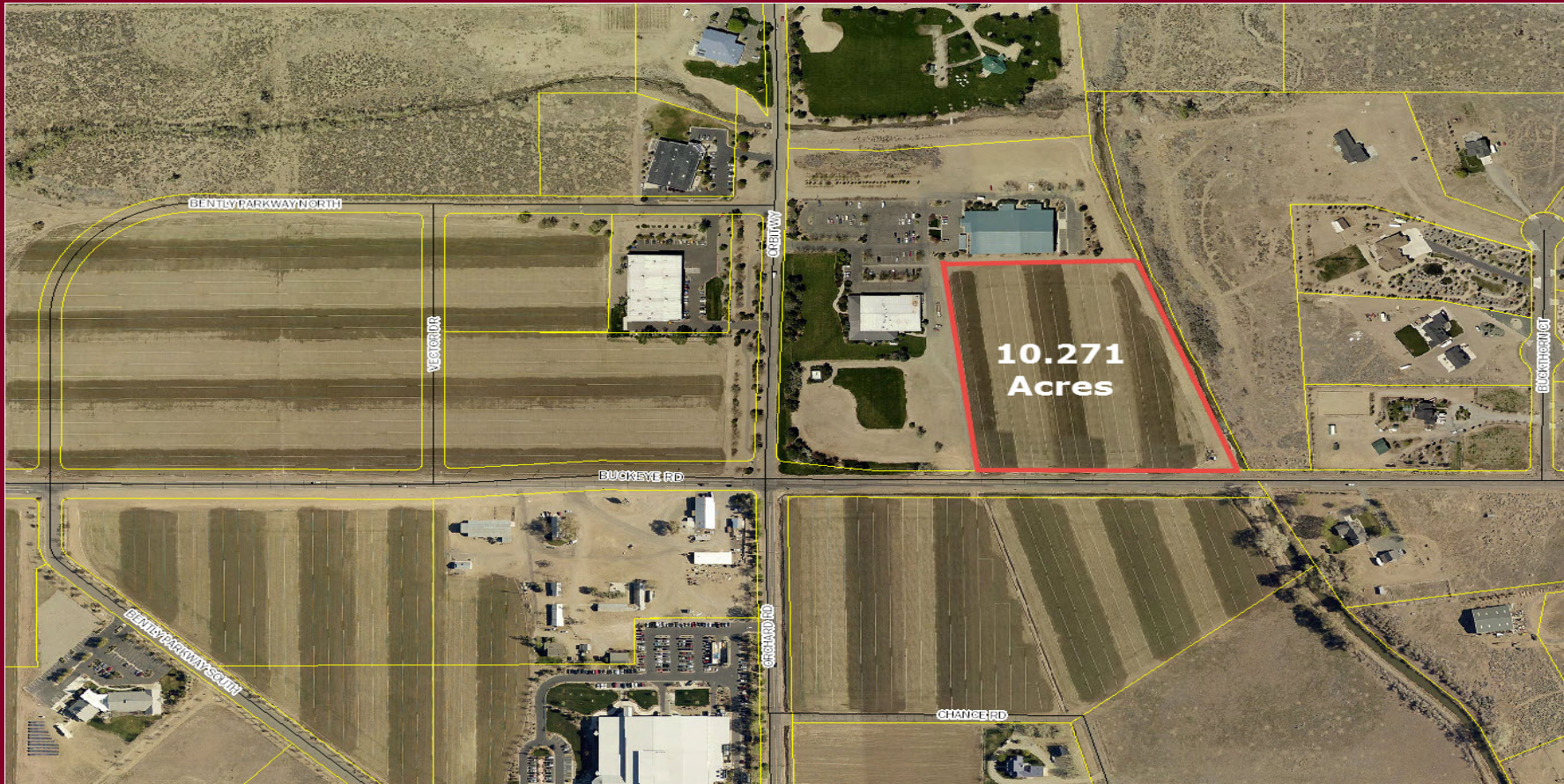


FOR SALE

10.27 Acres of Light Industrial Land

Orbit Way
Minden, NV 89423



Offering Highlights

- \$675,000 Asking Price (+/- \$1.50 per square foot)
- +/- 447,405 SF
- Ideal Use: Industrial Manufacturing, Warehouse, Office or Research & Development
- Located in the Bently Science Park of Minden, NV
- Topography: Level

www.commercialrealestatenv.com



Contact:
Chad Coons, CCIM
(775) 720-2115 cell
(775) 782-3434 office
2288 Main Street
Genoa, NV 89411
chadcoons@gmail.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.

Orbit Way (Minden, NV) Parcel Summary

Parcel Map

Address	Parcel #	Acres	Land SF	Zoning
Orbit Way	1320-27-001-006	+/- 10.271	+/- 447,405	LI

Flood Zone Information

- Land has some “X Unshaded” and “X shaded” flood areas.



Orbit Way (Minden, NV)

Location

Location Description and State Tax Structure

Property is located just a little over 2 1/2 miles from Hwy 395 in Minden, NV off of Buckeye and Orbit Way. 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%.



Orbit Way (Minden, NV)

Zoning Information/Utility Contacts

Zoning

DESIGNATION	Light Industrial (LI). The purpose of this district is to provide areas for the development of research, light industrial, warehouse and distribution centers.
DESCRIPTION	"Light industrial" means any light industrial activity, including but not limited to assembling, compounding, food or beverage processing, inside storage, processing or treatment of products, construction equipment repair and sale, scientific research, manufacturing, wholesale trade, warehousing, and corporate offices, which is not specifically listed elsewhere in this code. Furthermore, uses which can demonstrate compatibility with and an accessory or support relationship to the previously mentioned primary uses are permitted. These uses may include but are not limited to financial institutions, accounting offices, child care facilities, service stations, copy centers, showrooms, product testing areas, and product sampling areas.

Utility Contacts

ELECTRIC

NV Energy
800.962.0399 or 775.834.4444
6100 Neil Rd. Carson / 875 Long St.
Reno
www.nvenergy.com

WATER/SEWER

Town of Minden & MGSD
1604 Esmeralda Ave, ste 101
Minden, NV 89423
775-782-5976
www.townofminden.com
www.mgsdistrict.org

NATURAL GAS

Southwest Gas
400 Eagle Station Lane
Carson City, NV 89701
775.882.2126
www.swgas.com

TELEPHONE

Frontier
1520 Church Street
Gardnerville, NV 89410
www.frontier.com

CABLE

Charter Communications
9335 Prototype Dr.
Reno, NV 89521
800-314-7195
www.charter-business.com



Orbit Way (Minden, NV)

Pictures



For Property Information or Site Visits Contact:

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