

2542 Business Parkway

Minden, NV 89423

For Lease

Industrial

Warehouse/Manufacturing

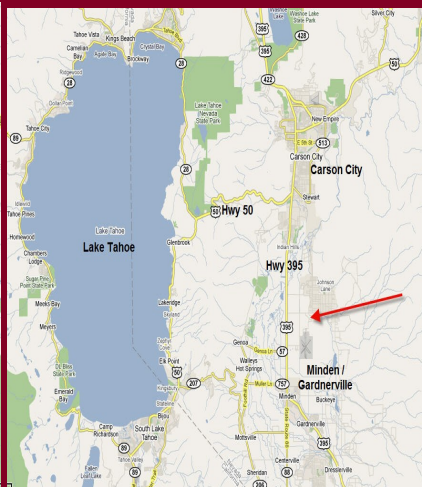
Available Space

Space Available **24,276 sf**

- Highly Improved Interior
- Starbucks (prior tenant)
- 3 Dock Highs
- Fully Air Conditioned
- 800 Amps 3-phase power
- Multiple Restrooms
- Epoxy coated floors
- Grease Interceptor

Pricing

Lease: **\$0.75 psf mo.**
Modified gross lease



For Information, contact:
CHAD COONS, CCIM
775-782-3434 office
775-720-2115 cell
775-782-0088 fax
chadcoons@gmail.com



FEATURES:

Dock High Doors: 3 (load levelers)
Grade Level Doors: 4
Parking Spaces: +/- 40 shared
Lot Size: 2.19 acres
Power: 800 Amp/ 480V 3-phase
Zoning: Light Industrial
Year Built: 2002
Construction: Concrete Tilt-Up
Clear Ceiling Height: Approx. 16'-23'
HVAC: Four 12.5 Ton HVAC units
Column Spacing: Approx. 50'
Office SF: 1,500 SF
Distance to Major Highway: Less than 2 miles, Hwy 395

Fully Air Conditioned building (including warehouse) with insulated ceilings on a 2.19 acre lot. Four 12.5 Ton HVAC units. Warehouse also includes floor drains, epoxy floors and a grease interceptor. Building is equipped with 3 restrooms plus a separate 3-stall restroom in warehouse, ADT comprehensive security system, full fire sprinkler system, 800 amp/3-phase power. Office space is approx. 1,500 sf that includes an approx. 600 sf break room & Lab Area. Prior Tenants = STARBUCKS & Vegalab

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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Real Estate Group
Commercial

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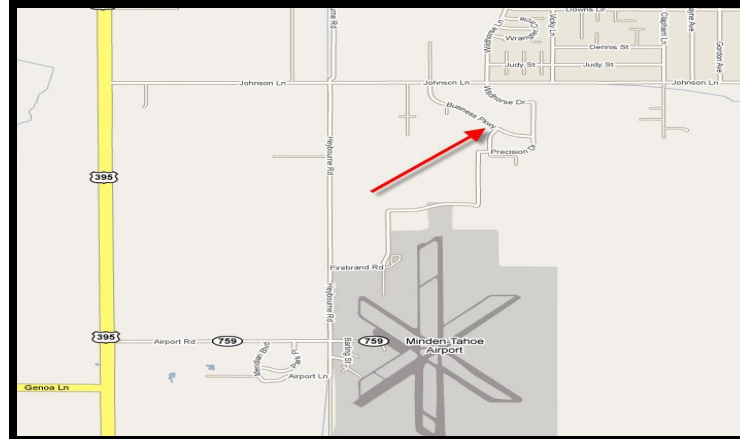
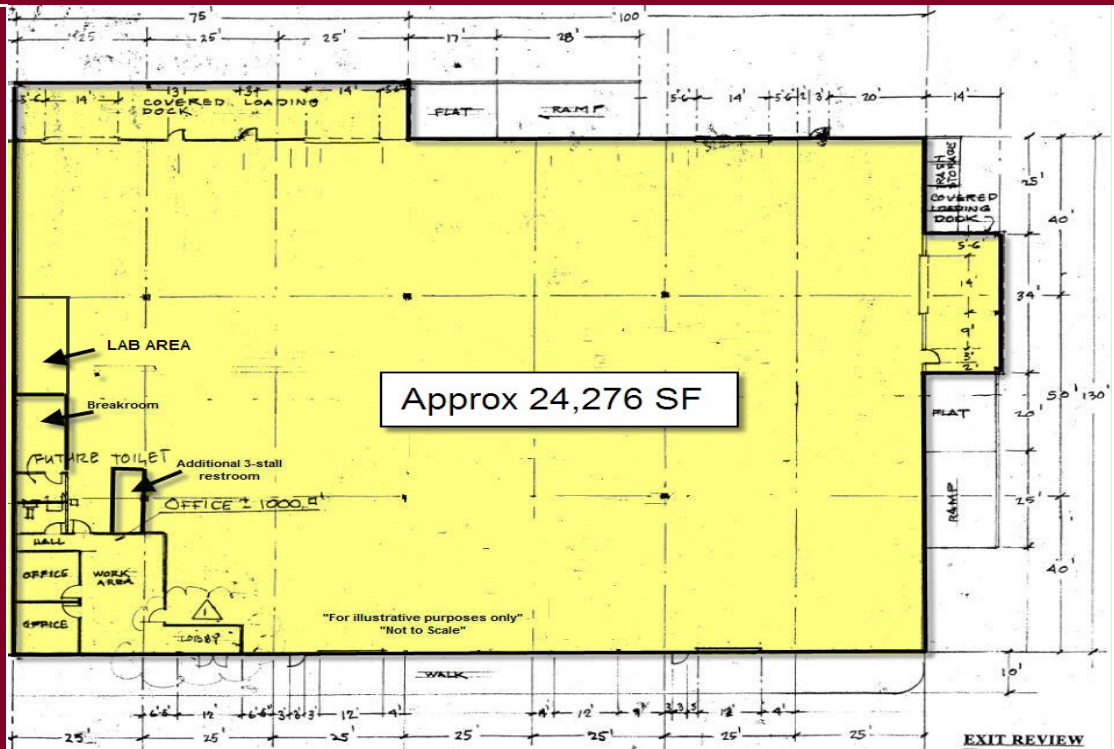
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AREA INFO:

Property is located less than 2 miles from Hwy 395 in Minden, NV inside the Carson Valley Business Park. 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 one block from an approximate 1.1m SF Starbucks roasting facility. Nevada offers several different incentive programs for businesses relocating here.



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