

98 Cygnet Drive

Mound House, NV 89706

FOR SALE
OR
LEASE

Industrial Available Space

10,340 SF

Building Details

Year Built: 2005
Construction: Metal
Zoning: M1
Location: Mound House
Lot Size: .911/acre
Roof: Metal
Topography: Flat/Slight Slope

Pricing

\$650,000
\$62.86 psf

Lease rate: \$0.45 psf/mo MG

FEATURES:

- 10,000 SF footprint + 340 sf of breakroom mezzanine.
- 1,000 AMPS of 3 phase 208v
- Fire Suppression system
- Fully Insulated
- Clear Heights = +/- 18-20', varies due to slope
- 8 Skylights
- 2 hanging wall heaters, full HVAC for offices.
- 2 Grade Level Doors 12' x 14'
- Partially Fenced
- 3 Restrooms

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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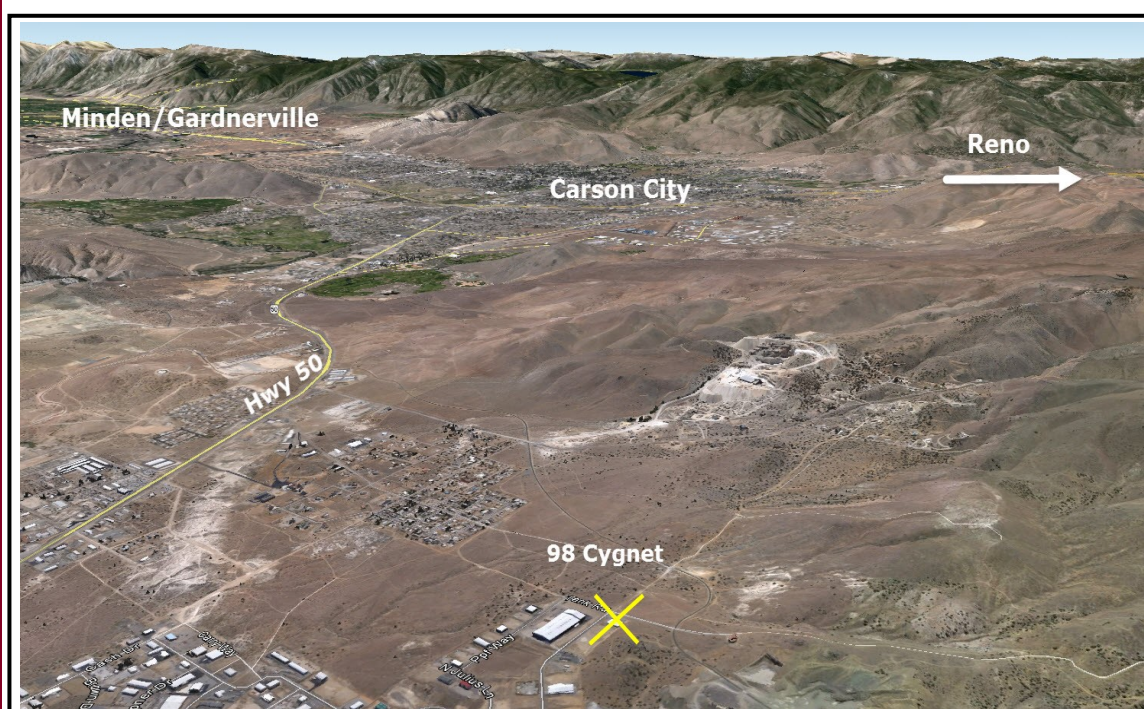
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