

2231 Meridian Blvd - Unit 5

Minden, NV 89423

For Sale

Industrial

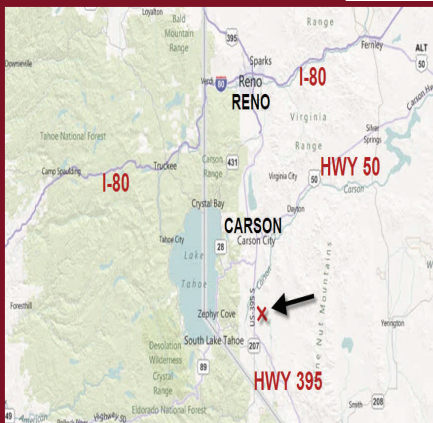
Warehouse
Flex Space
Manufacturing

Available Space

Building Size 9,300 SF

Pricing

SALE: \$1,000,000
\$107 psf



FEATURES:

Loading Docks: 1-inside w/leveler
Grade Level Doors: 3- 12' x 14' doors
Parking Spaces: +/- 113 common
Lot Size: .16
Power: 480V/277 3 phase
400 amps, 200
Amps 208V 3-
phase
Zoning: Light Industrial
Year Built: 2005
Construction: Concrete Tilt Up
Clear Ceiling Height: 23'- 26'
Heating/Cooling: (2) reznor for ware-
house, 3 HVAC
systems for office.
Column Spacing: None
Office SF: 4,300 sf 2-story

Industrial condo unit with approximately 9,300 total square feet, concrete tilt up construction. Space is demised with approximately +/- 5000 sf of warehouse and +/- 4,300 sf of 2-story office. Built in 2005 and zoned light industrial this is a state of the art unit with electrical & office upgrades throughout. Electrical is 400 amps 480V 3-phase and 200 amps 208V 3-phase with surge protectors built into the panels. Building is occupied by an Electrical Contractor and is open to negotiations regarding the lease. **Warehouse Specs:** 2 Reznor heaters, high efficiency lighting, ceiling clear heights of 23'-26', inside loading dock with load leveler (approx. dimension 64' x 16'), 3 roll up doors 12' x 14', 1 restroom, 2 man doors, 2 skylights, insulated roof, approx. dimensions are 49' X 101' clear span with no columns. **Office Specs:** Class A office build out with approximately 12 private offices, dual level high efficiency lighting in all offices, conference room, break room, 2 copy areas, IT room, and 2 restrooms. Conference room is equipped with surround sound, video conferencing, projector system, dimming capabilities, and the list goes on. IT Room has a battery backup system that is hard wired into all offices with separate orange outlets for system. Entire office is wired with CAT 6 wiring and has camera system/music/alarm wired throughout.

For Information, contact:
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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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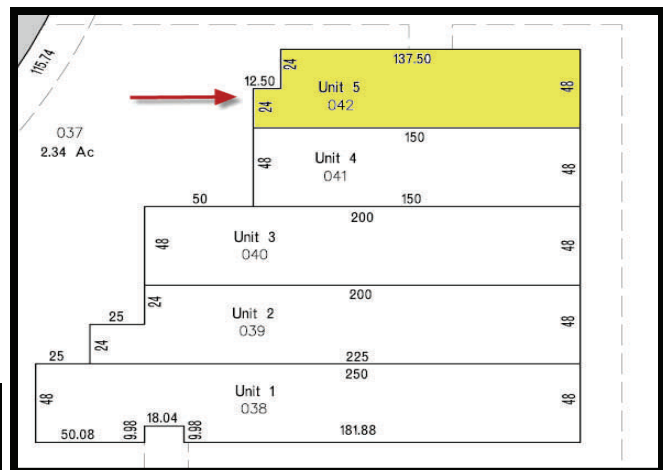
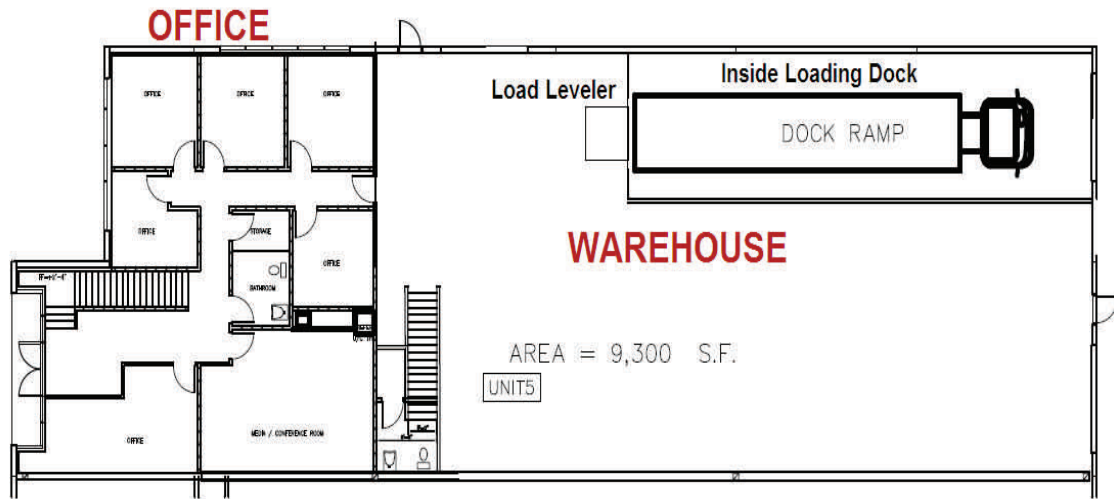
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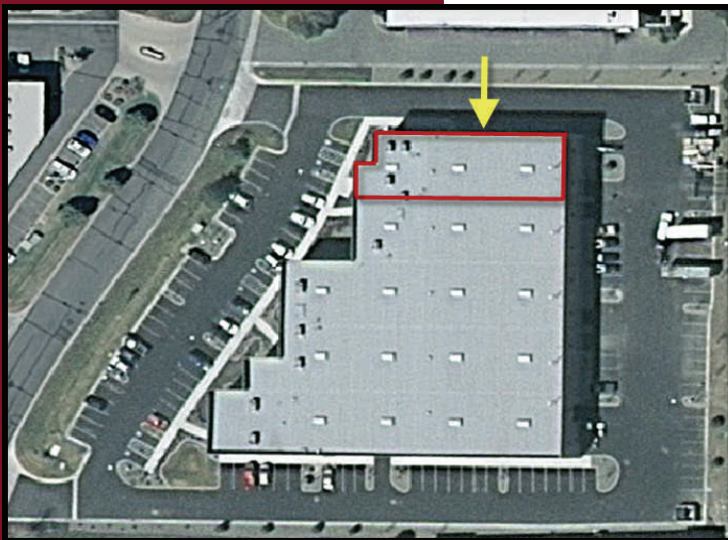
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Area Information

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 7.1%. Building is located less than 1 mile from a 300,000 sf Starbucks roasting facility. Nevada offers several different incentive programs for businesses relocating here.



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