2480 Precision Drive

Minden, NV 89423

FOR LEASE

Industrial

Flex Space
Manufacturing
Warehouse
Office

Available Space

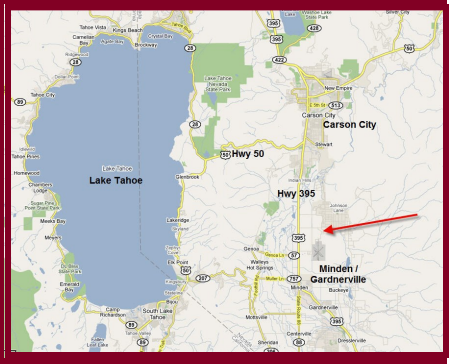
Unit A 1,800 SF (office)
Unit B 1,800 SF (office)
Unit E 2,885 SF (Flex)
Unit I 2,700 SF (Flex)

Building Details

Year Built:	**2007**
Lot Size:	**1.49 Acres**
Construction:	**Concrete Block**
Distance to Hwy 395:	**2 Miles**
Zoning:	**Light Industrial**

Pricing

Unit A	**$1,250.00 /mo.**
Unit B	**$1,250.00 /mo.**
Unit E,I	**$0.55 psf/mo NNN**



For Information, contact:
CHAD COONS, CCIM
775-782-3434 office
775-720-2115 cell
775-782-0088 fax
chadcoons@gmail.com
www.commercialrealestatenv.com

Pictures not necessarily of actual space, but example of unit's quality.

FEATURES:

UNIT- A or B

- **1,800 SF** (Class A office, 900 sf first floor, 900 sf second floor).
- 1 Restroom 1st floor
- Great Condition.
- Window coverings on all windows.
- Units A & B are currently connected by a doorway between the two, but can be leased separately.
- Internet Options: Frontier high speed or Hot Spot Broadband.
- Carpet, HVAC, open area, awesome views south of Sierra Nevada Mountain Range.

UNIT– I

- **2,700 SF** (unit I)
- Approx, 1,600 SF warehouse, +/- 400 SF office, +/- 700 SF mezz.
- 1 restroom, 1st floor
- 16' x 14' Grade Level Automatic Door.
- 19' - 21' clear height
- 200 AMP, 480v, 3-phase
- Reznor Heater in warehouse.
- HVAC in office
- Fully insulated, skylights, T-5 lighting.

UNIT– E

- **H= 2,885 SF** (2,000 sf warehouse, 400 sf office & 485 sf mezz)
- 1 Automatic Grade Level Door– 20' W x 14' H
- 200 Amp 3-phase
- 19' - 21' Clear Height
- **Warehouse**– 1 restroom, Reznor wall heater, fully insulated ceiling, T-5 efficient lighting, skylights for natural light.
- **Mezzanine**– 125 lb psf load capacity, windows overlooking Carson Valley.
- **Office**– Carpet flooring, HVAC, open area 25' x 16', views of the mountains.

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

2480 Precision Drive

Minden, NV 89423

FOR LEASE

Industrial

Flex Space
Manufacturing
Warehouse
Office

Available Space

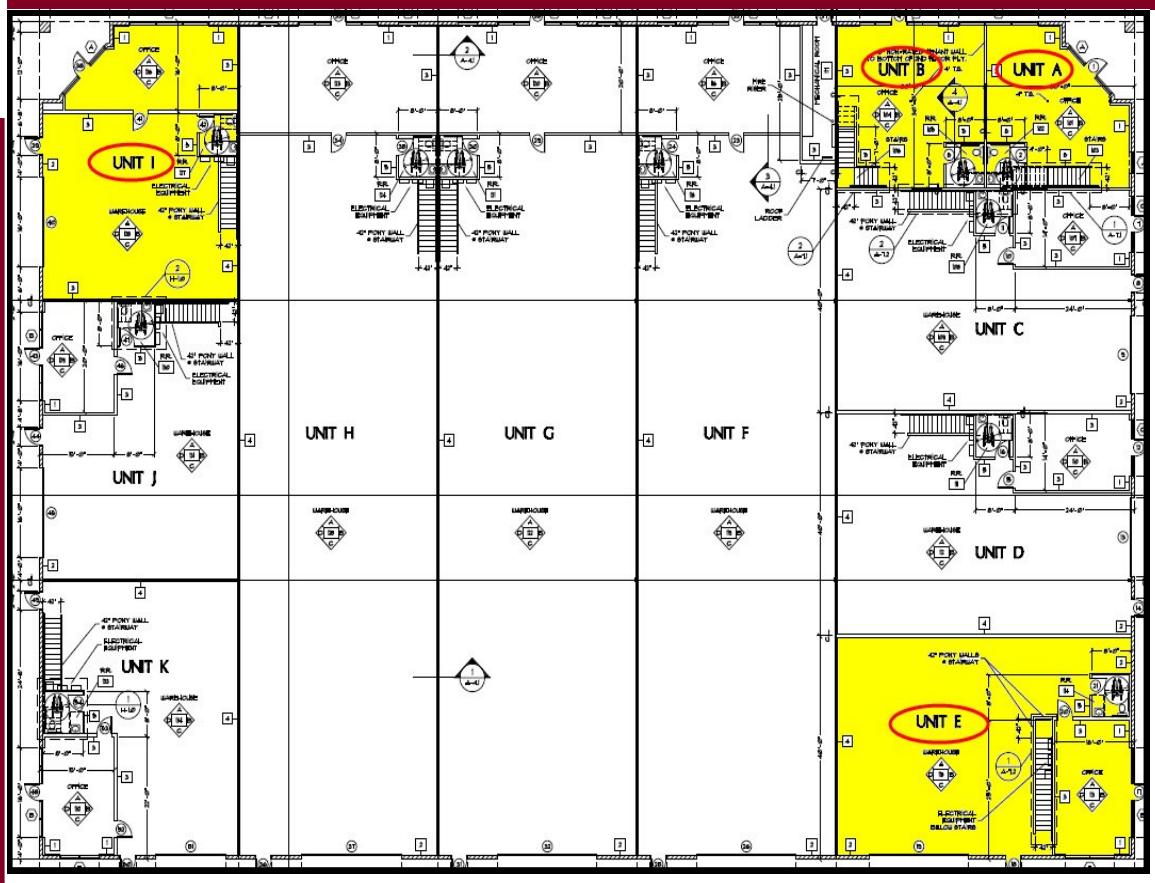
Unit A	**1,800 SF (office)**
Unit B	**1,800 SF (office)**
Unit E	**2,885 SF (Flex)**
Unit I	**2,700 SF (Flex)**

Building Details

Year Built:	**2007**
Lot Size:	**1.49 Acres**
Construction:	**Concrete Block**
Distance to Hwy 395:	**2 Miles**
Zoning:	**Light Industrial**

Pricing

Unit A	**$1,250.00 /mo.**
Unit B	**$1,250.00 /mo.**
Unit E,I	**$0.55 psf/mo NNN**



Area Information

Property is located less than 2 miles from Hwy 395 in Minden, NV inside the Carson Valley 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 around the corner from a 360,000 sf Starbucks roasting facility. Nevada offers several different incentive programs for businesses (new, expansion, relocation).

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