

# 9.05 acres in Carson Valley Business Park

2416 Precision Dr  
1223 Commerce Ct.  
Minden, Nevada, 89423

Total of 9.05 acres asking \$7.00/SF



# Vacant Industrial Land

The subject property consists of 2 contiguous parcels for a total of 9.05 acres. Parcels are zoned light industrial and has DRC approval for RV & Boat Storage.

Water, sewer and electrical to property line.

Property addresses are: 2416 Precision Dr. & 1223 Commerce Ct., (APN 1320-04-001-146 &147)

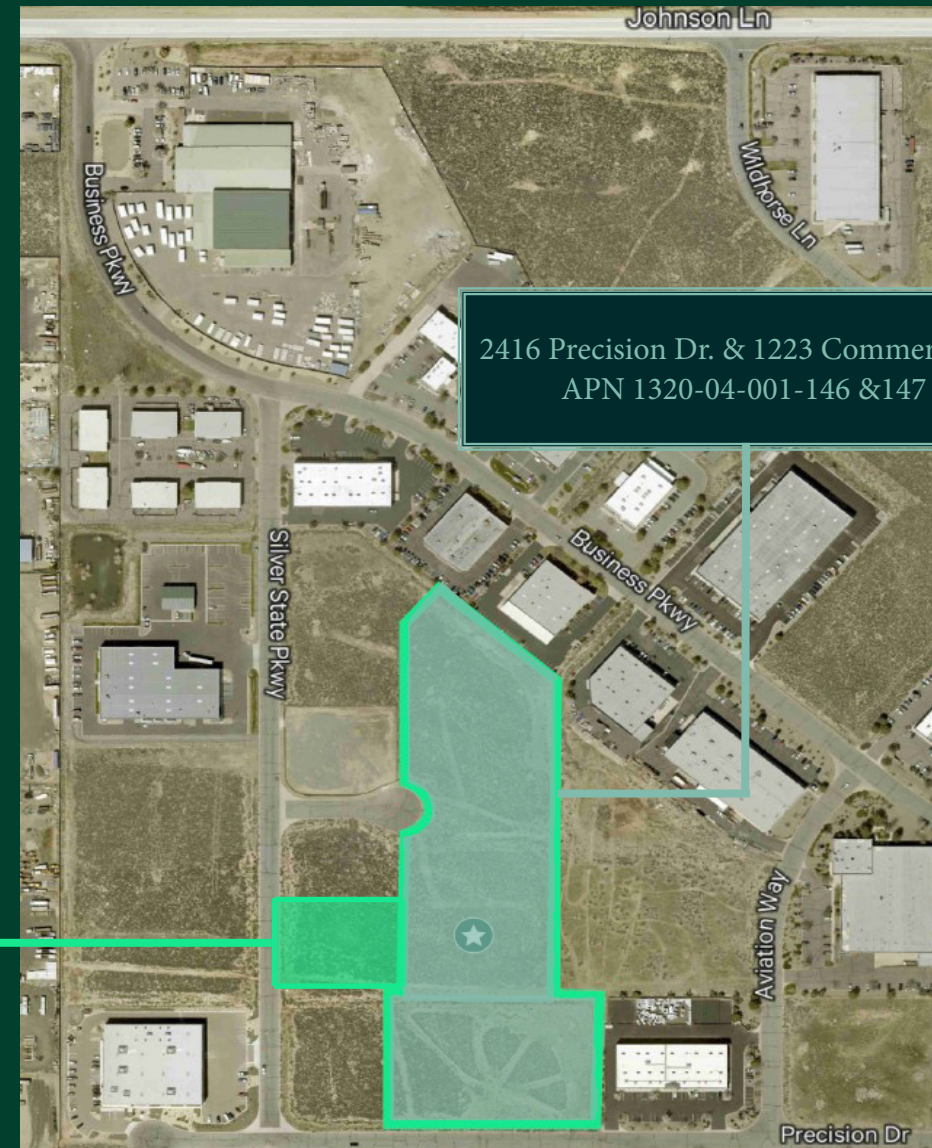
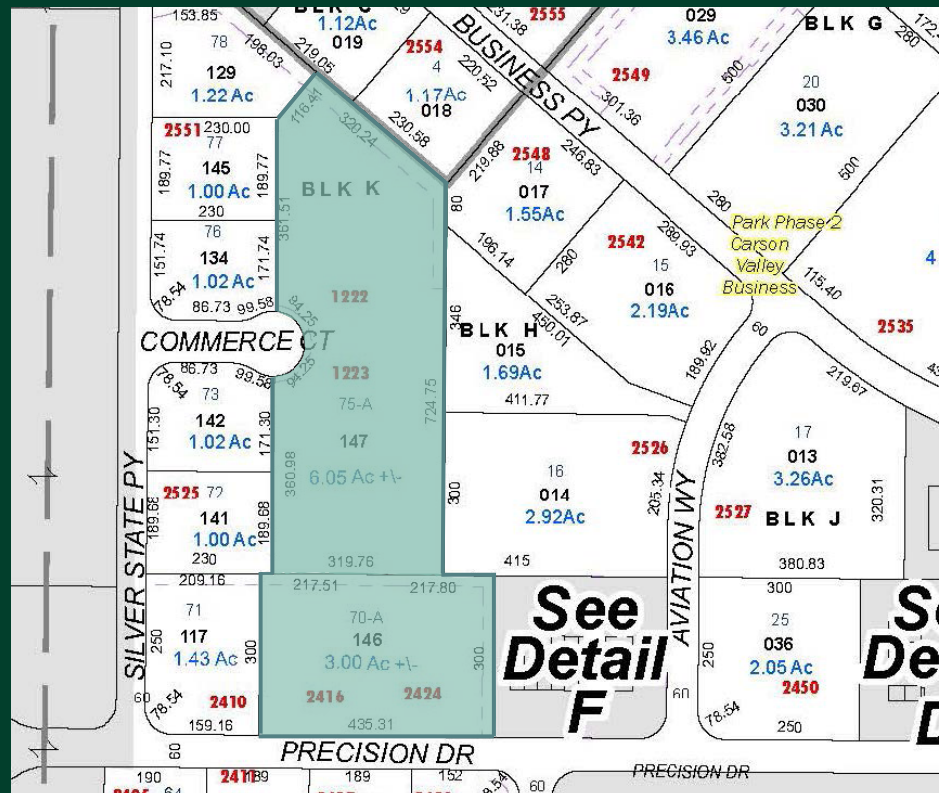
Adjacent Parcel purchase opportunity (APN 1320-04-001-141)

**\$7.00/SF**      **9.05 acres**

Asking Price

With adjacent additional acre

1.00 acre adjacent lot available  
APN 1320-04-001-141





# Minden, Nevada

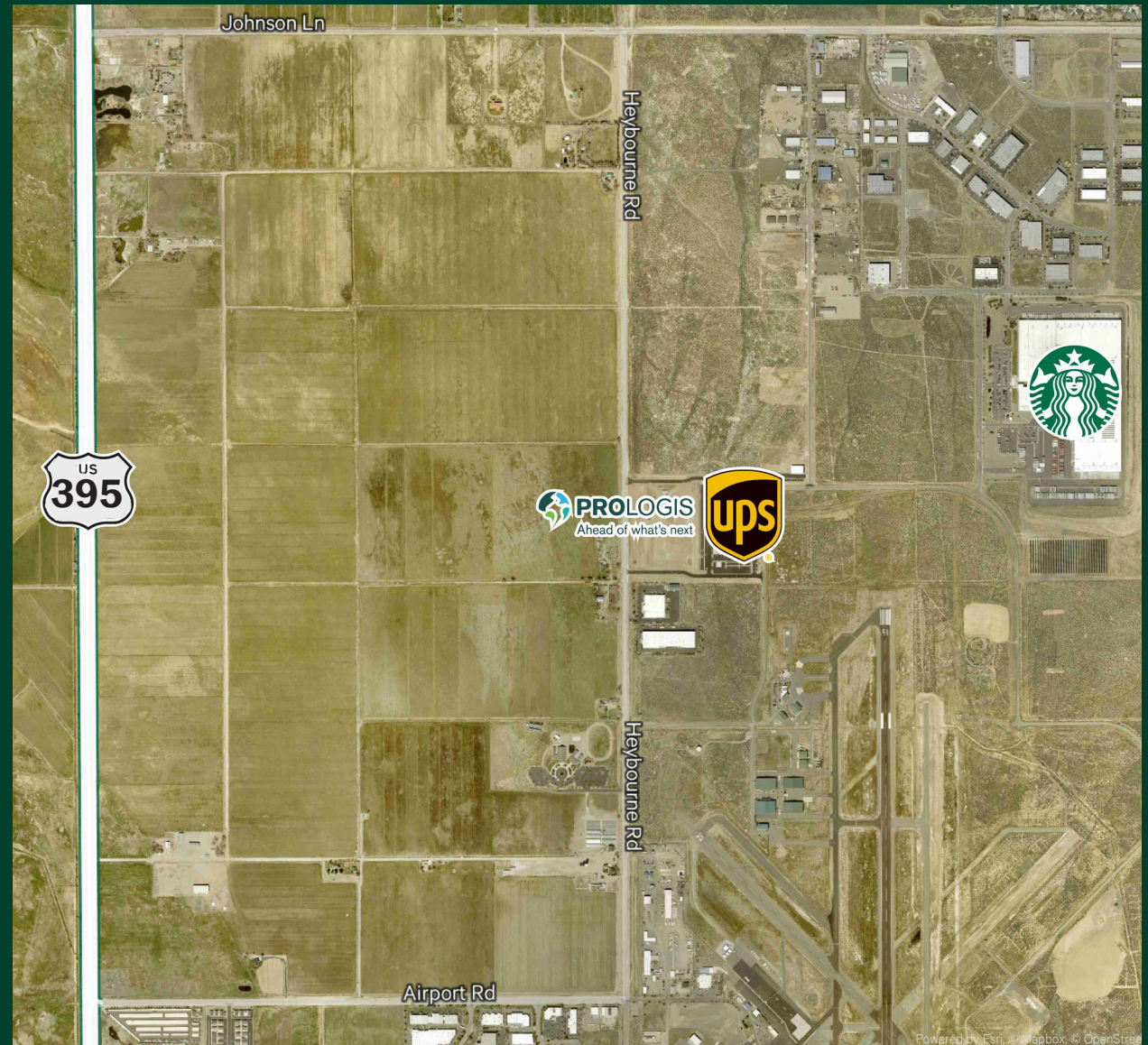
Minden, Nevada is a small town located in Douglas County, with a population of approximately 3,500 residents (2020 census). The local economy is driven by a mix of industries, including healthcare and social services, retail trade, accommodation and food services, and government services, with tourism also playing a significant role due to its proximity to Lake Tahoe and ski resorts. When it comes to recreation, Minden offers a range of outdoor activities, including skiing and snowboarding at nearby resorts, hiking and biking trails in the surrounding Sierra Nevada mountains, fishing and boating on Lake Tahoe, golfing at the Minden Golf Course, and horseback riding and horse shows at the Minden Equine Center. Overall, Minden is a charming small town with a strong sense of community, surrounded by natural beauty and outdoor recreation opportunities.

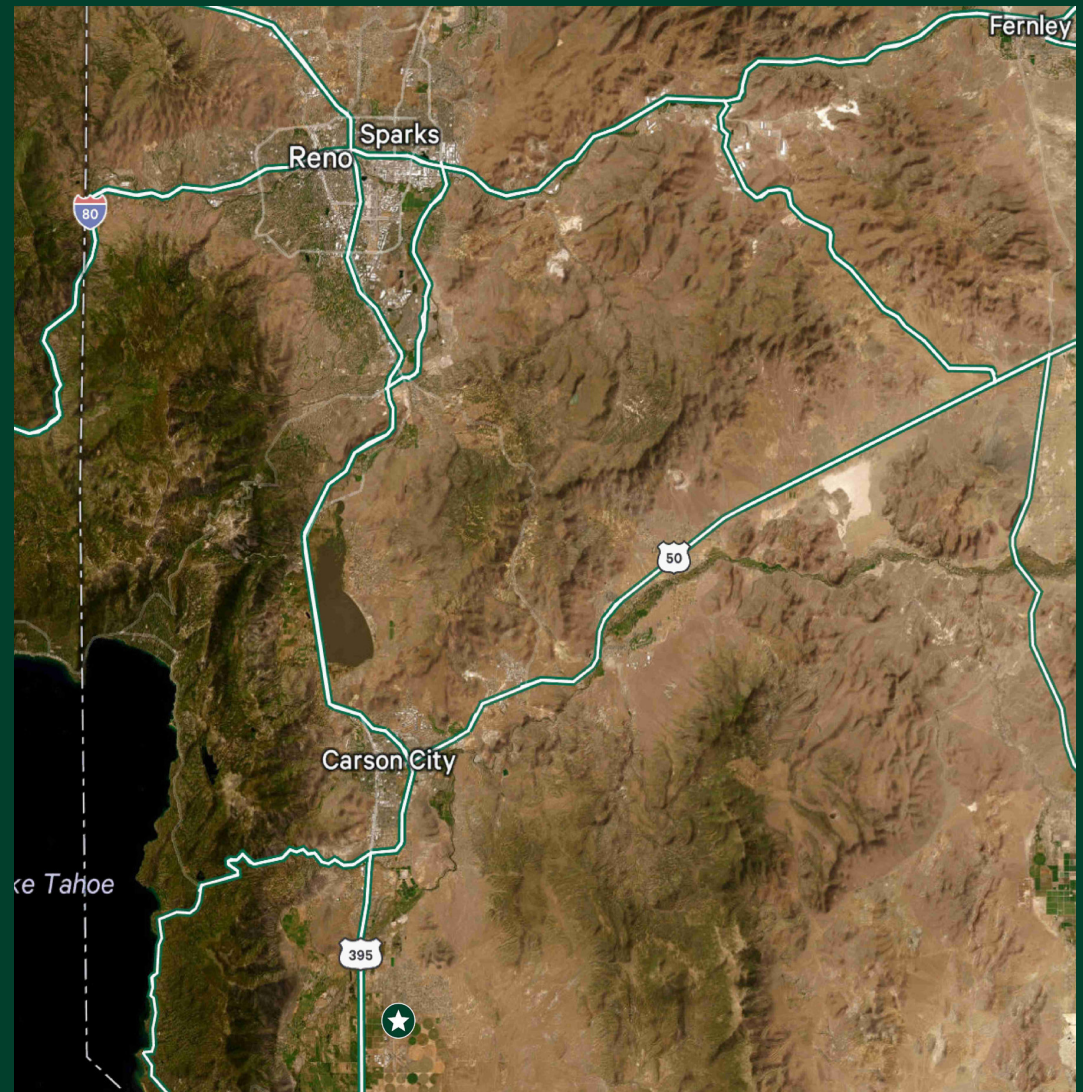
## Local Travel

- + 12 Miles to Carson City
- + 26 Miles to South Lake Tahoe
- + 40 Miles to Reno
- + Just over 1 hour to TRIC
- + (Tahoe Reno Industrial Center, home to Tesla, Apple, Google, Panasonic, Microsoft, Tirerack.com, Walmart)

## Directions to Parcels

- + From Reno, travel south on I-580/US Highway 395 towards Carson City, in Carson City, turn left at the signal to continue onto US 395 South towards Minden.
- + Turn left onto Johnson Lane, then right onto Business Parkway, right onto Silver State Parkway and left onto Commerce Center Ct., or Presicion Ct.





## Contact Us

**Cory Miller**  
 Associate  
 +1 775 233 6637  
 cory.miller@cbre.com  
 Lic. S.0201257

**Brett Edwards**  
 First Vice President  
 +1 775 247 8856  
 brett.edwards@cbre.com  
 Lic. BS.014-3311

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