

2480 Precision Drive

Minden, NV 89423

FOR LEASE

Industrial

Office Space For Lease

***Ideal Use: Yoga/Pilates Studio, Training center, Business office for Contractor's, developers, insurance, etc.*

Available Space

Unit B 1,800 SF (office)

Building Details

Year Built: 2007
Lot Size: 1.49 Acres
Construction: Concrete Block
Distance to Hwy 395: 2 Miles
Zoning: Light Industrial

Pricing

Unit B \$2,250.00/mo MG



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

FEATURES:

UNIT- B

- **1,800 SF** (Class A office, 900 sf first floor, 900 sf second floor).
- 1 Restroom 1st floor
- Great Condition.
- Window coverings on all windows.
- Carpet, Full HVAC, open area, awesome views south of Sierra Nevada Mountain Range.

For Information, contact:

CHAD COONS, CCIM

Lic # B.0009477

775-782-3434 office

775-720-2115 cell

775-782-0088 fax

chadcoons@gmail.com

www.commercialrealestatenv.com

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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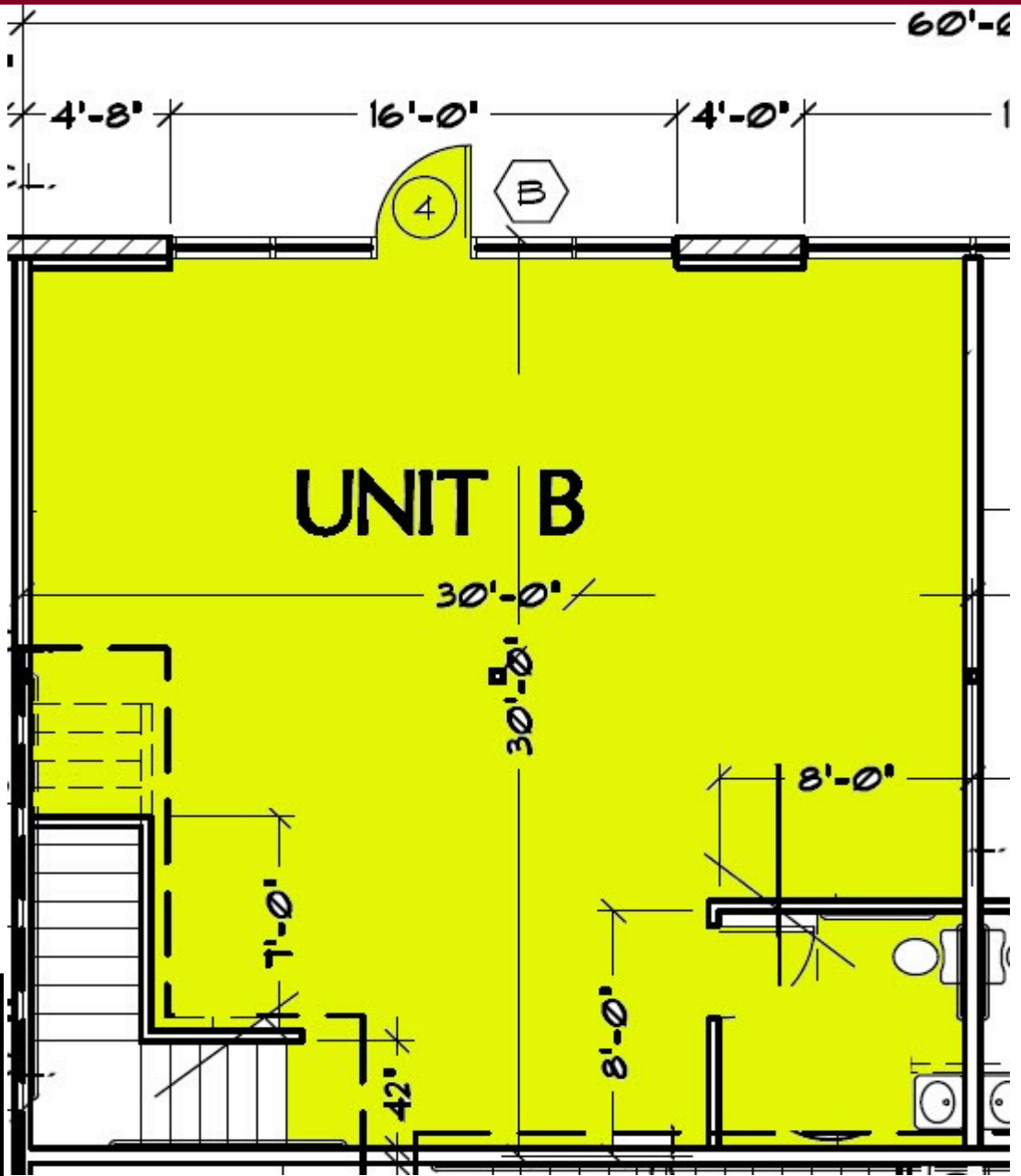
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Area Information

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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