

# FOR SALE

## 28,030 SF Industrial Building

2185 Park Place  
Minden, NV 89423



### Offering Highlights

- \$2,600,000 Asking Price (+/- \$92 per square foot)
- 28,030 total Square feet
- 1,200 Amps 480v 3 - phase power
- Building can be demised to 3 tenant spaces
- 4 Grade level loading doors
- Situated on 2 acres of land
- Great opportunity for Investor or Owner User



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Contact:  
Chad Coons, CCIM  
(775) 720-2115 cell  
(775) 782-3434 office  
2288 Main Street  
Genoa, NV 89411  
chadcoons@gmail.com

# 2185 Park Place (Minden, NV)

## Property Details

### Building Specifications

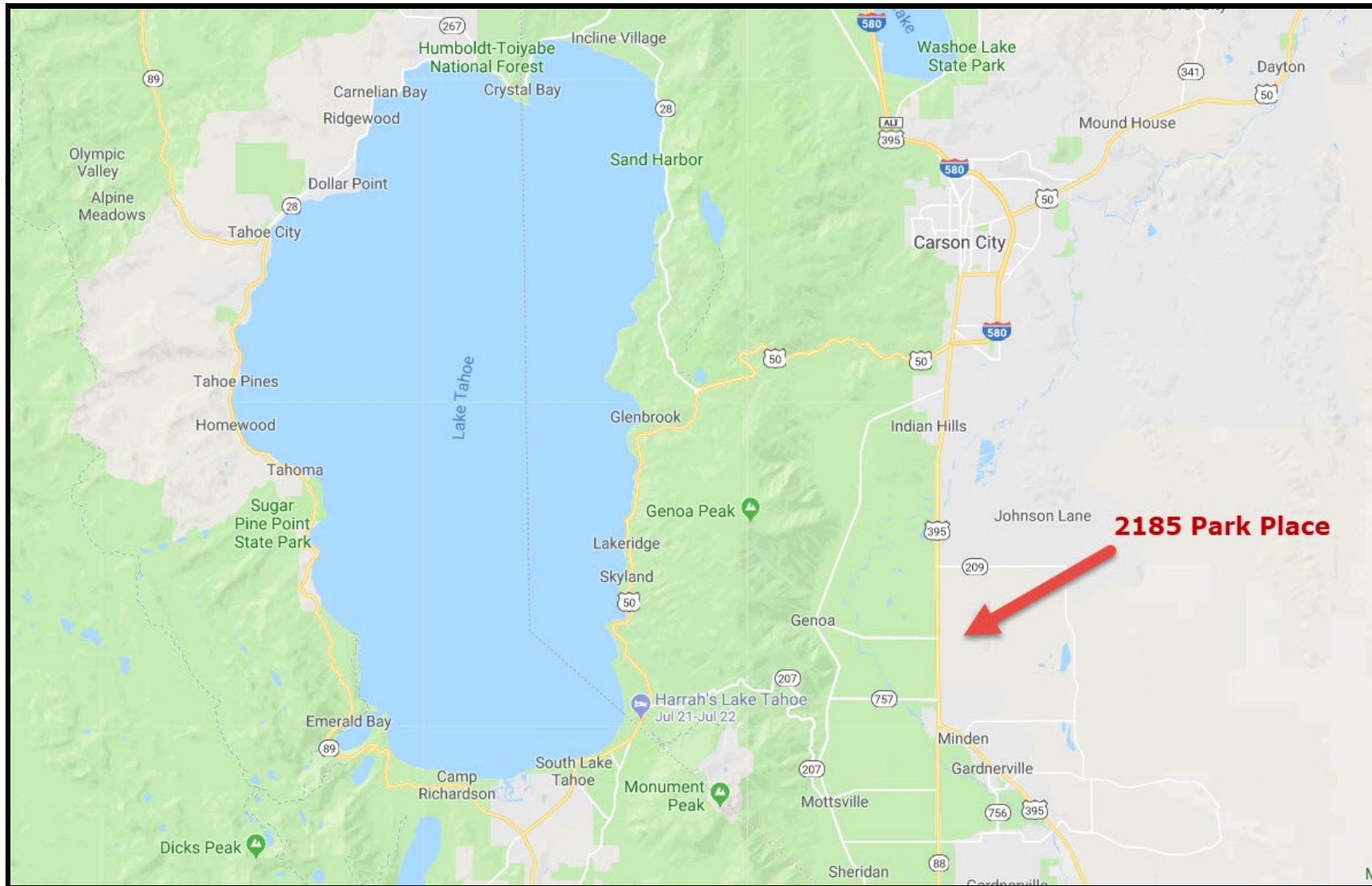
- ◆ 28,030 total square feet
- ◆ 1,200 Amps 480v 3 phase
- ◆ 4 Grade level doors, 10x14, 10x12, 15x13, 16x15
- ◆ Full fire suppression system
- ◆ Thicker slab areas for heavy precision equipment
- ◆ 9 total skylights
- ◆ 6 total restrooms
- ◆ Swamp coolers for cooling
- ◆ Reznor heating in warehouse and full HVAC in offices.
- ◆ Approximately 4,700 SF office space
- ◆ Building was added on making 3 easily demised spaces for multi tenant building. Spaces would be approx. 9,992 SF, 5,225 SF & 12,812 SF
- ◆ +/- 53 parking spaces including ADA





# 2185 Park Place (Minden, NV)

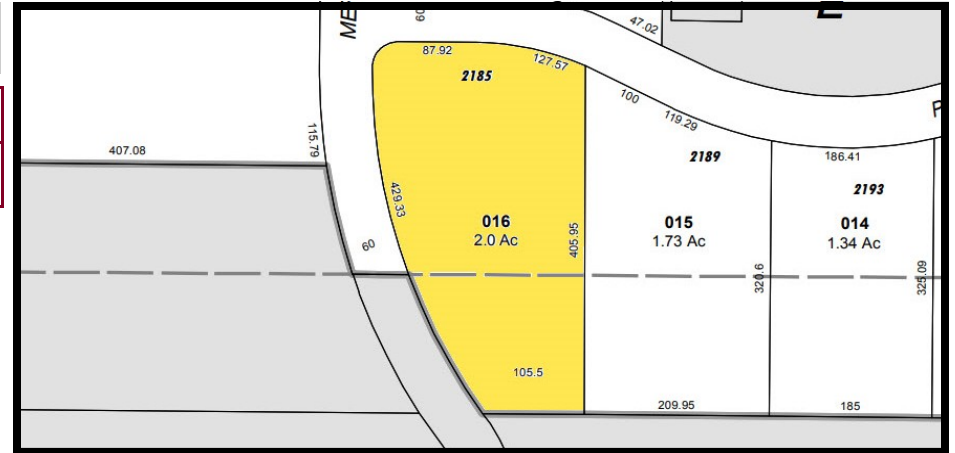
## Location



# 2185 Park Place (Minden, NV) Parcel Summary

## Parcel Map

Address	Parcel #	Acres	Land SF	Zoning
2185 Park Place	1320-08-410-016	2	+/- 87,120	LI



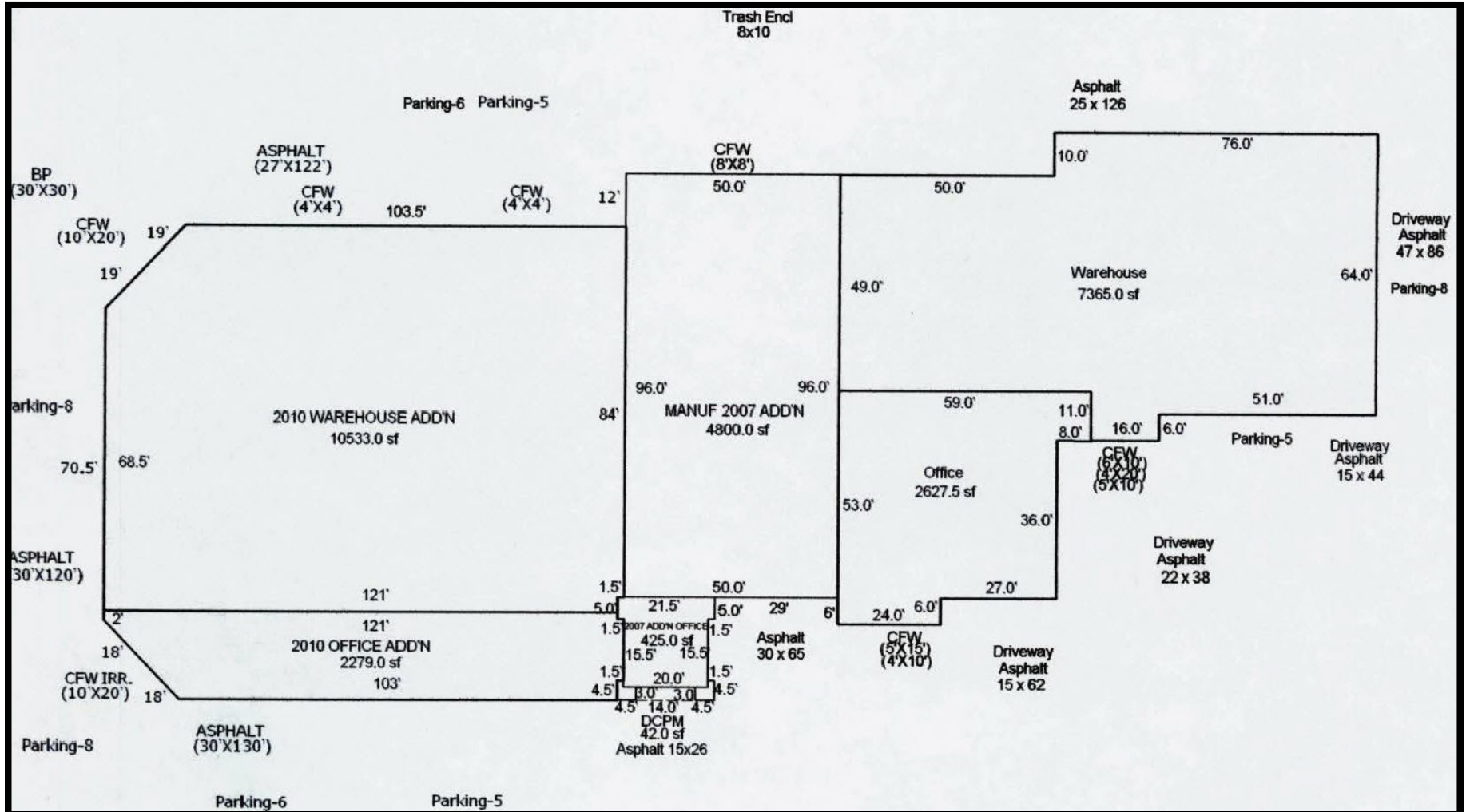
## Site Map





# 2185 Park Place (Minden, NV) Floor Plans

## Assessor Sketch



# 2185 Park Place (Minden, NV)

## Pictures



**For Property Information or Site Visits Contact:**

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