

25,630 +/- SF on 1.87 acres
CARSON CITY
2450 Lockheed Way

FOR SALE: \$1,400,000

LOCKHEED
INDUSTRIAL SPACE

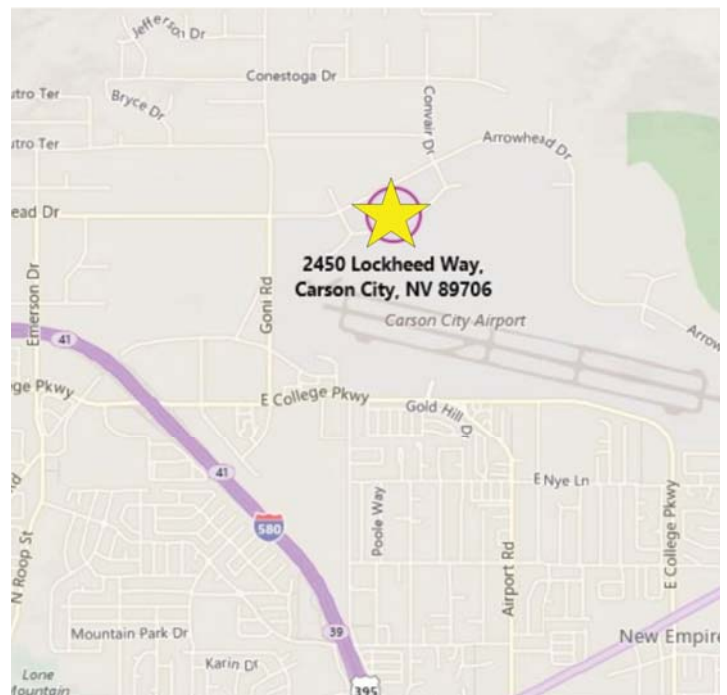


Warehouse / Distribution / Machine Shop

2450 Lockheed Way, Carson City, NV

PROPERTY FEATURES

- 25,630 SF warehouse distribution building
- 1.87 level acres
- 1/2 acre graded fenced yard at north end
- Located near the Carson City Airport
- Inside and exterior dock high door
- Grade leveler
- Two ~ 900 SF offices with A/C
- Three ~ 20'x16' sliding doors
- New roof (2 years old)
- 440 / 3-phase / 1200 amp
- T5 lighting
- Air compression lines throughout
- 5 ton bridge crane (6,000 SF)
- Containment area/machine shop
- 15.3' clear height
- Built: 1975
- Zoning: AIP (air industrial park)
- APN: 005-062-12
- For sale: \$1,400,000



FOR MORE INFORMATION:

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LOCKHEED INDUSTRIAL SPACE

PROPERTY DESCRIPTION

Partially leased (short-term) manufacturing building. The current tenant is occupying the front portion (12,000 SF) of the building with a lease until October 31, 2017. Another tenant occupies approximately 6,000 SF month-to-month.

6,000 SF production/warehouse area vacant, including the 1/2 +/- acre fenced yard space.

5-ton crane available.

The leased warehouse portion has been upgraded with fresh paint on the concrete block walls, creating a clean "food grade" atmosphere.

Electrical power-277/480 Volts to a 1200 Amp panel services the property.

Oversized at-grade doors and dock-high access make this a great manufacturing facility.



LOCATION FEATURES

Located north of the Carson City Airport, off Arrowhead Drive.

The Carson City Industrial Park can accommodate a wide variety of business/industrial uses. Its excellent location just off of I-580/US Highway 395 (north/south route), only 30 minutes from the Reno/Interstate 80 (east/west route) makes it a great distribution as well as manufacturing location to service the entire western states region with overnight trucking delivery.

Proximity to major highways, rail (Reno), airports, mild seasonal weather and a favorable regulatory climate make this a convenient location for manufacturers.

Over 175 manufacturers call Carson City home, making the city the largest light industry manufacturing base in Nevada and accounts for approximately 24% of the total primary earnings in Carson City, employing 17% of all workers.

Nevada has the least burdensome tax structure in the country.

Northern Nevada is ideally located within one day's travel to all western seven states.



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