

# 2231 Meridian Blvd. #1

Minden, NV 89423

## For Sale or Lease

### Industrial

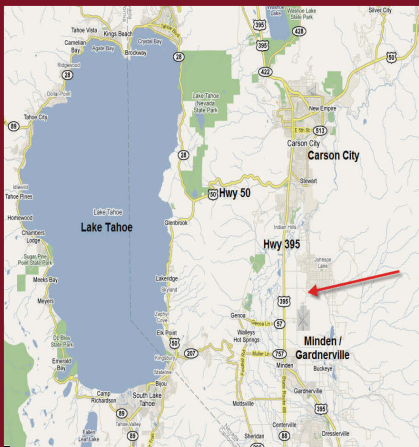
Warehouse  
Distribution Warehouse  
Office / Showroom  
Flex Space

### Available Space

Building Size 14,400 sf  
Space Available 14,400 sf  
Divisible to 4,400 sf

### Pricing

Lease: \$0.50 psf mo.  
NNN  
Sale: \$1,584,000 or  
\$110 per sq. ft.



### FEATURES:

Loading Docks: 1--inside loading  
Grade Level Doors: 3  
Parking Spaces: 20+  
Lot Size: .27  
Power: 480V 3-phase,  
400+ amps  
Zoning: Light Industrial  
Year Built: 2005  
Construction: Concrete Block  
Clear Ceiling Height: Approx. 23'  
Heating: Furnace/Reznor  
Column Spacing: None  
Office SF: 4,400 SF W/HVAC  
Date Available: August 1, 2010  
Distance to Major Highway: Less than 1 mile to Hwy 395

Approx. 14,400 SF of Industrial Flex Space; office +/- 4,400 SF (30%) & Warehouse +/- 10,000 SF (70%). Warehouse has an approx. clear span of 190'x47', Loading Dock inside warehouse with load leveler, clear ceiling heights of approx. 23', Reznor Heating units, 3 grade level 14' roll up doors, high efficiency lighting, warehouse restroom, 480 v 3-phase power w/ approx. 400+ amps, 2-story office/showroom, office kitchen/breakroom, 3 private offices and reception area.

For Information, contact:  
**CHAD COONS, CCIM**  
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.

**Gillmor Coons**  
Real Estate Group  
**Commercial**

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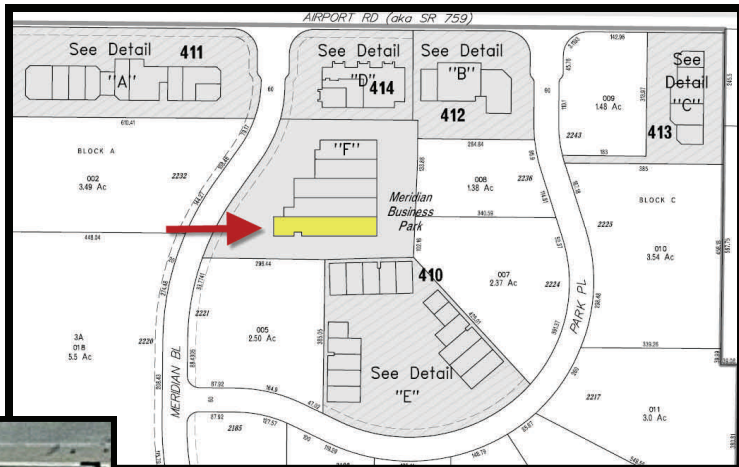
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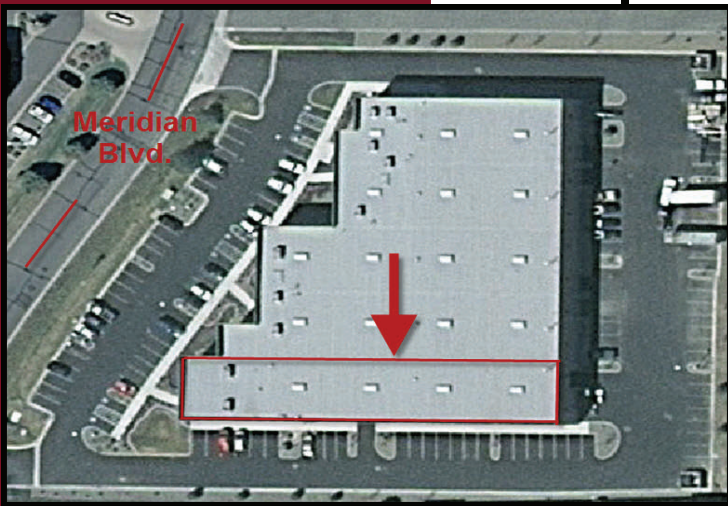
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### Area Information

Property is located less than 1 mile from Hwy 395 in Minden, NV inside the Meridian 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 6.75%. Nevada offers several different incentive programs for businesses relocating here.



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