

9 Enterprise Way | Dayton, NV 89403

FOR LEASE



*Large Walk In Refrigerators In Both Warehouses!

- Can be removed!

Space/Amenity	Warehouse 1	Warehouse 2
Square Feet	5,250 SF	5,250 SF
Offices	2	0
Grade Level 12x12 Roll Up	2	0
Grade Level 10x12 Roll Up	0	1
Grade Level 10x14 Roll Up	1	0
Dock Level 10x12 Roll Up	1	0
Power	600 AMPS/3 Phase	250AMP/3 Phase
OTHER:	Block Building 10'	All Metal Building
	Metal Finish	Trash Compactor

Offering Summary

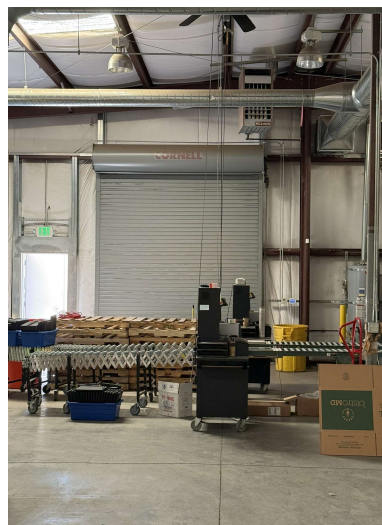
Warehouse 1	\$1.00 SF/MO + NNN
NNN:	\$0.13/SF/MO
Number of Units:	2
Lot Size:	2.15 Acres
Zoning:	M1

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	9	50	423
Total Population	22	125	1,186
Average HH Income	\$125,487	\$127,253	\$122,242

Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCG.US
Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.US
Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertsonb@NVCG.US

9 Enterprise Way | Dayton, NV 89403

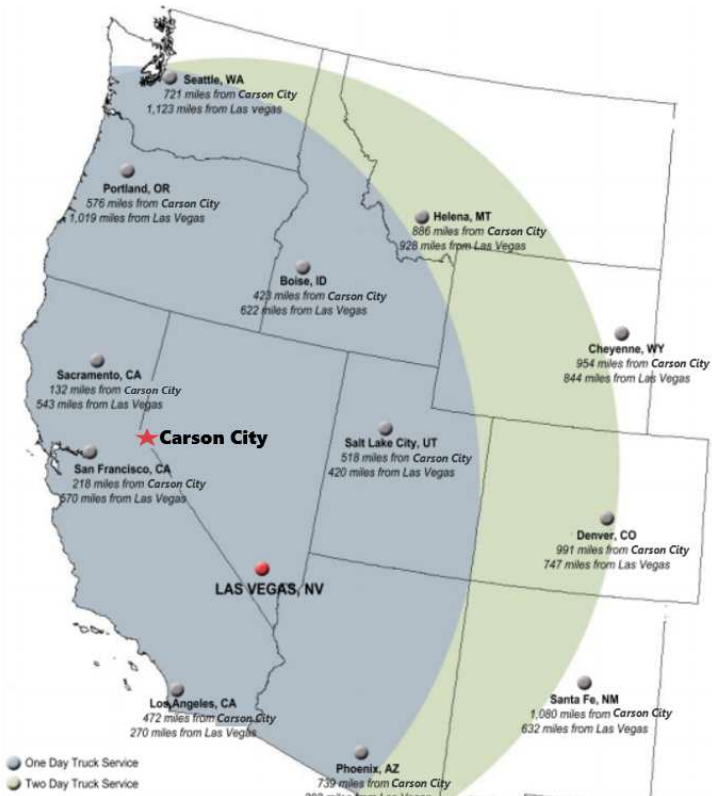
FOR LEASE



Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCGUS
Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCGUS
Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertsonb@NVCGUS

Nevada Commercial Group LLC | www.nvccg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896





Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

9 Enterprise Way | Dayton, NV 89403

Location Map



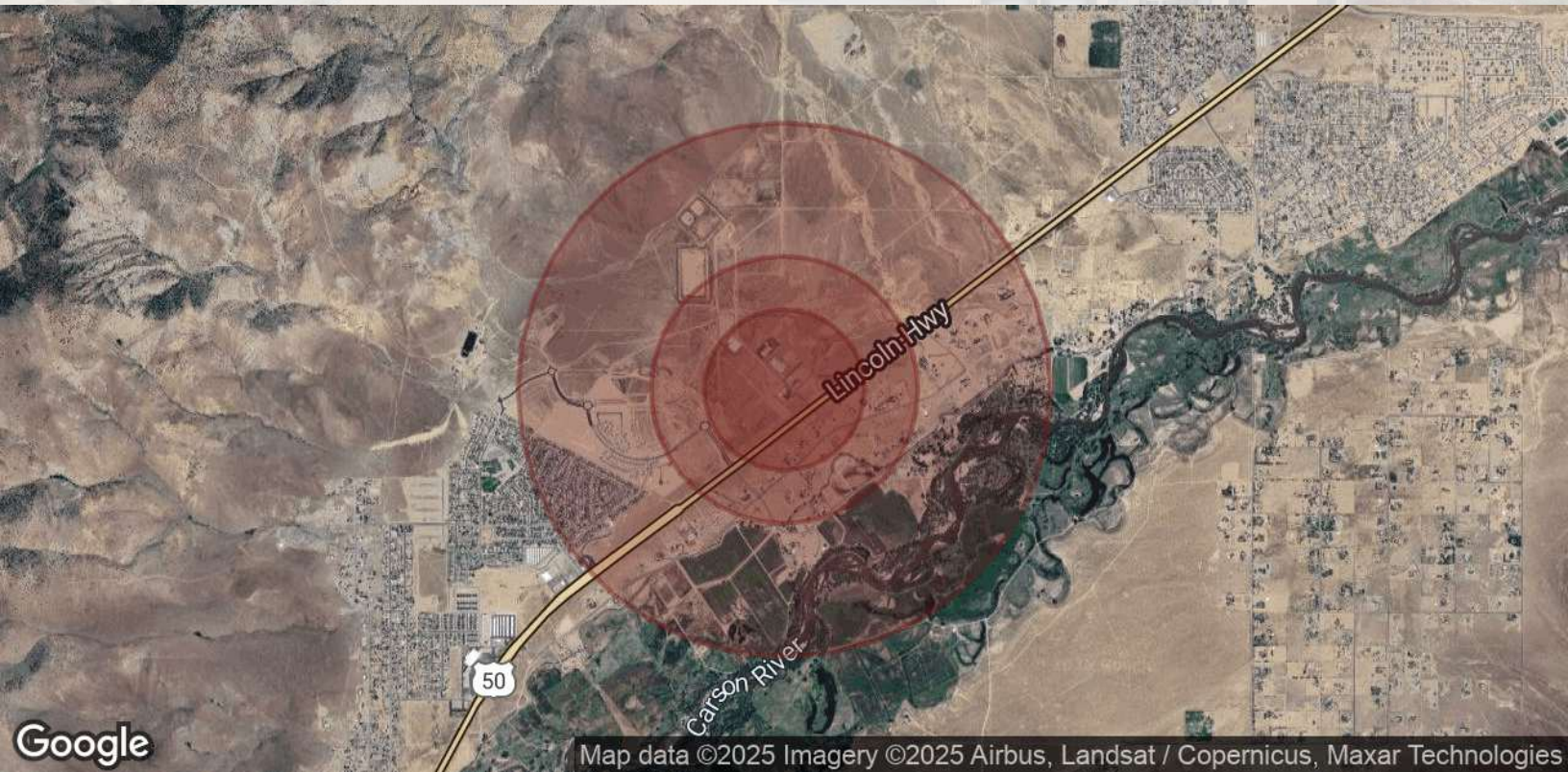
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCG.US
Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.US
Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertsonb@NVCG.US

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	22	125	1,186
Average Age	44	46	40
Average Age (Male)	44	46	40
Average Age (Female)	43	46	40
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	9	50	423
# of Persons per HH	2.4	2.5	2.8
Average HH Income	\$125,487	\$127,253	\$122,242
Average House Value	\$430,846	\$466,818	\$376,484

Demographics data derived from AlphaMap