

# 2231 Meridian Blvd. #3

Minden, NV 89423

**For Lease**  
OR  
**For Sale**

## Industrial Use

*Manufacturing  
Warehousing  
Office*

## Available Space

**+/- 10,750 sf**

## Pricing

**LEASE: \$0.55 psf/mo NNN**  
Estimated  
CAMS \$0.10 psf/mo

**SALE: \$800,000**  
**+/- \$75 psf**



## **FEATURES:**

Loading Docks:	None
Grade Level Doors:	1 (12' x 14')
Parking:	+/- 112 (shared)
Lot Size:	.22
Power:	480V/277 3-phase 400 Amps
Zoning:	Light Industrial
Year Built:	2005
Construction:	Concrete Tilt Up
Clear Ceiling Height:	25'
Heating/Cooling:	1 Reznor in ware- house, HVAC in office
Lighting:	T-5
Restrooms:	2
Column Spacing:	Clear Span
Natural Gas:	YES



**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**

# 2231 Meridian Blvd. #3

Minden, NV 89423

**For Lease**  
OR  
**For Sale**

## Industrial Use

*Manufacturing  
Warehousing  
Office*

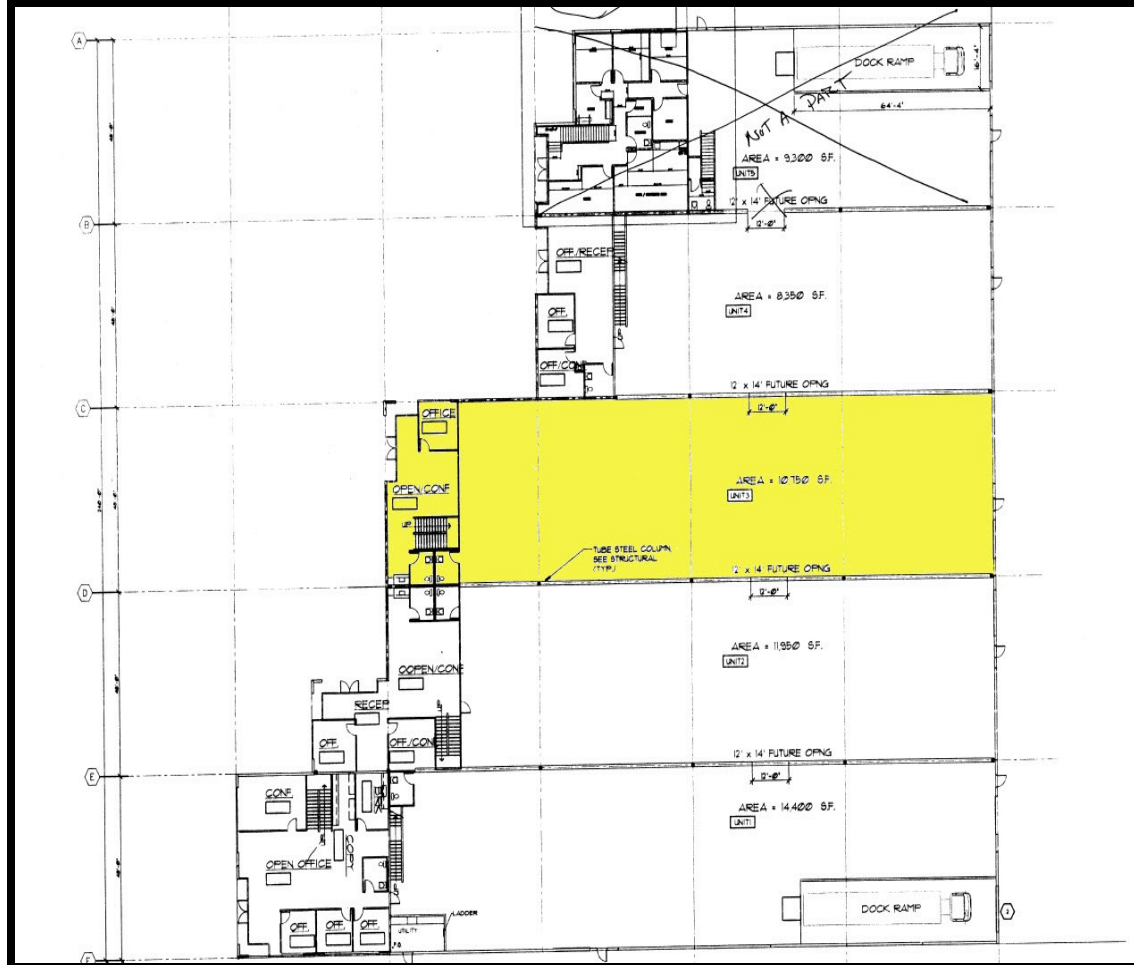
## Available Space

**+/- 10,750 sf**

## Pricing

**LEASE:** \$0.55 psf/mo NNN  
Estimated  
CAMS \$0.10 psf/mo

**SALE:** \$800,000  
+/- \$75 psf



## *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 around the corner from a 360,000 sf Starbucks roasting facility. Nevada offers several different incentive programs for businesses relocating here.

*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**