

INDUSTRIAL FOR SALE & LEASE

LIKE-NEW FREESTANDING INDUSTRIAL BUILDINGS ON ±40 AC

11555 Lovelock Highway, Fallon, NV 89406



Sale Price

\$450,000

Lease Rate

**\$0.65
SF/MONTH**

PROPERTY HIGHLIGHTS

- Brand New 2024 Remodel - Move In Ready w/ Heavy Power
- State Incentives, No State/Corporate/Personal Income Tax
- Within An Opportunity Zone Around A Cost-Effective Workforce
- Dependable, Competitive Energy | Low Shipping/Drayage Costs
- Clear-Span Warehouse Building & 5 AC Fenced Yard
- ±3,640 SF of Buildings W/ Pull Thru Access on 40 AC
- Warehouse with Roll Up Door | Small Office
- Clean Industrial Space | Fully Insulated Walls/Ceilings
- 1-Day Shipping to 7 States & 2-Day Shipping to Over Half The US
- Parking On All Sides Of Building on ±5 Fenced Acres
- Flexible Zoning, Skylights Throughout, 2 Separate Buildings
- Pull Through Access & Nearby I-80 Interstate Access
- Well Maintained Building: Move-In Ready

OFFERING SUMMARY

Building Size:	3,640 SF
Available SF:	2,760 - 3,640 SF
Lot Size:	40 Acres
Number of Units:	2
Price / SF:	\$123.63
Year Built:	1996
Renovated:	2024
Zoning:	General Industrial
APN:	003-691-61
Ground Level Doors	Three (3)
Seller Carry	Available

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PROPERTY DESCRIPTION

Brand New 2024 Remodel! Immaculate ±3,640 SF clear-span freestanding Industrial buildings + fenced yard area on ±40 acres of land within the Fallon Submarket nearby Fernley and Stagecoach. Private, secure, & move-in ready offering an ideal configuration with direct HWY-95 exposure, split power, and the possibility to occupy (or lease out) 2 sections or occupy as 1 unit. Setback 800' from the road, Building 1 (40' x 69') of 2,760 SF features (2) 12' x 14' roll-up doors, 5 side man doors, 20' concrete apron around 3 sides, & a drive approach. It is free-span steel-beam construction currently configured as a separate 1/3 section of open warehouse with (1) rollup and (1) man door adjacent to a storage room, and a 2/3 of open warehouse with (1) rollup and (4) man doors. Building 2 (adjacent; 20' x 40') of 800 SF features (1) 12' x 10' roll-up door, and (1) side man door. Private/remodeled 80 SF restroom is equidistant between the buildings. Each building has an open warehouse with 20' clear height, Reznor Heaters, fully insulated (walls and ceiling), air lines throughout, skylights, pull through access and a fully fenced 5 Acre lot. Includes 3 trailer hookups, well water covered in a well house & existing septic. Bonus 35 Acres of additional expansion land included! Property also includes a working backup generator and 500 gallon fuel trailer on site (for easy fueling). Thrifty and expedient alternative to new construction by avoiding a 12-month construction time delay, land acquisition/fees, and high construction costs. The site benefits from no corporate, personal, or unitary tax. Seller-Financing is available with only 10% down!

Past Use: Former nickel processing plant built in 1996 by Flare industries (now Aereon) for testing work on metals as a mill site. Can be re-permitted to accommodate most any mining related operation, including milling, refining, concentrating, etc. Existing tower is 30' x 3' High carbon steel thermal oxidizer fueled by propane and has a ceramic refractory liner in the upper part of the unit where the temperatures are +/- 2,000* F. This converts noxious gases to more benign compounds, often by being combined with a wet or mechanical scrubber (like a Cottrell) and removing some portion of the gas stream as a solid. It would serve as a barrel for a horizontal furnace or calciner if were on a trunion frame.

LOCATION DESCRIPTION

Property fronts the west side of US 95 just 8 minutes north of the new housing developments in Fallon, NV and just 11 miles north of the city center. Convenient and private location just 20 miles south of I-80 interchange, 35 minutes to both Fernley, NV and Lovelock, NV, 1 hour to Reno/Sparks, NV, and 1.5 hours to Winnemucca, NV. Property neighbors the Kennemetal titanium processing plant (1.4 miles north). Within a solid transportation system that connects to the nation and the world.



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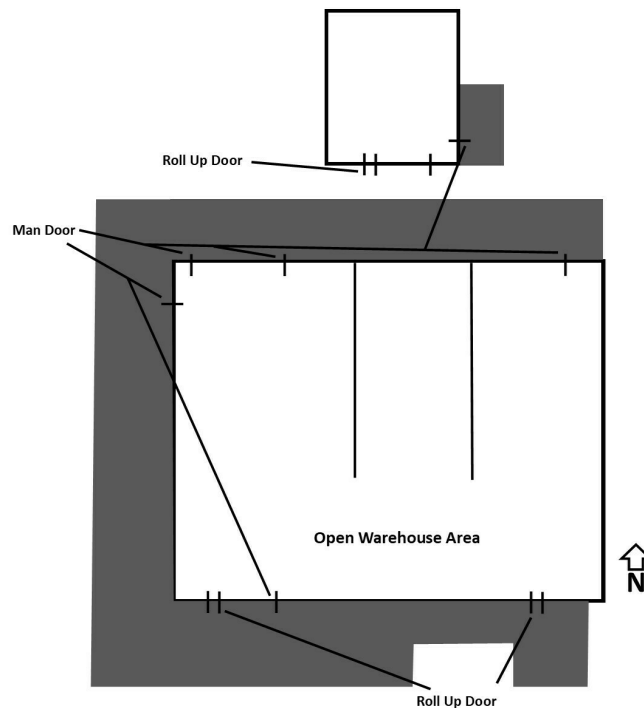
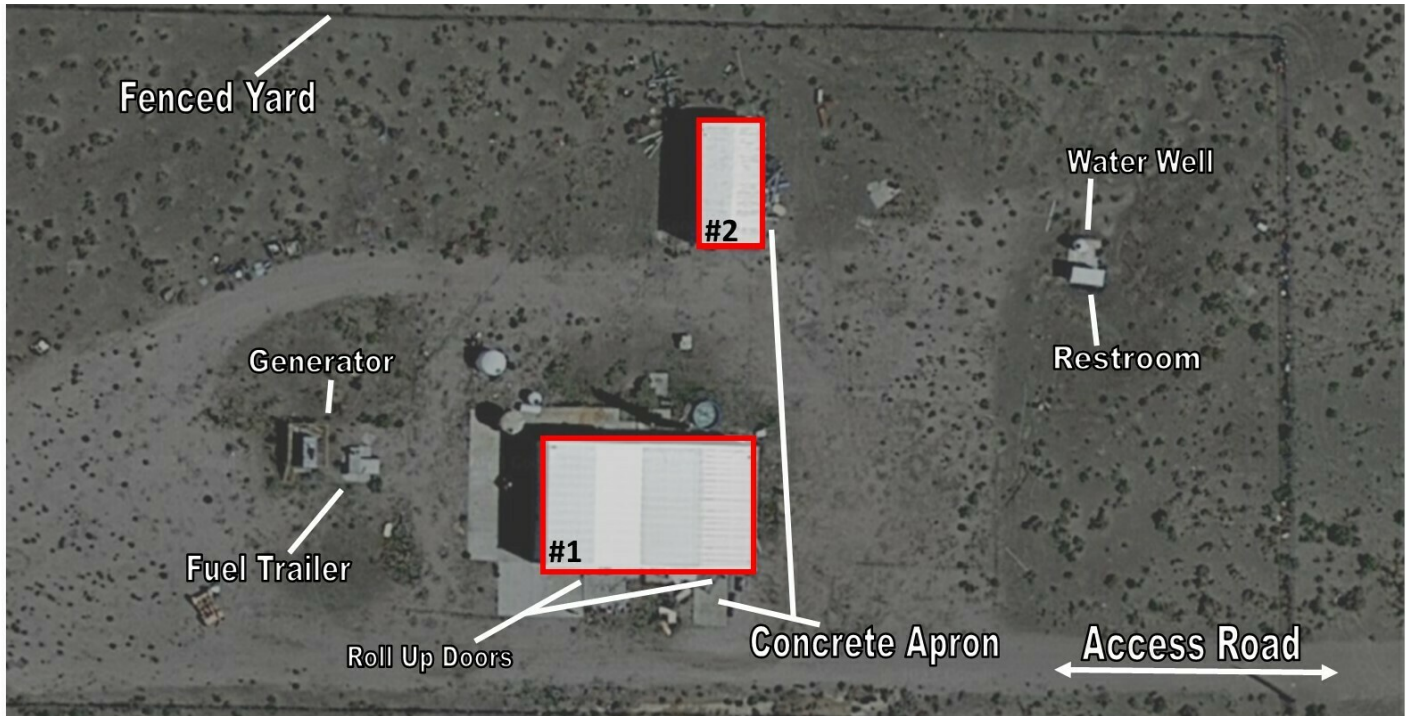
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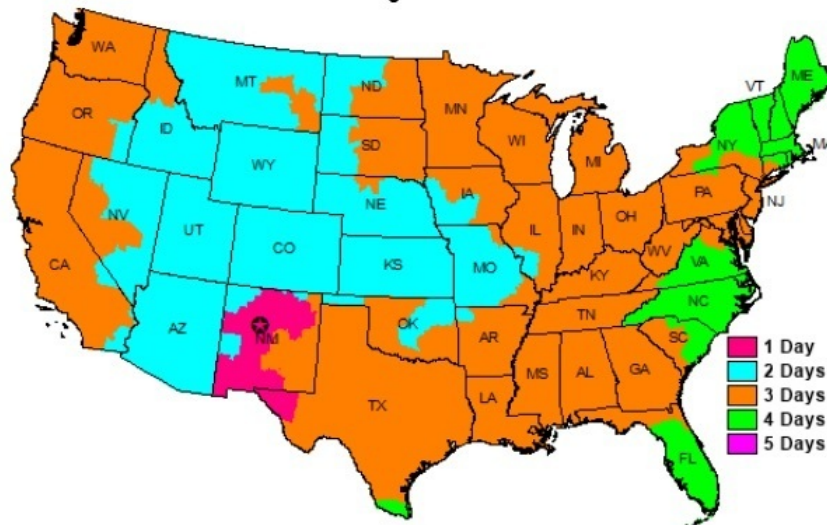
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FedEx Ground® Service Map

Origin: 87107



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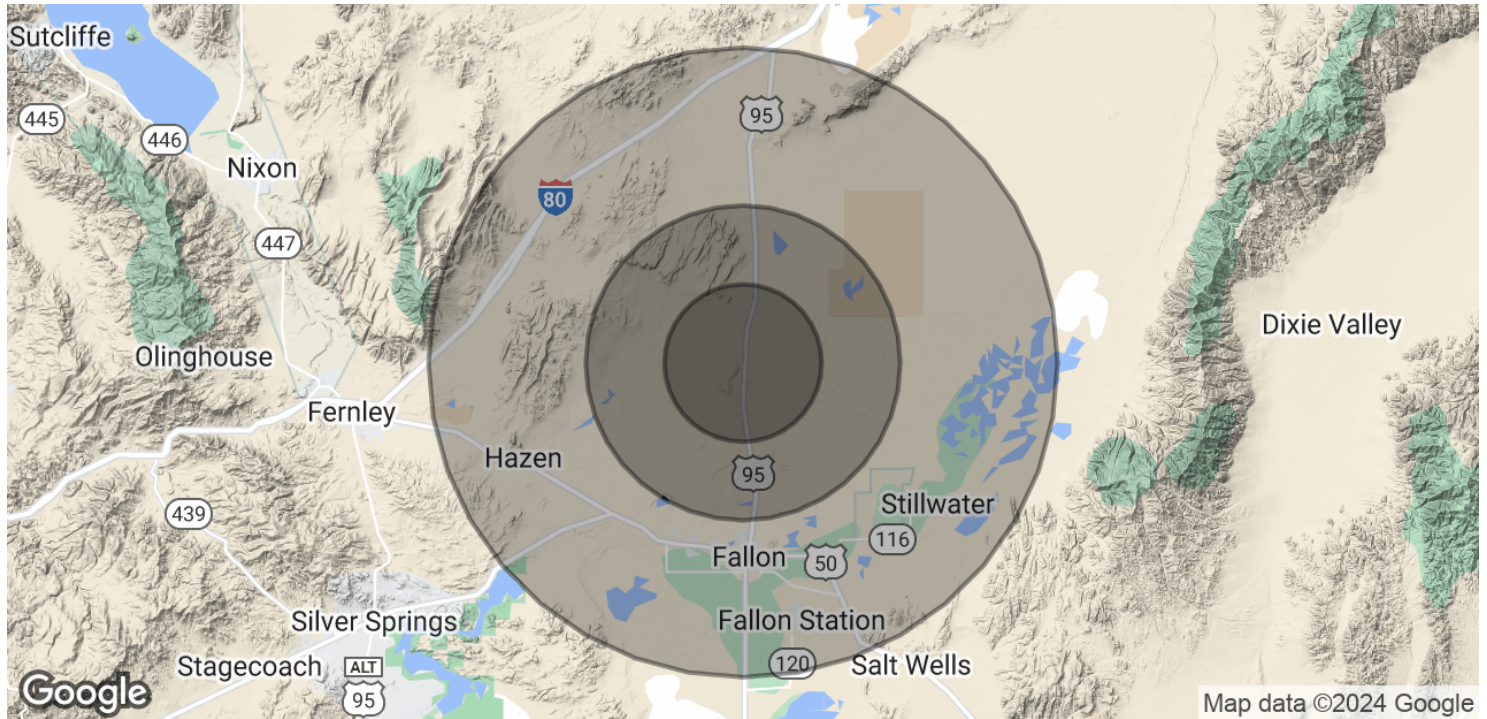
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	945	2,947	22,478
Average Age	39.5	40.1	40.0
Average Age (Male)	38.3	39.0	39.6
Average Age (Female)	40.6	41.3	42.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	347	1,131	9,958
# of Persons per HH	2.7	2.6	2.3
Average HH Income	\$67,327	\$65,098	\$61,737
Average House Value	\$535,544	\$344,603	\$223,727
ETHNICITY (%)	5 MILES	10 MILES	20 MILES
Hispanic	28.1%	26.0%	16.8%

* Demographic data derived from 2020 ACS - US Census

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