

FOR SALE

170,000 SF Industrial Manufacturing

Address

101 Evans Avenue
Dayton, Nevada 89403



Listed
By:

Chad Coons, CCIM

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Offering Highlights

\$7,500,000 List Price (\$44 PSF)

+/- 170,000 Square Feet

4000 Amps of 480v 3-phase power

11.73 acres

Location: Dayton, Nevada

Use: Industrial Manufacturing

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.

101 Evans Avenue (Dayton, NV)

Property Details

Features

- ◆ +/- 170,000 Total Square Feet
- ◆ +/- 25,600 Square Feet Office space
- ◆ Use: Industrial Manufacturing
- ◆ Power: 4000 Amps 480V 3-phase
- ◆ 3 Dock High Doors
- ◆ 2 Drive In Doors
- ◆ Column Spacing: 40' x 40"
- ◆ Clear Ceiling Height: approx 24' - 26'
- ◆ Skylights
- ◆ Construction: Concrete Tilt Up
- ◆ Lighting: High Bay Metal Halide and drop T-5 fluorescents
- ◆ Office Detail: Breakroom/Cafeteria, multiple private & executive offices, locker rooms, open area offices, document storage rooms, restrooms.

Location

- ◆ Facility is located at 101 Evans Avenue, Dayton, Nevada 89403. It is approx. 10 miles east of Carson City via Hwy 50, 40 miles southeast of Reno NV, 144 miles east of Sacramento CA, and 230 miles east of San Francisco, CA.

Site Info

- ◆ Site Area: 11.73 Acres or 510,958 SF
- ◆ Building Coverage Ratio: +/- 28%
- ◆ Parking: +/- 271 spaces
- ◆ Zoning: ME
- ◆ APN: 016-364-25
- ◆ Year Built: 1987
- ◆ Approx Elevation: 4,437 ft
- ◆ Topography: Mostly Level

Lease Info

- ◆ Tenant: AAA credit tenant
- ◆ Lease Term: expires 9/30/2019
- ◆ Renewals: Two 2-year options
- ◆ \$480,000 net operating income (NOI)

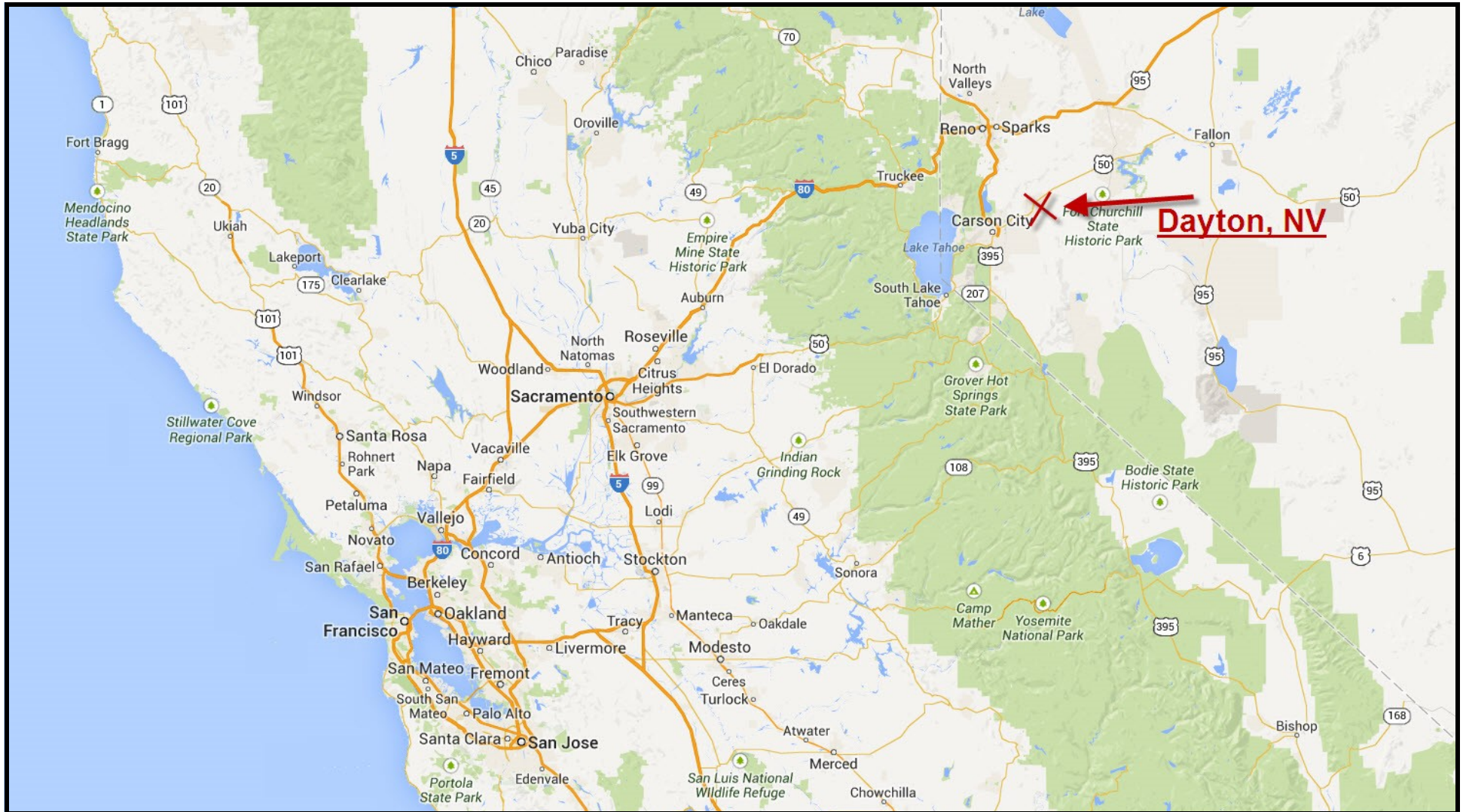


101 Evans Avenue (Dayton, NV) Location



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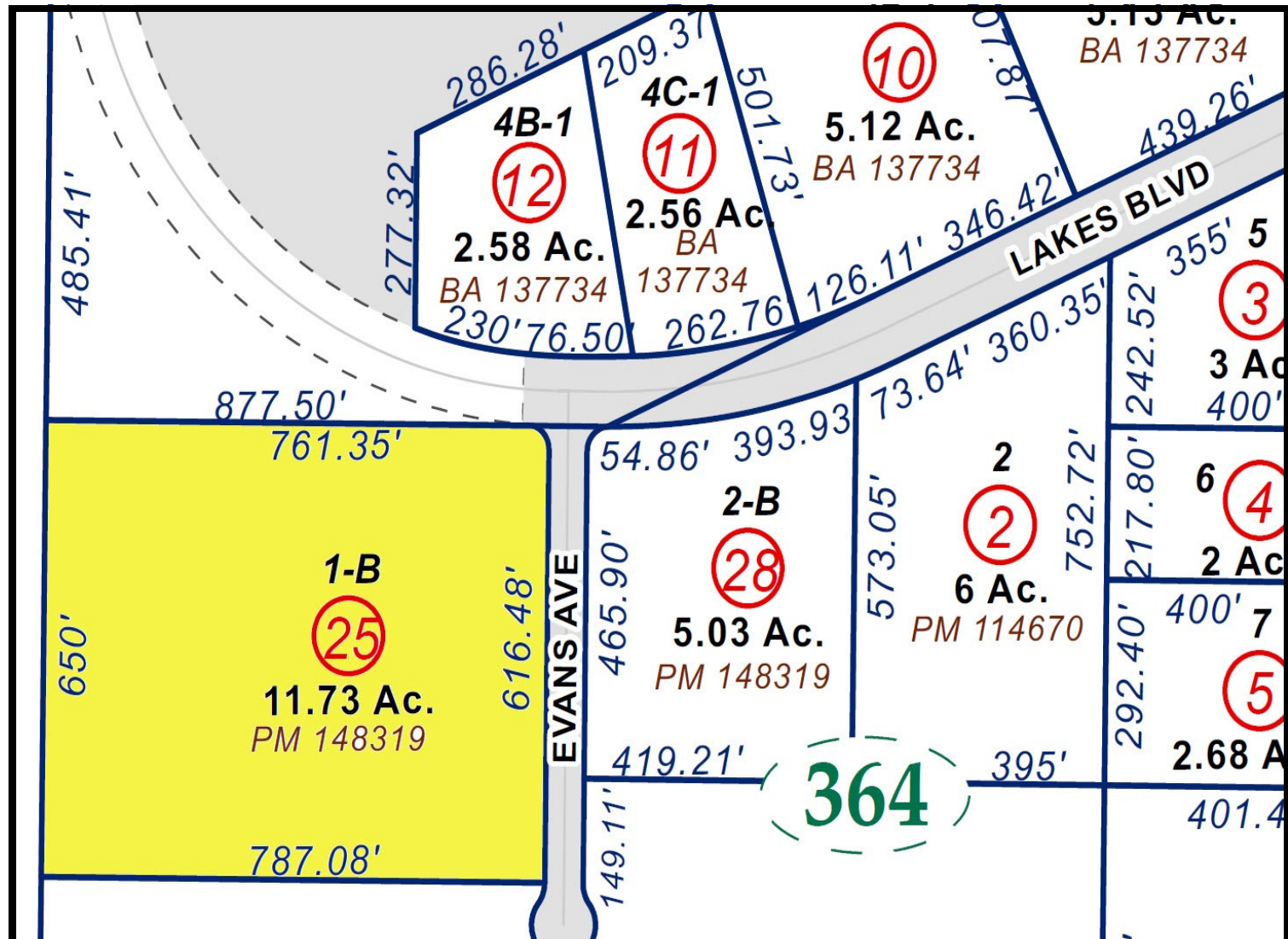
Location



101 Evans Avenue (Dayton, NV) Parcel Summary

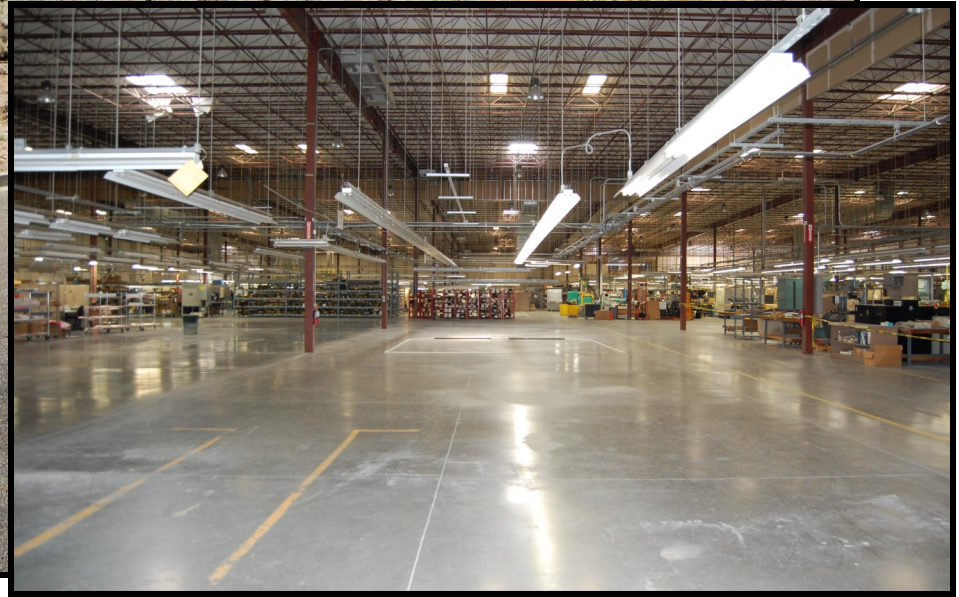
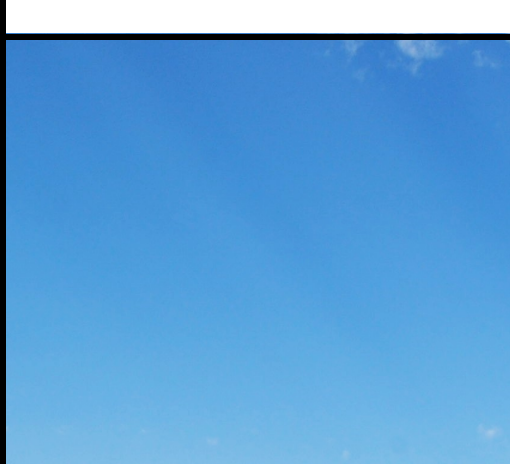
Parcel Map

Parcel #	Acres	Land SF
016-364-25	11.73	510,958



101 Evans Avenue (Dayton, NV)

Pictures



101 Evans Avenue (Dayton, NV)

Utilities

Utility Contacts

ELECTRIC

NV Energy
800.962.0399 or 775.834.4444
2021 Briar Crest Ct. Carson / 6100 Neil Rd. Reno
www.nvenergy.com

WATER/SEWER

Dayton Town Utilities
PO BOX 1699
Dayton, NV 89403
775.246.6220

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
775-782-0967

CABLE

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

For Property Information or Site Visits Contact:

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