

2436 Precision Drive

CARSON VALLEY BUSINESS PARK

Minden, NV 89423

FOR LEASE

Industrial

Flex Space
Manufacturing
Warehouse
Office

Available Space

Unit D 2,500 SF

Building Details

Year Built: 2005
Lot Size: 2 Acres
Construction: Concrete Block
Distance to
Hwy 395: 2 Miles
Zoning: Light Industrial

Pricing

Unit F/G \$1.15 PSF/MO MG

Outdoor Storage Yard Available

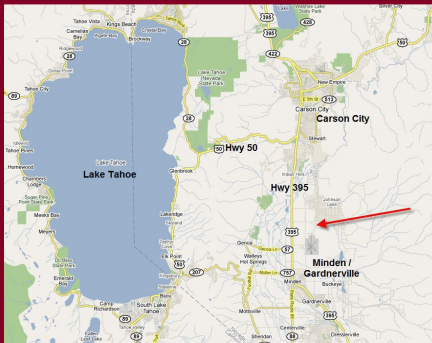


Pictures not necessarily of actual space, but example of unit's quality.

FEATURES:

Unit D

- **2,500 SF** (+/- 2,150 SF Warehouse, +/- 350 SF Office).
- 1 Grade Level Drive-In Door 12' W x 12' H
- 480 V 200 Amp 3-phase + electrical distribution on walls
- 18' - 20' Clear Height
- **Warehouse**— 1 restrooms, Reznor wall heater fully insulated ceiling, 2 skylights for natural light, rear access door
- **Office**— All new laminate flooring, HVAC, views of the mountains. Office is open area office with no private rooms.



For Information, contact:

CHAD COONS, CCIM

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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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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 approx. 1.1 million SF Starbucks roasting facility. Nevada offers several different incentive programs for businesses (new, expansion, relocation).

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**Gillmor
Coons**
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