

Industrial Office/Warehouse Space Available for Lease

45 Stokes Drive, Mound House, NV 89706



PRICE: \$0.65/SF + NNN

LOCATION Mound House, Nevada – just minutes from Carson City and the US-50 corridor, offering excellent regional access for logistics, distribution, and light or heavy manufacturing operations.

LEASE OPPORTUNITY The primary offering is the **28,425 SF** industrial/manufacturing building. The second storage building (9,920 SF) may also be available – contact us to discuss your needs.

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All information is gathered from sources deemed reliable, but is not guaranteed by the Broker. Therefore, Lessee is advised to independently verify any information about any items that would influence their decision to lease.



PROPERTY HIGHLIGHTS

- APN; 016-182-24
- 28,425 SF of Industrial office/warehouse space available
- Built 1999 | Single-story | 20-foot clear height
- Metal construction on steel frame – built for industrial manufacturing
- Full sprinkler system
- Includes 4,085 SF of office & restroom space
- Fully fenced with chain-link fencing, and 3 drive-thru gates
- Paved/asphalt parking and yard area (~12,000 SF)
- 3.85 acres total
- Zoned M-1
- Municipal water / Septic system
- 7 grade level roll-up-doors (2 - 12' ½ x 16' / 1 - 9' x 12' / 4 - 24' x 16')
- 1 loading dock
- Power: 3000 Amp / 277 - 480 Volt / 3 phase

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