

FOR SALE
WAREHOUSE

40 Affonso Drive
CARSON CITY, NV 89706

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

12,500± SF WAREHOUSE ON 2.0 ± ACRES AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS

- Located in Moundhouse on Affonso Drive just north of the Cash Drive intersection
- Easy access to Highway 50 and State Route 341 to Virginia City
- Two Separate 1.0 Acre Parcels split the building and land
- Land in back could be additional storage, additional building, or horse pen

PROPERTY DESCRIPTION

- 12,500± SF Warehouse that can be demised into separate units with office and restrooms
- 1,875 SF± Office and 2,750 ± SF Mezzanine – has restrooms and office in each side
- 16' Clearance
- 800 Amps 480 Volt 3 Phase – Buyer to verify
- 2 Grade Doors
- Yard area with approximately 17,380 SF paved and graveled- rear yard area is fenced

OFFERING SUMMARY

BUILDING

12,500± SF

SALE PRICE

\$1,500,000

ZONING

M1 - Industrial

LAND

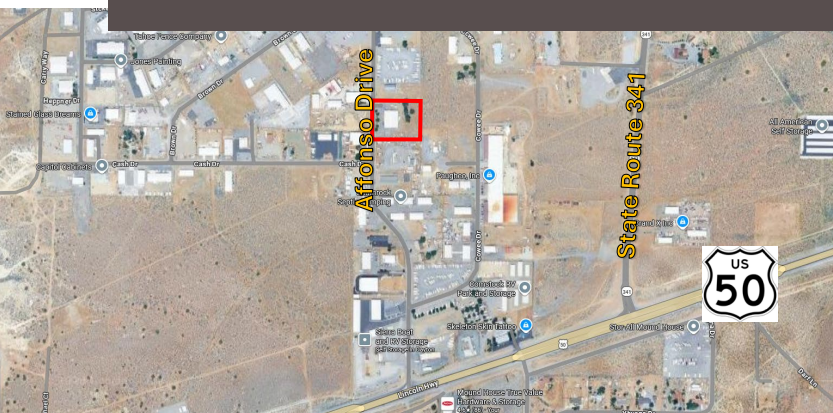
2.0±

APN

016-195-18 & 19

YEAR BUILT

1990



**ADAM CARLSEN &
EARL PETERSON**



775.825.4400

NV LICENSE #: S.185945 & S.69221

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