

# INDUSTRIAL MANUFACTURING BUILDING FOR LEASE

**65 Highway 341, Carson City, Nevada 89706**

## FEATURES



As viewed from Industrial Parkway



As viewed from Highway 341

### LAND

- \* 2.58 acres
- \* Outside storage: 1 acre asph. 1/2 acre lot (21,000 sf)
- \* Space for expansion & outside storage
- \* Partially fenced & gated

### BUILDING

- \* 20,700 sq ft overall
- \* Clear height at 25 foot
- \* High intensity sprinkler system
- \* 2—10' x 10' dock doors
- \* 4—14' x 16' roll-up doors with electrical openers
- \* 4—250,000 BTU space heaters
- \* 480 volt power
- \* Office area at 1,000± sq ft
- \* Office is air conditioned
- \* 4 restrooms

**Industrial/Manufacturing**  
**\$7,452.00 per month**  
**\$.36 per sq ft Gross**  
**Call for appt. to show.**



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