

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$0.65 SF/yr (NNN)
Building Size:	80,000 SF
Available SF:	20,000 to 80,000 SF
Lot Size:	5 Acres
Number Of Units:	1 to 4
Zoning:	LI
Market:	CARSON VALLEY

PROPERTY OVERVIEW

INDUSTRIAL - BUILD TO SUIT

Have building plans to build an 80,000 sq ft building. The building is very well located near Minden airport and has great views.

Can lease 20,000 to 80,000 sq ft of space.

Owner can help build to your requirements.

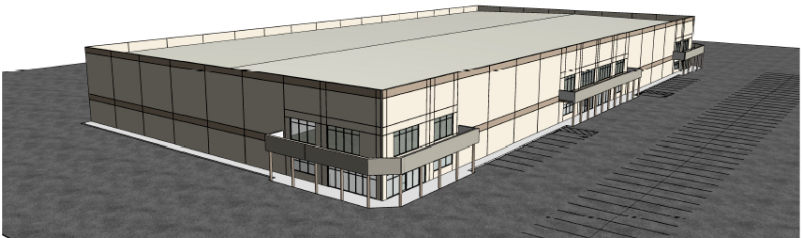
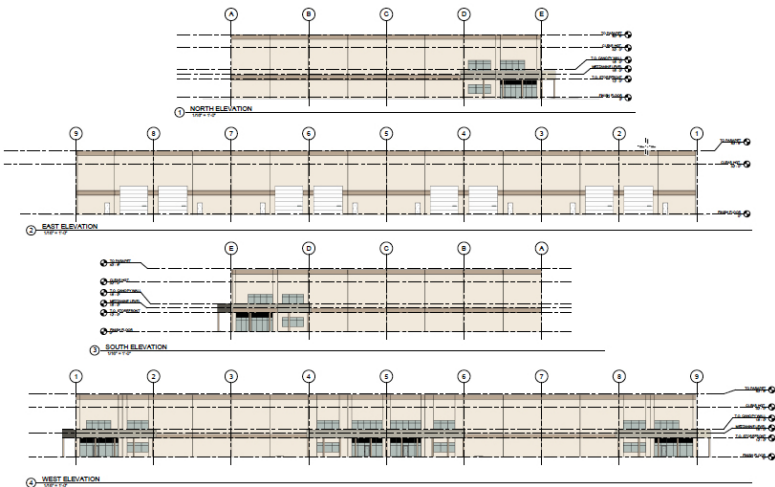
PROPERTY HIGHLIGHTS

- *Brand new build
- *Views
- *Location
- *20,000 o 80,000 sq ft available

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ADDITIONAL PHOTOS



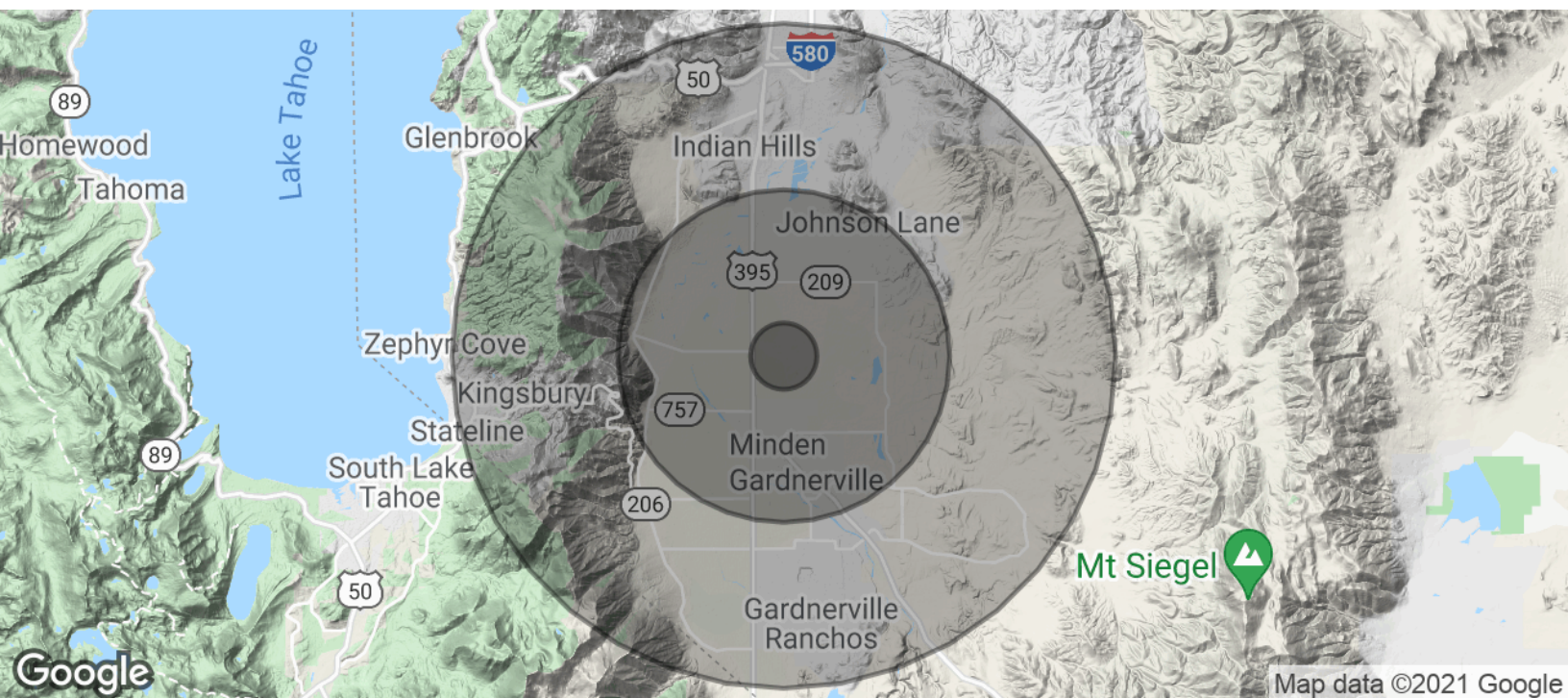
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	521	15,383	55,395
Average age	47.9	47.2	44.9
Average age (Male)	48.3	46.2	44.2
Average age (Female)	47.0	48.8	46.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	199	6,481	22,159
# of persons per HH	2.6	2.4	2.5
Average HH income	\$94,026	\$77,919	\$81,476
Average house value	\$478,194	\$471,036	\$459,257

* Demographic data derived from 2010 US Census

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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

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PROFESSIONAL BACKGROUND

Has personally brokered over \$300,000,000 in real estate investment sales.
4 time COSTAR Power Broker Award Winner
2018 & 2019 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems
CCIM certification earned May 2007

MEMBERSHIPS

5 years CCIM Board of Directors Norther NV Chapter
CCIM

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