

FOR SALE | LAND | INDUSTRIAL LOTS



For Sale | \$140,000/AC

Property Features

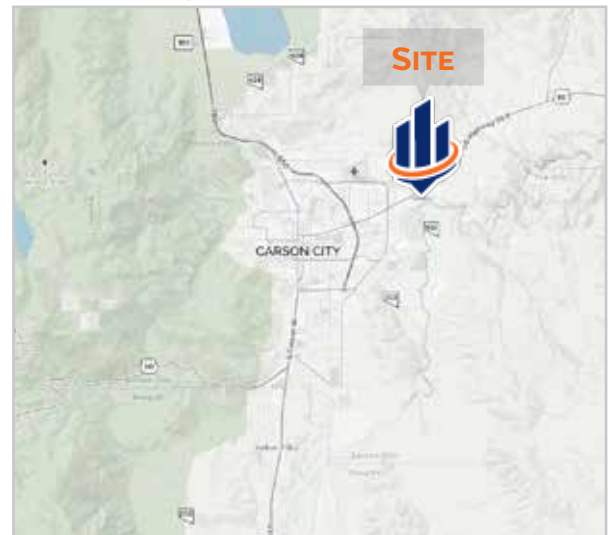
- » ±0.72 - 3.09 Acres
- » 10 industrial lots
- » Purchase separately or together
- » Easy access to Highway 50 and US 395 Interchange
- » Pricing varies by size and location

Location Overview

Deer Run Industrial Park, located in the Northeastern urban area of Carson City with easy access from Highway 50 East. The area is bounded on the north by U.S. Highway 50, on the south and west by the Carson River. The eastern boundary is marked by Bureau of Land Management land.

Deer Run Industrial Lots

Deer Run Road,
Carson City, NV 89706

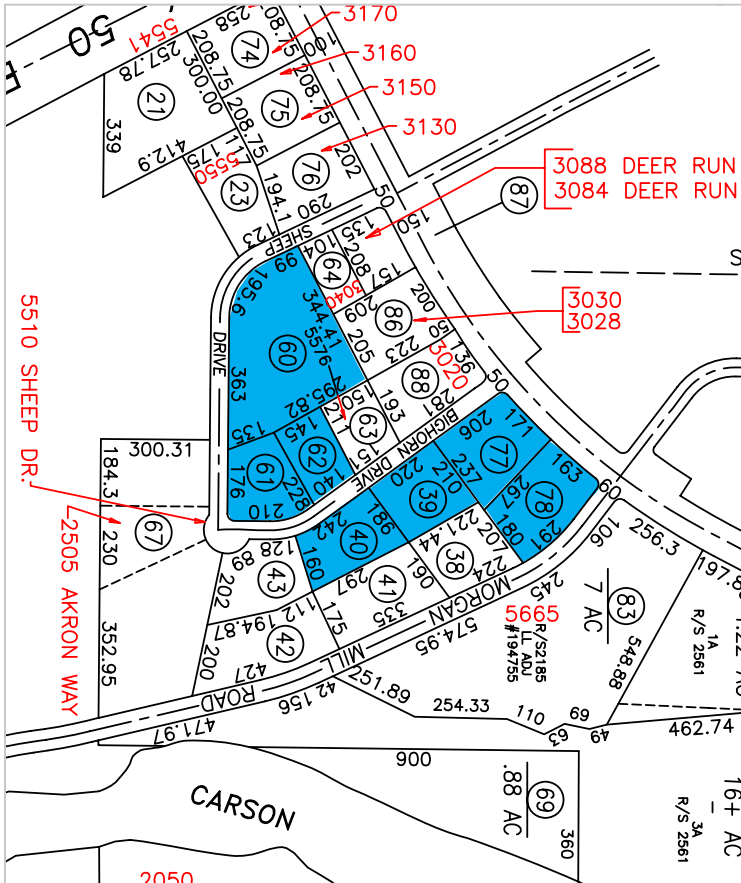


For More Information Contact:

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For Sale

Parcel Map



Demographics	1 Mile	3 Miles	5 Miles
Population	1,614	21,156	51,580
Households	579	7,479	20,883
Median Income	\$57,716	\$47,237	\$48,959

Available Lots

Location	APN	Size [Acres]	Asking Price
Bighorn Drive	08-541-39	1.00 Acres	\$140,000
Bighorn Drive (UNDER CONTRACT)	08-541-40	1.03 Acres	\$140,000
Sheep Drive	08-541-60	3.09 Acres	\$370,000
Sheep Drive/Bighorn Drive	08-541-61	0.97 Acres	\$130,000
Bighorn Drive	08-541-62	0.72 Acres	\$125,000
Deer Run/Bighorn Drive	08-541-77	1.23 Acres	\$185,000
Deer Run/Morgan Mill Road	08-541-78	1.26 Acres	\$185,000

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

TRANSPORTATION



Less than 1-day truck service to >60 MM customers, 8 states, and 5 major ports.
2-day truck service to 11 states.

TAX ADVANTAGE

- » NO corporate income tax
- » NO personal income tax
- » NO franchise tax
- » NO unitary tax
- » NO inventory tax
- » NO inheritance tax
- » NO estate tax