

# 2222 Park Place #2E

Minden, NV 89423

## FOR LEASE

### Industrial

Flex Space  
Manufacturing  
Warehouse  
Office

### Available Space

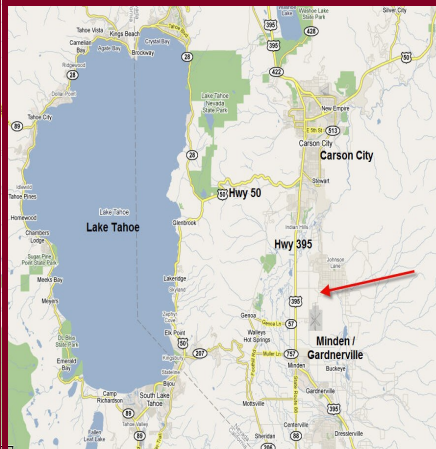
Unit E 1,940 SF (Flex)

### Building Details

Year Built: 2005  
Construction: Concrete Tilt Up  
Distance to  
Hwy 395: 1.5 Miles  
Zoning: Light Industrial

### Pricing

Unit E \$1,650.00 mo/MG  
Includes all charges except gas,  
electric & data.



For Information, contact:  
**CHAD COONS, CCIM**

775-782-3434 office

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## FEATURES:

### UNIT- 2E

- 1,940 SF (1,440 SF Warehouse, 500 SF Office)
- 1 Grade Level Door- 12' W x 14' H
- 125 Amp 480 V 3-phase
- 20' Clear Heights
- **Warehouse**- Reznor wall heater, fully insulated ceiling, skylight for natural light.
- **Office**- 1 private office, open area, 1 restroom.
- **Rent includes** all common area charges including water/sewer/ trash.

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.



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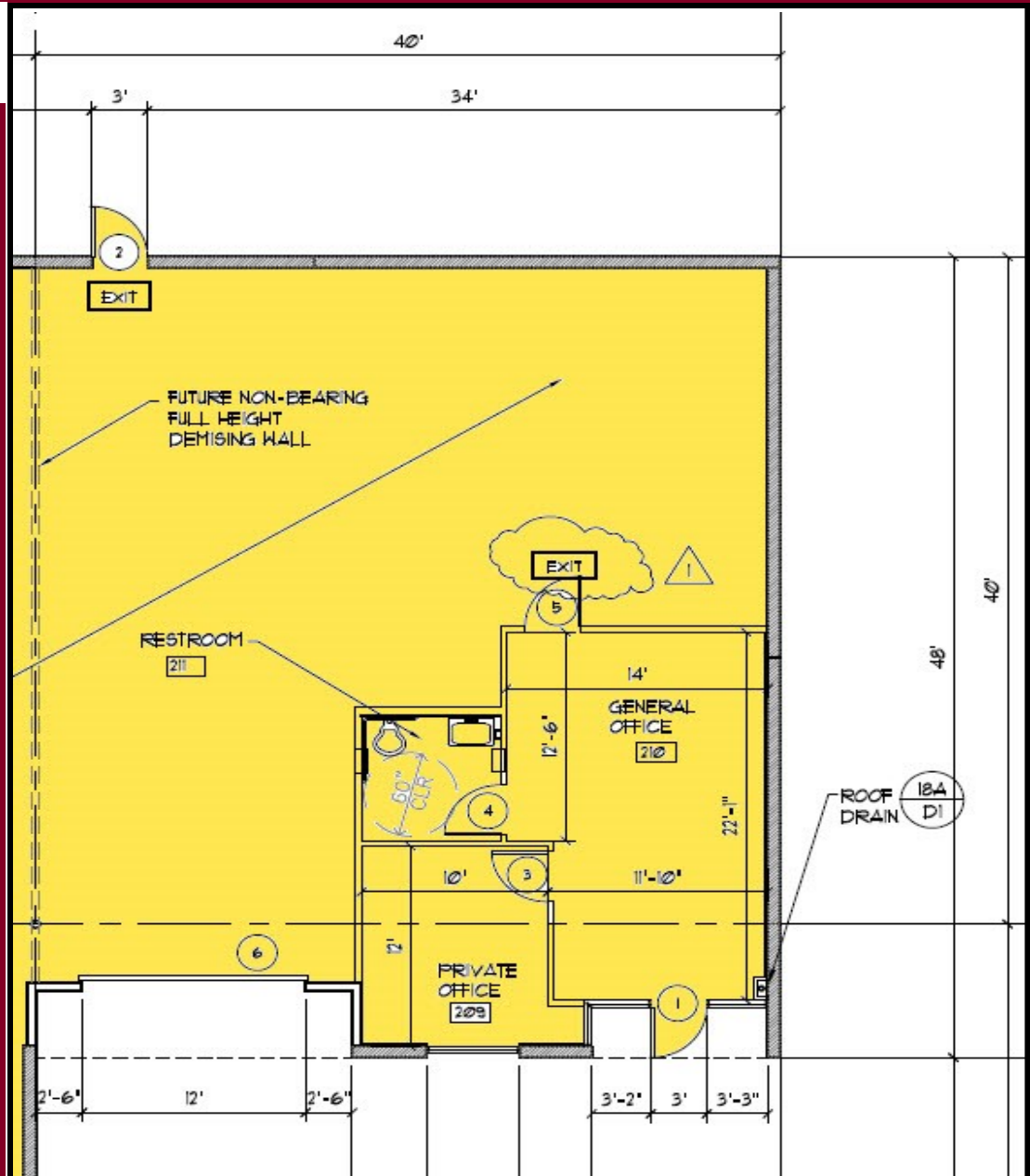
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### **Area Information**

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 approximately ½ mile from Minden/Tahoe Airport. Nevada offers several different incentive programs for businesses relocating here.

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