

# FOR SALE or LEASE

# 76,000 SF Manufacturing Facility



2220 Meridian Blvd  
Minden, NV 89423

## Offering Highlights

- \$6,685,000 Asking Price (\$88 per square foot)
- \$0.39 per square foot NNN (Lease Rate)
- 5.5 Acre Site
- Ideal for Corporate Headquarters
- 360 Degree Views of Carson Valley & Sierra's
- Located in the Meridian Business Park
- Over 13,000 SF Class A Office
- 4 Loading docks w/seals and levelers
- Built in 2003

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



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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.

# 2220 Meridian Blvd. (off Airport Road)

## Property Details

### Building Specifications

- ◆ +/- 76,000 SF Total
- ◆ 5.5 Acres, APN 1320-08-410-018
- ◆ Zoning: Light Industrial
- ◆ Manufacturing/Warehouse Facility
- ◆ +/- 13,332 SF Class A 2-story Office. 16 private offices, 11 shop offices, 4 other, 1 conference, large open area offices.
- ◆ 22' - 24' Clear Height
- ◆ 44' Column Spacing
- ◆ Concrete Tilt-Up Construction
- ◆ +/- 7,700 SF Atrium (break area, presentation hall, display center)
- ◆ 4 Dock High Doors with load levelers and seals. 8'W x 9'H openings. 1 knockout for expansion.
- ◆ 5 Grade Level Doors, 12'W x 14'H
- ◆ 136 Parking spaces, includes 5 ADA spaces
- ◆ Fire Suppression: Rack Storage - 18 heads, .25 gpm/sf, 2000sf area discharge, 480 GPM discharge. Finishing Area - 13 heads, .20 gpm/sf, 1500sf area discharge, 348 GPM discharge
- ◆ Multiple skylights throughout for natural lighting.

### Electrical/Mechanical/Utilities

- ◆ 2000 AMP / 480v 3-phase power service
- ◆ Existing load of 1435 amps
- ◆ Power conduit lines are ran throughout warehouse to multiple locations, no separate transformers or panels at these locations.
- ◆ 2 Water Lines: Main is 1 1/2" meter fed into 2" supply line. Other meter set is for Landscape
- ◆ 11 - wall mounted Reznor Heating units with 150,000 BTU (gas fired heaters)
- ◆ 2 Swamp Coolers for Atrium area
- ◆ HVAC: four 4-ton units, three 2-ton units, two 5-ton units and one 1-ton unit.
- ◆ IT Room on second floor of office
- ◆ 400w metal halide high bay lighting

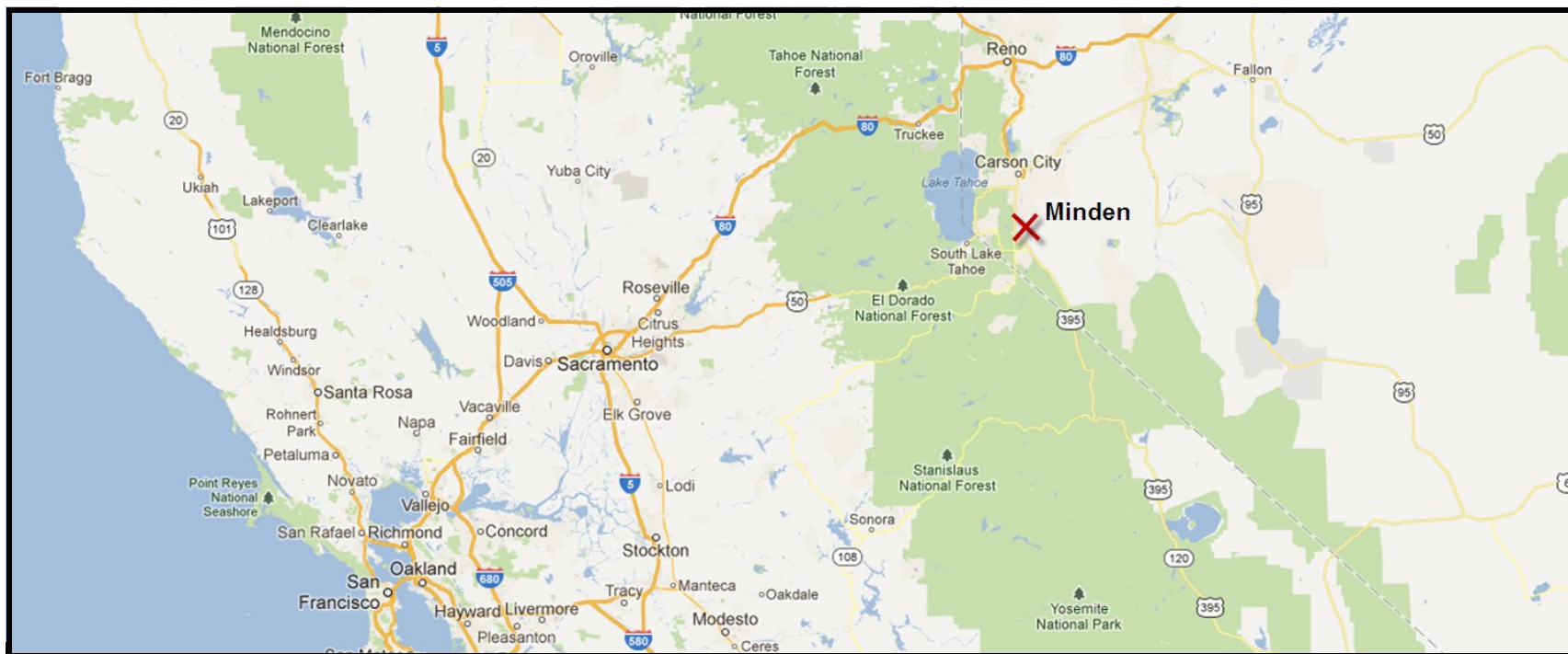


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## Location

### Location Description and State Tax Structure

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 one block from a 1,000,000 SF + Starbucks roasting facility. Nevada offers several different incentive programs for businesses relocating here.

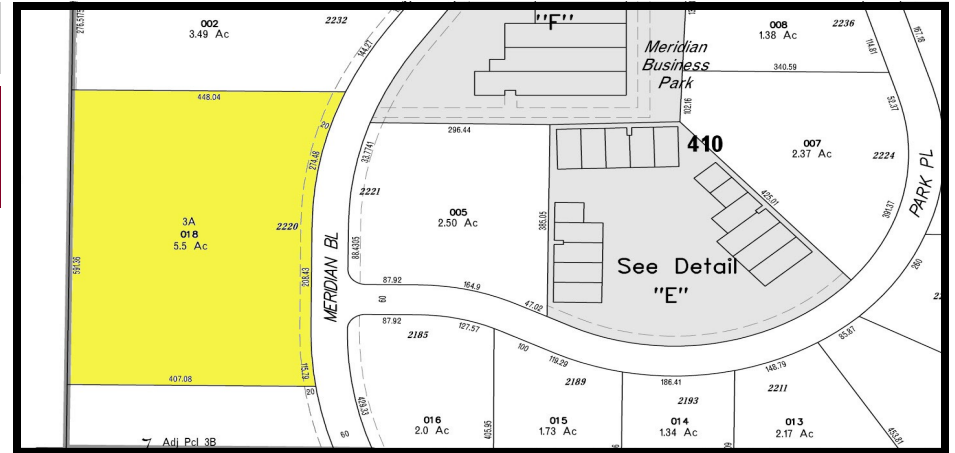


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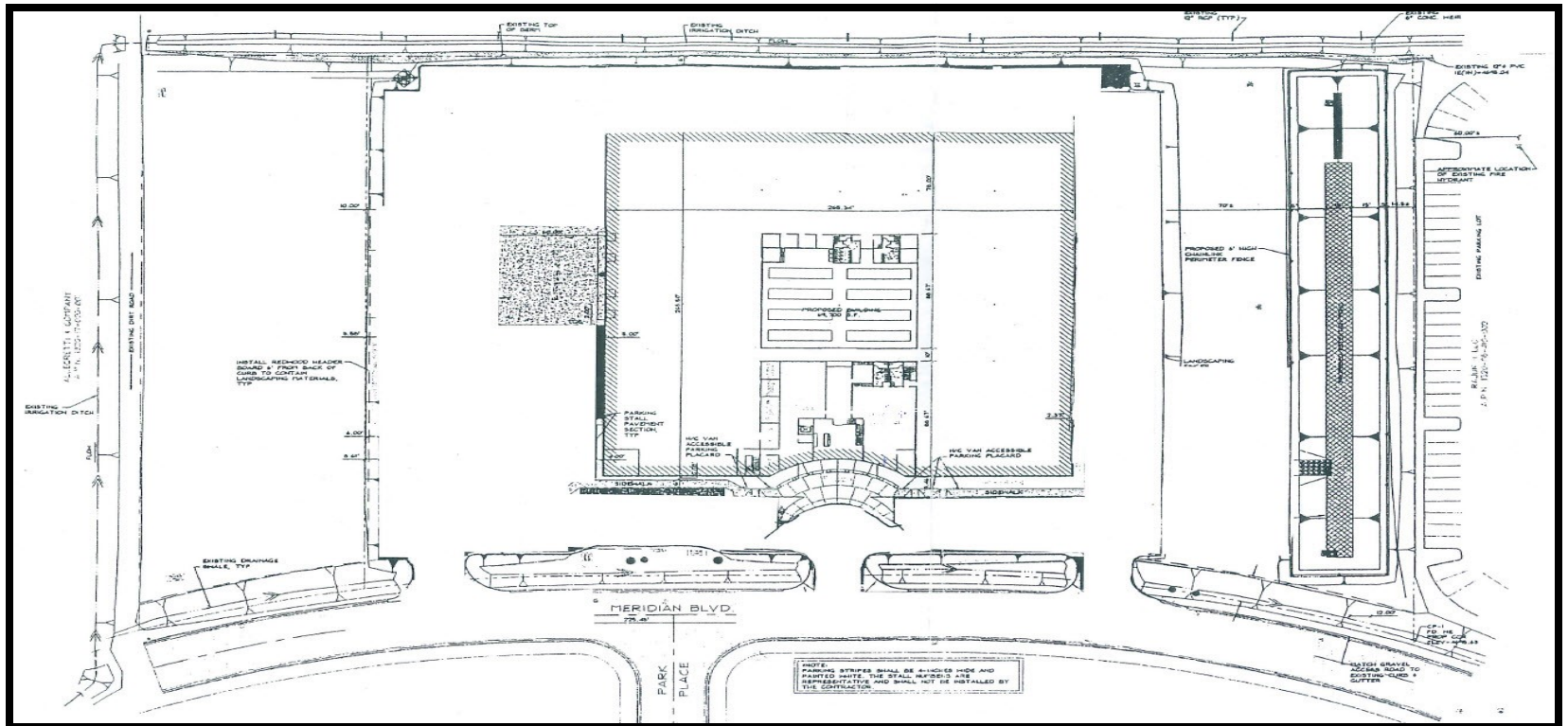
## Parcel Summary

### Parcel Map

| Address             | Parcel #        | Acres | Land SF | Zoning |
|---------------------|-----------------|-------|---------|--------|
| 2220 Meridian Blvd. | 1320-08-410-018 | 5.5   | 239,580 | LI     |



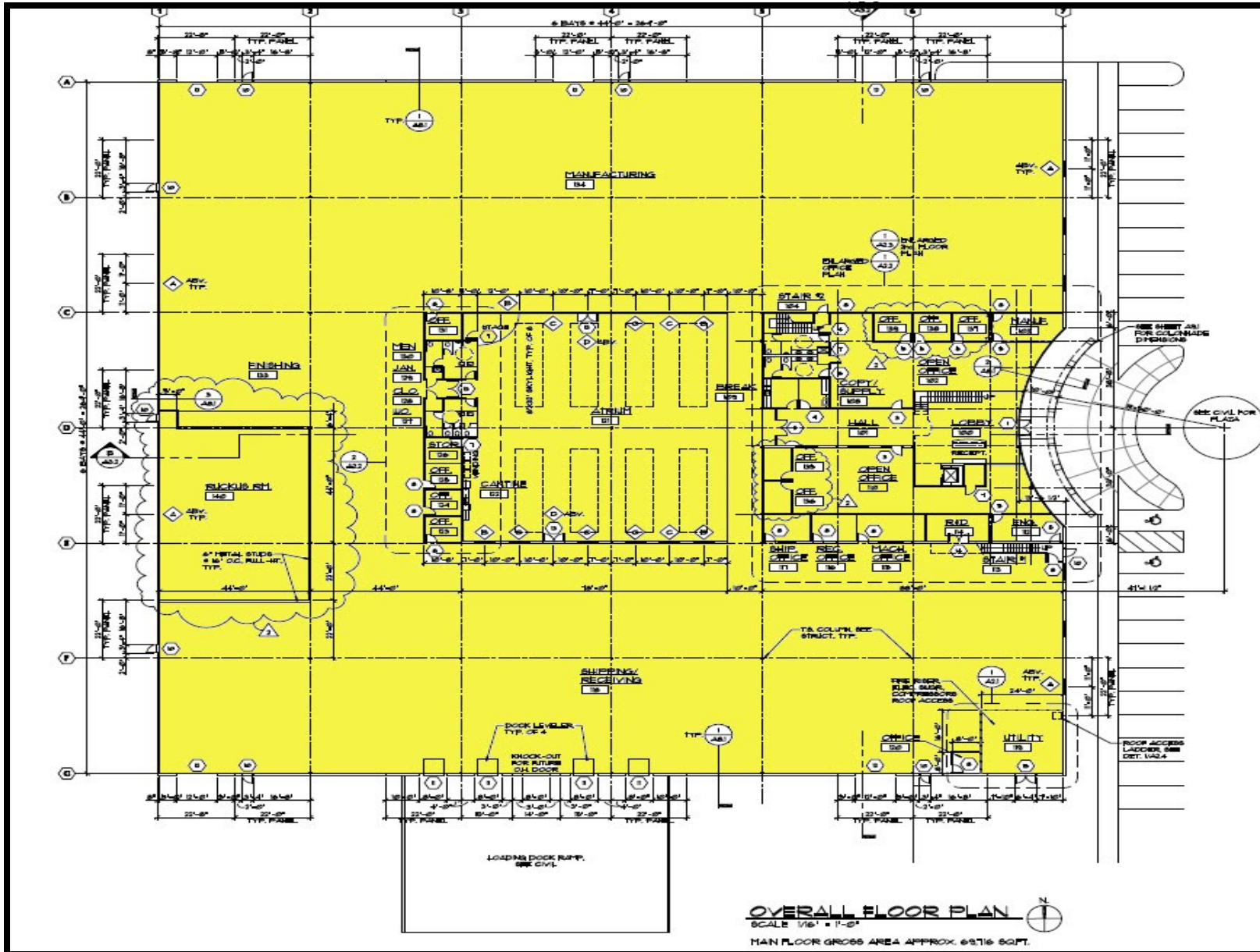
### Site Map



# 2220 Meridian Blvd. (off Airport Road)

## Floor Plans

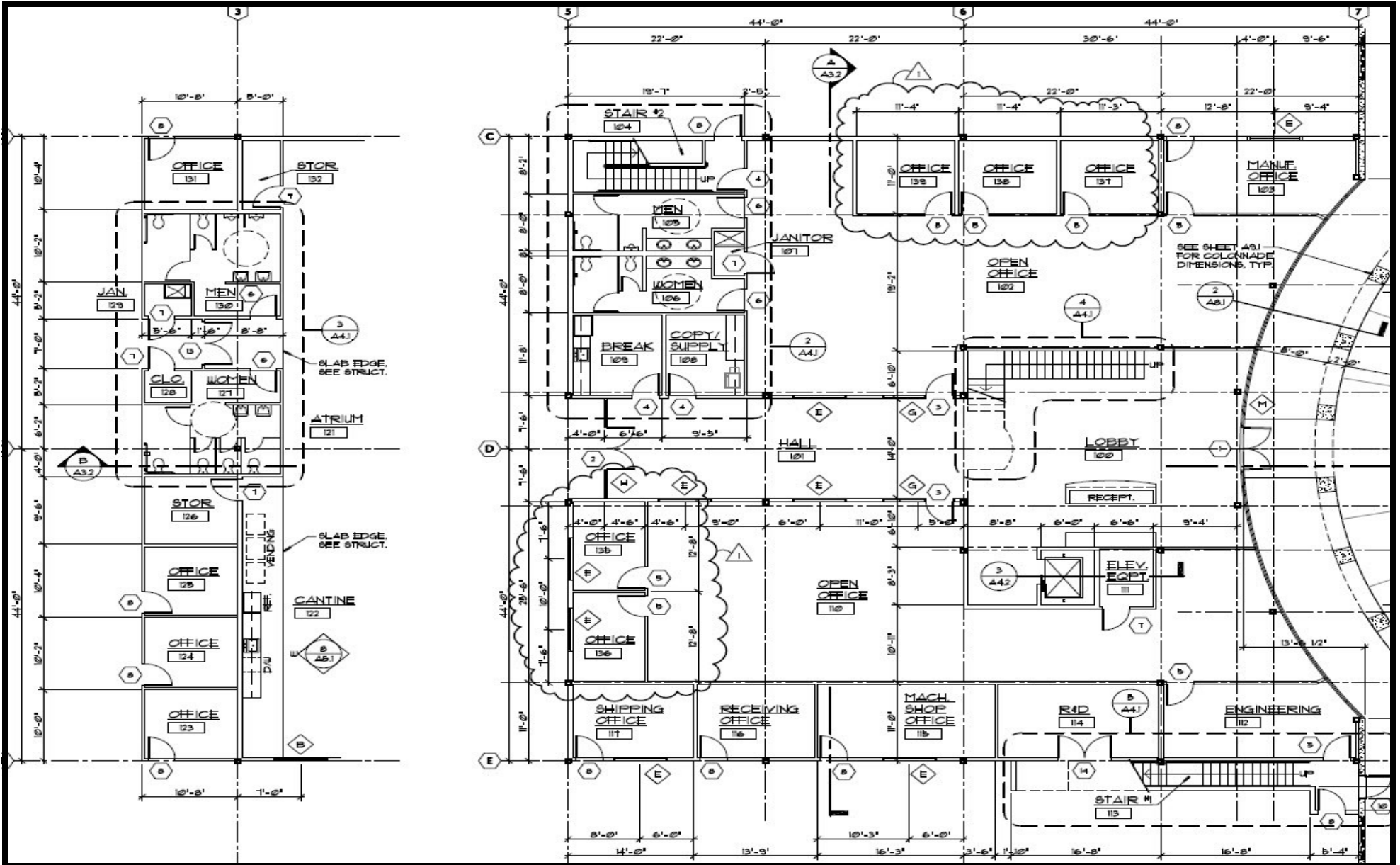
### Floor Plan - overall



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## Floor Plans

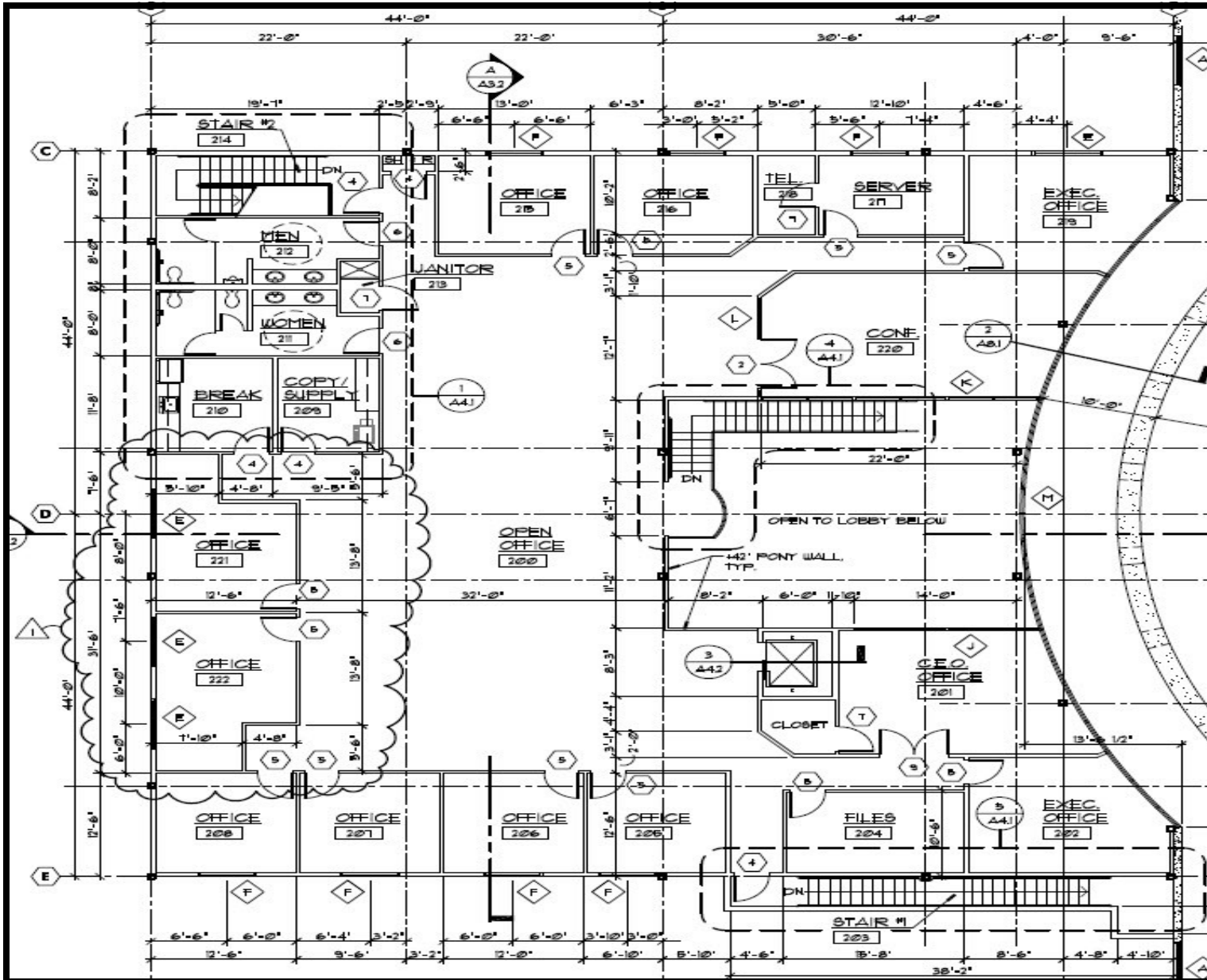
### Office Floor Plan (1st floor)



# 2220 Meridian Blvd. (off Airport Road)

## Floor Plans

Office Floor Plan (2nd floor)



*2220 Meridian Blvd. (off Airport Road)*

# 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, 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, recreation facilities, service stations, and copy centers. |

## 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

Douglas County Public Works  
1120 Airport Road, Bldg f-2  
Minden, NV 89423  
775-782-9989

### 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

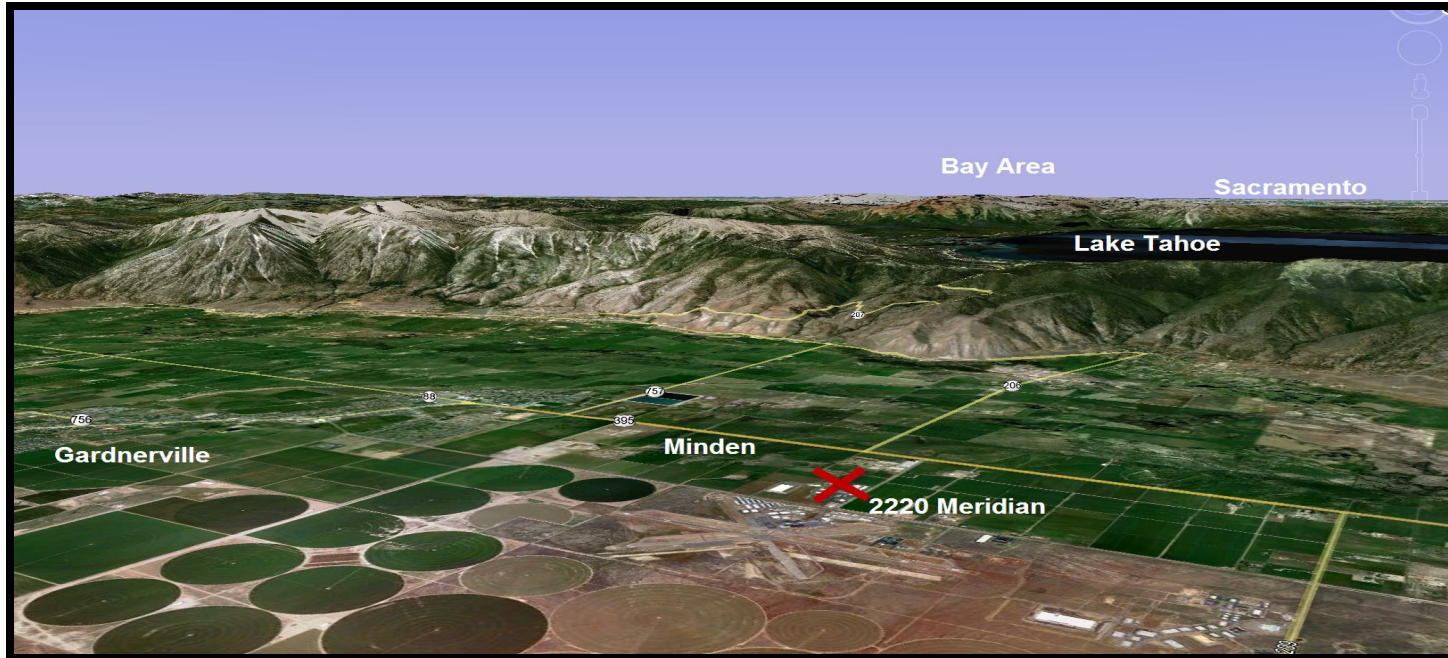
Charter Communications  
9335 Prototype Dr.  
Reno, NV 89521  
800-314-7195  
[www.charter-business.com](http://www.charter-business.com)





# 2220 Meridian Blvd. (off Airport Road)

## Aerials



**2220 Meridian Blvd. (off Airport Road)**

# Pictures



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