

FOR SALE

4,800 SF Industrial Bldg, Excess land for Expansion



2530 Nowlin Road
Minden, NV 89423

Offering Highlights

- \$600,000.00 Asking Price
- 4,800 SF Industrial Building
- 2.48 Acre Site
- Fully Fenced
- 360 Degree Views of Carson Valley & Sierra's
- Utility connections stubbed and paid for
- Large Concrete Pad on site
- Built in 2017
- No association

Contact:
Chad Coons, CCIM
(775) 720-2115 cell
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2288 Main Street
Genoa, NV 89411
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.

2530 Nowlin Road (off Johnson Lane)

Property Details

Building Specifications

- ◆ +/- 4,800 SF total.
- ◆ 2.48 Acres of land
- ◆ Fully fenced
- ◆ Entire lot has been graded.
- ◆ Building needs to be finished on inside, currently framed for offices but this could be changed.
- ◆ Utility connections need to be made to building.
- ◆ All connection fees have been paid. Water & Sewer fees paid close to \$50,000.00. Main water line is 1 1/2 inch, irrigation line and 1.41 sewer edu's.
- ◆ NV Energy connection has been paid, waiting to be installed. Project includes: 146' 3-1/ conductor, 1-150kva 277/480 transformer and service to 1-400Amp panel.
- ◆ Large concrete pad poured on north end of lot.
- ◆ 12' eave heights
- ◆ Fully insulated Metal building



2530 Nowlin Road (off Johnson Lane)

Location

Location Description and State Tax Structure

Property is located less than 1.5 miles from Hwy 395 in Minden, NV inside the Meridian Business Park. 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 one block from a 1,000,000 SF + Starbucks roasting facility. Nevada offers several different incentive programs for businesses relocating here.

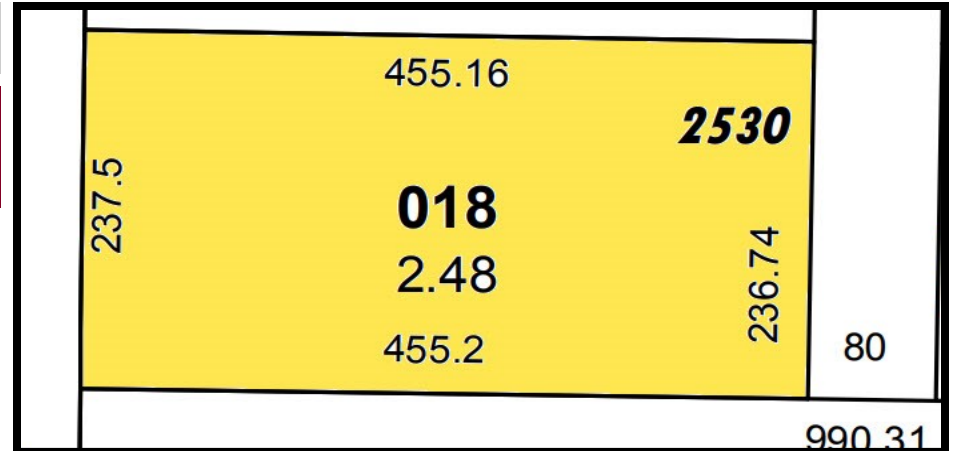


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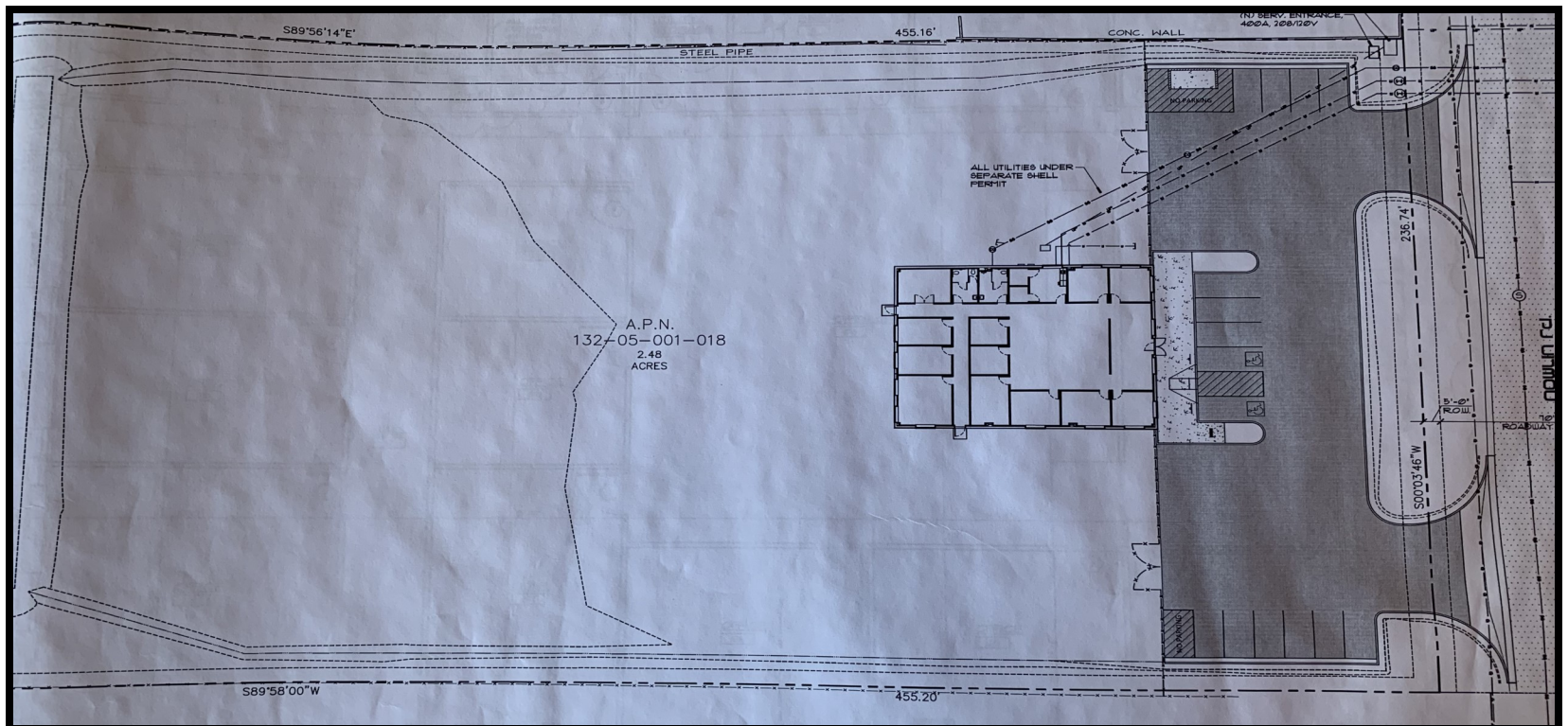
Parcel Summary

Parcel Map

Address	Parcel #	Acres	Land SF	Zoning
2530 Nowlin Road	1320-05-001-018	2.48	108,029	LI

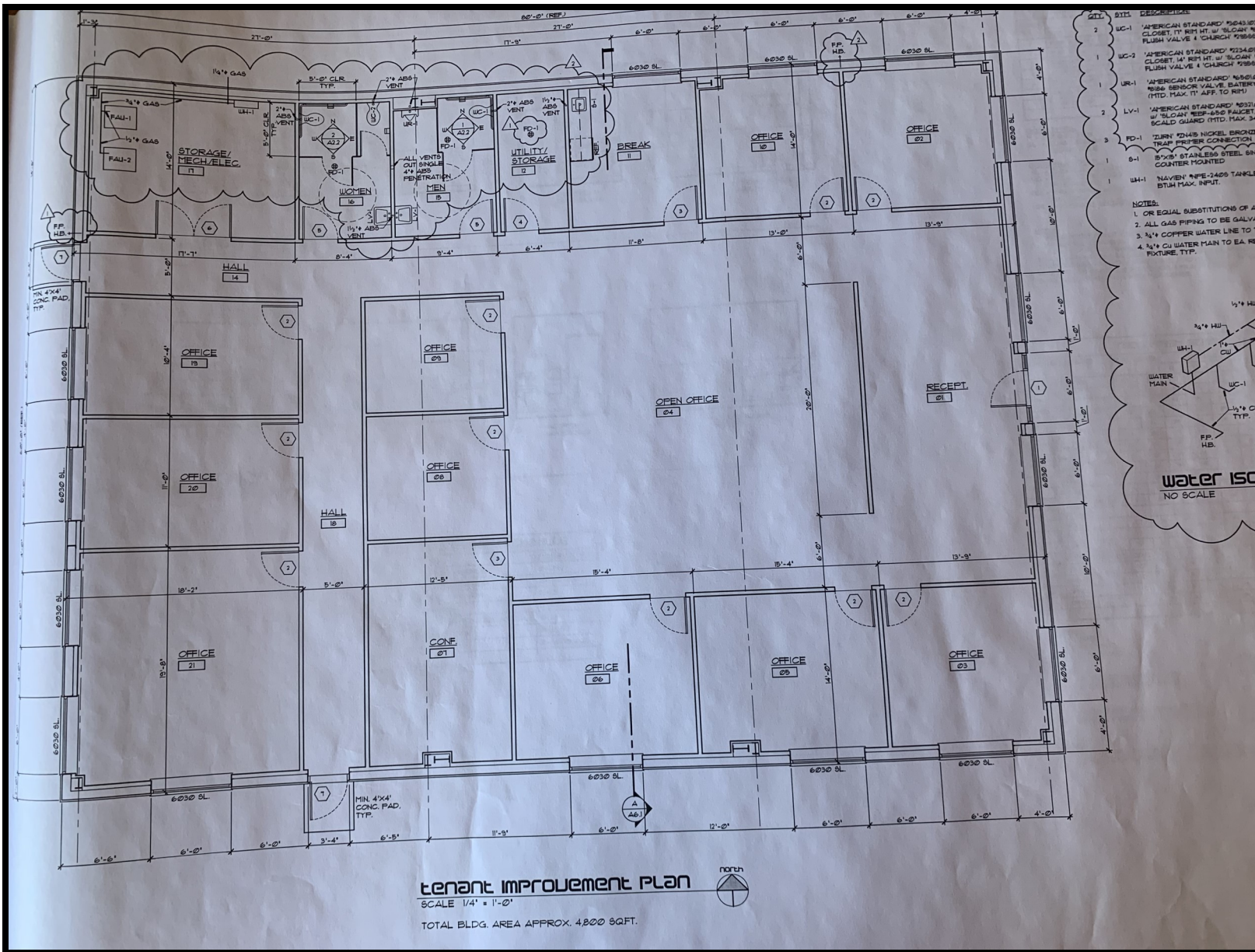


Site Map



Floor Plans

Floor Plan - overall



2530 Nowlin Road (off Johnson Lane)

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, 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, recreation facilities, service stations, and copy centers.

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

Douglas County Public Works
1120 Airport Road, Bldg f-2
Minden, NV 89423
775-782-9989

NATURAL GAS

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

TELEPHONE

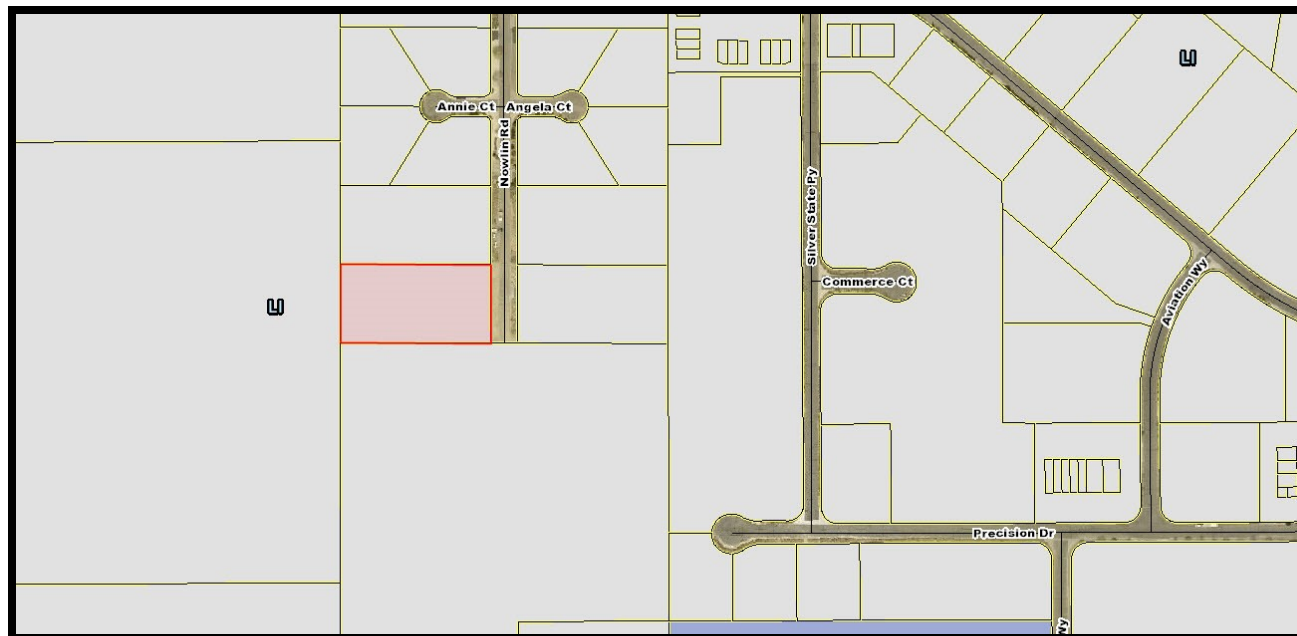
Frontier
1520 Church Street
Gardnerville, NV 89410
www.frontier.com

CABLE

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



2530 Nowlin Road (off Johnson Lane) Aerials



2530 Nowlin Road (off Johnson Lane)

Pictures



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