

# BUCKEYE SCIENCE PARK

*Industrial Land For Sale*



## CONTACT:

Chad Coons, CCIM

(775) 720-2115 cell

(775) 782-3434 office

2288 Main Street

Genoa, NV 89411

chadcoons@gmail.com

## OFFERING HIGHLIGHTS

- Parcel size: From 4.10 acres to 81 acres
- Ideal Use: Industrial Manufacturing, Warehouse, Office or R&D
- Price: \$3.00 Per Square Foot (bulk pricing \$1.00-\$3.00 psf)



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# BUCKEYE SCIENCE PARK

## *Parcels*

### PARCEL INFORMATION

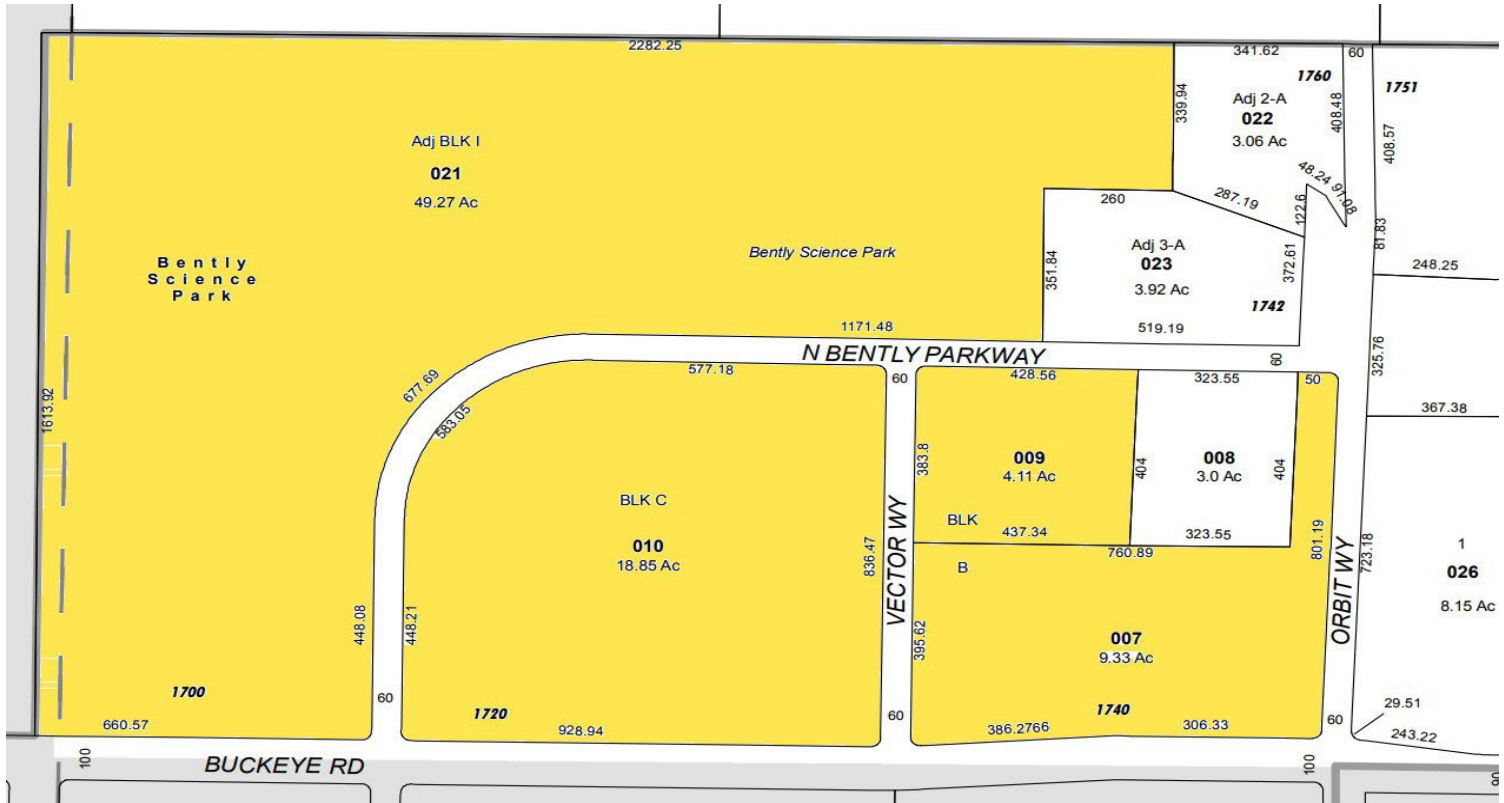
Address	Parcel #	Acres	Land SF	Zoning	Flood
1700 Buckeye	1320-27-001-021	49.27	2,146,201	LI	AE, X shaded
1720 Buckeye	1320-27-001-010	18.84	820,670	LI	X shaded, X unshaded
1740 Buckeye	1320-27-001-007	9.33	406,414	LI	X unshaded
1731 Vector	1320-27-001-009	4.1	178,596	LI	X shaded, X unshaded
1620 S. Bently Pkwy	1320-27-002-004	31.89	1,389,128	LI	X unshaded, AO, X shaded
1675 S. Bently Pkwy	1320-27-002-026	11.15	485,694	LI	X unshaded
1701 Buckeye	1320-27-002-033	13.81	601,563	LI	X shaded, X unshaded, AO
1450 Mid Valley	1320-28-000-007	14.33	624,214	LI	X shaded, X unshaded, AO, AE

- Water & Sewer at street through town of Minden
- Electricity and Natural gas at Street
- Fiber in Buckeye and S. Bently Parkway
- Topography = Level
- Access: Public from Hwy 395 & Buckeye
- Distance from Hwy 395: Little over 2.5 miles



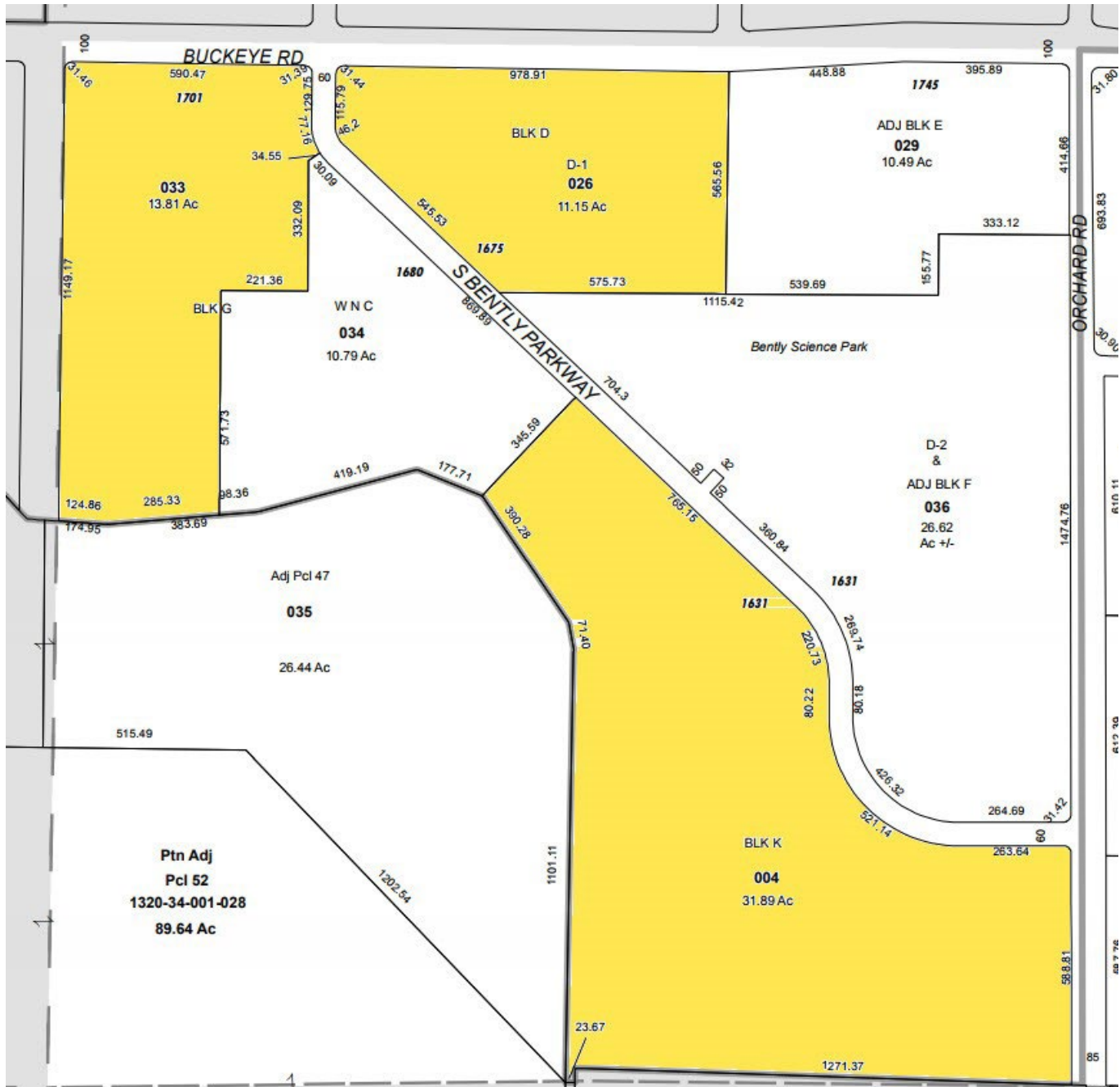
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## *Parcels*



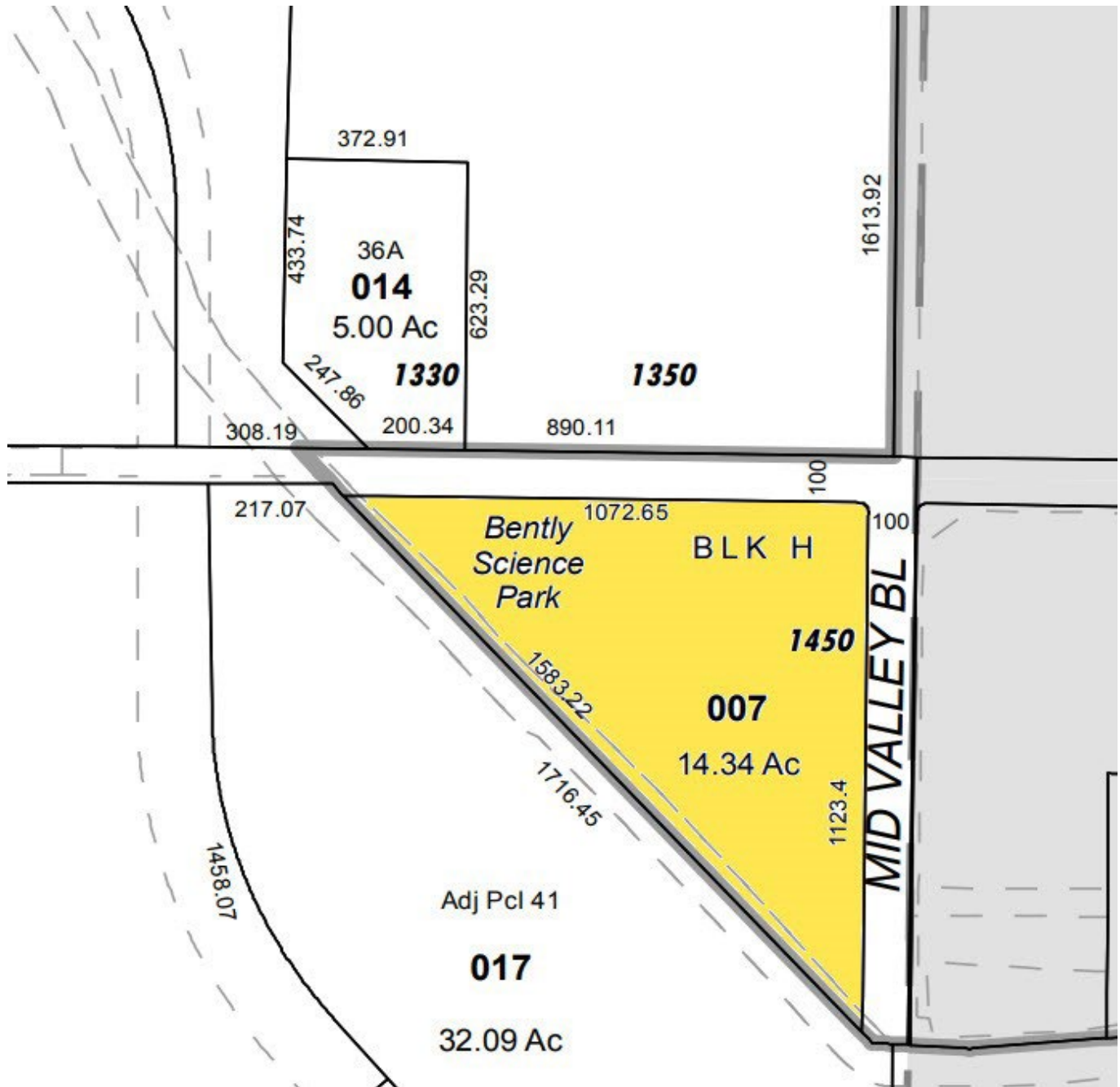
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## *Parcels*



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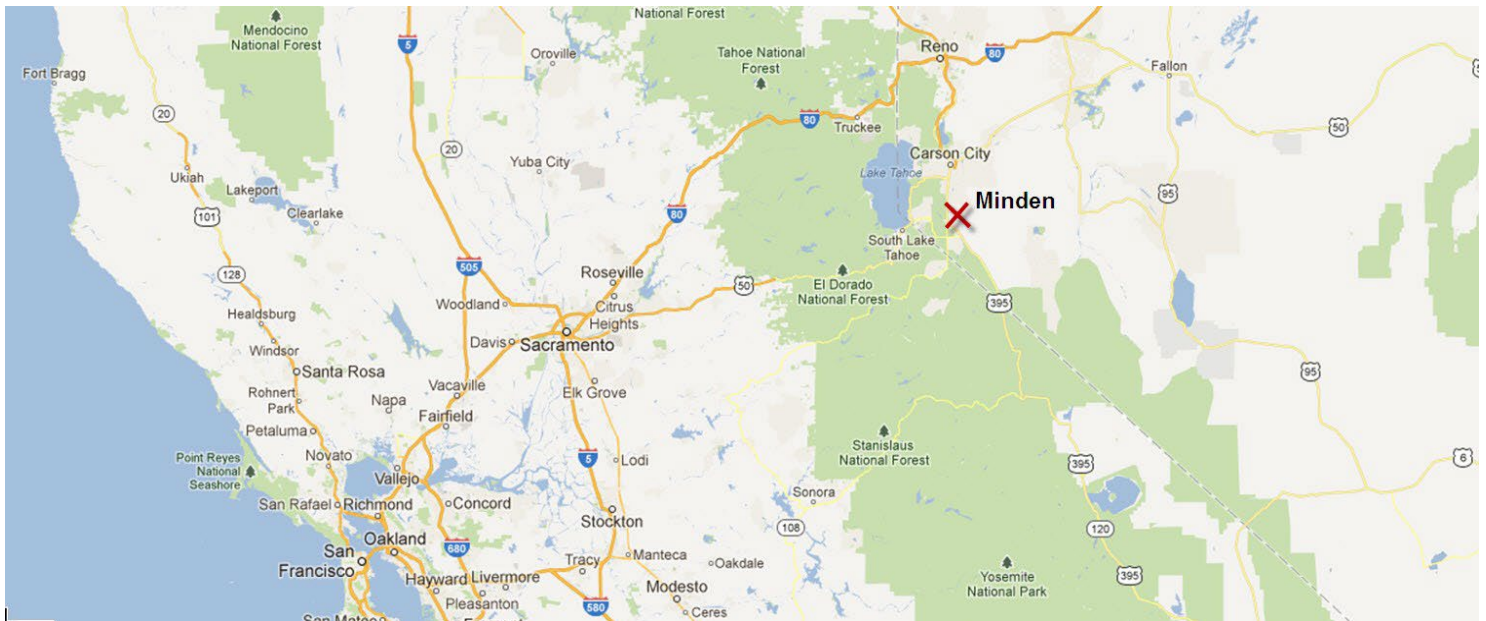


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## *Location*

### LOCATION DESCRIPTION AND STATE TAX STRUCTURE

Property is located just a little over 2 1/2 miles from Hwy 395 in Minden, NV off of Buckeye and Orbit Way. 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%.



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## *Zoning Information/Utility Contacts*

### ZONING

<b>DESIGNATION</b>	Light Industrial (LI). The purpose of this district is to provide areas for the development of research, light industrial, warehouse and distribution centers.
<b>DESCRIPTION</b>	"Light industrial" means any light industrial activity, including but not limited to assembling, compounding, food or beverage processing, inside storage, processing or treatment of products, construction equipment repair and sale, scientific research, manufacturing, wholesale trade, warehousing, and corporate offices, which is not specifically listed elsewhere in this code. Furthermore, uses which can demonstrate compatibility with and an accessory or support relationship to the previously mentioned primary uses are permitted. These uses may include but are not limited to financial institutions, accounting offices, child care facilities, service stations, copy centers, showrooms, product testing areas, and product sampling areas.

### UTILITY CONTACTS

#### ELECTRIC

NV Energy  
800.962.0399 or 775.834.4444  
6100 Neil Rd. Carson / 875 Long St.  
Reno  
[www.nvenergy.com](http://www.nvenergy.com)

#### WATER/SEWER

Town of Minden & MGSD  
1604 Esmeralda Ave, ste 101  
Minden, NV 89423  
775-782-5976  
[www.townofminden.com](http://www.townofminden.com)  
[www.mgsdistrict.org](http://www.mgsdistrict.org)

#### NATURAL GAS

Southwest Gas  
400 Eagle Station Lane  
Carson City, NV 89701  
775.882.2126  
[www.swgas.com](http://www.swgas.com)

#### TELEPHONE

Frontier  
1520 Church Street  
Gardnerville, NV 89410  
[www.frontier.com](http://www.frontier.com)

#### CABLE

Charter Communications  
9335 Prototype Dr.  
Reno, NV 89521  
800-314-7195  
[www.charter-business.com](http://www.charter-business.com)





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## *Pictures*



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or Site Visits, Contact:**

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