

FARWEST

R&C SALES/MGT.CO

UNIQUE HOMES, RANCHES,
LAND AND INVESTMENTS

Minden Industrial Lot

\$585,000



B Slobogin Steel – Commercial Office
2494 Nowlin Road, Minden, NV 89423
1320-05-002-031

***Conceptual Drawing**



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www.FarWestRealEstate.com

MINDEN INDUSTRIAL LOT
1.94 ACRES - UTILITIES TO SITE
2494 NOWLIN RD, MINDEN, NEVADA 89423

Practically ready to build with existing plans! Located in the fast growing industrial park just across the way from Starbucks new plant.

Proposed:

14,000 sq.ft. steel building plus 4,000 sq.ft. covered storage

Breakdown:

10,000 sq.ft. manufacturing/warehouse area

4,000 sq.ft. office space

Planning (Design Review), Civil, Landscaping, Drainage, Soils, Traffic, Structural are 100% complete.

Architectural plans (90%) and complete the MPEF plans to submit for a building permit.

(MPEF = Mechanical, Plumbing, Electrical, and Fire Suppression.)

The Design Review is on file along with the county's conditional letter of approval.

Listing in Cooperation with Maggie Hakansson - Realty One Group Eminence

Price \$585,000

For more information contact Morgan Nevin or Pete Nevin
775-829-2122, www.FarWestRealEstate.com

