

OFFICE/WAREHOUSE FOR LEASE

**STAY AHEAD OF THE GAME
WITH STAGGERED LEASE
RATES STARTING AT \$0.09/SF!**

3 MONTHS @ \$.09/SF \$ 270/MO

3 MONTHS @ \$.18/SF \$ 540/MO

3 MONTHS @ \$.26/SF \$ 780/MO

3 MONTHS @ \$.35/SF \$1,050/MO

SAVE \$4,680.00!!

(based on a lease rate of \$0.35/SF— 1-year lease)

45 HEPPNER DR., UNIT C



PROPERTY DETAILS

3,000 sq. ft. office/warehouse

Term: One year

Price: Varied— see breakdown above

Price per sq. ft.: \$.35

Roll-up doors:

(1) 10'x12' and (1) 12'x14'

Outside storage: front, back & side

Fully fenced and gated yard

Asphalt abutting building

Clear span: 14'

Power: 3-phase / 220 v / 200 amp

Zoning: M-1

DIRECTIONS

Take Highway 50 East towards Mound House. Turn left onto State Route 341. Turn left onto Industrial Parkway. Turn left onto Heppner Drive. The property is located at 45 Heppner Drive which is on the south side of Heppner Drive.

For leasing information call:

Terry Yeager

Broker/Owner

Phone: 775-882-3211

Fax: 775-882-7553

terryyeager@callatg.com

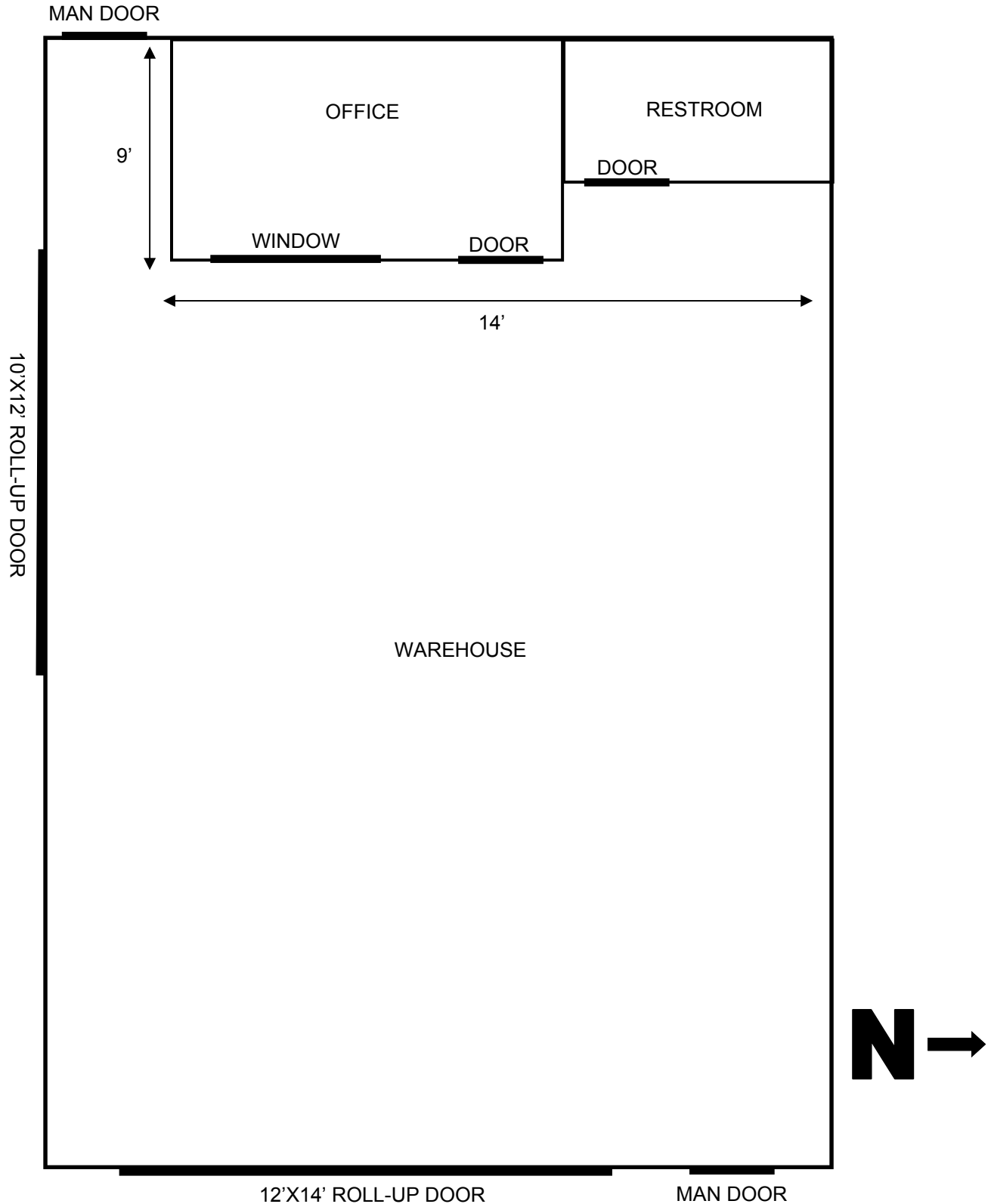
www.carsoncommercial.com



**CARSON PROPERTIES
INC**

45 HEPPNER DRIVE, UNIT C MOUND HOUSE, NV

OFFICE/WAREHOUSE FLOOR PLAN



45 HEPPNER DRIVE, UNIT C MOUND HOUSE, NV