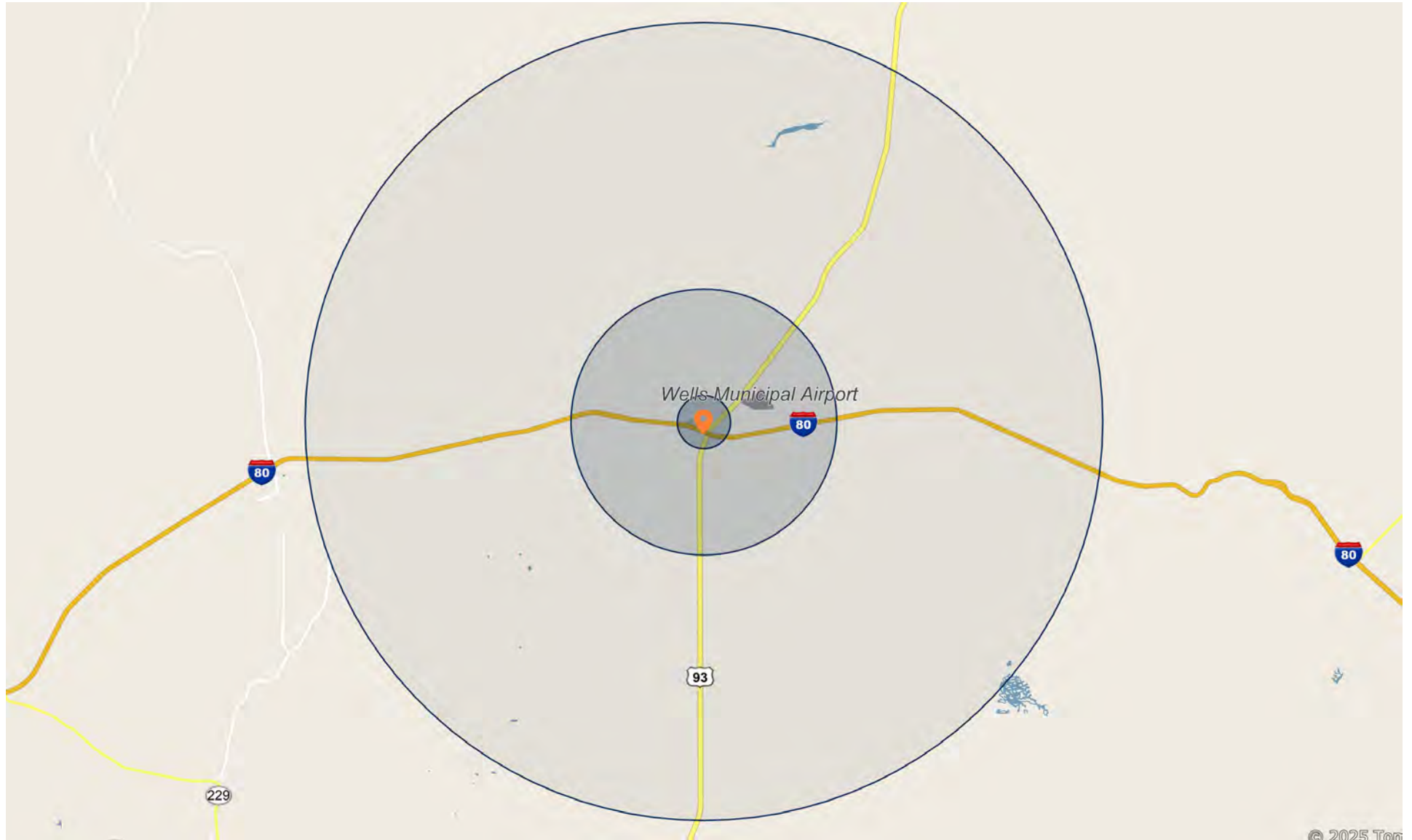
- | | |
|---|---|
| 1 | UPS Freight Services Inc-Wells Terminal |
| 2 | Amazon |

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DEMOGRAPHICS

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