

# For Sale or Lease

4,340 Industrial Building on ±3.74 Acres



**21 Salvadore Drive**  
Fernley, NV

**Sale Price: \$899,900**  
**Lease Rate: Negotiable**

Newer construction - built 2006

Proximate to Interstate 80, east-west arterial

Fully fenced, asphalt yard with two manual gates

Above ground, 12,000 gallon, diesel fuel tank

Sand-oil separator and floor drains

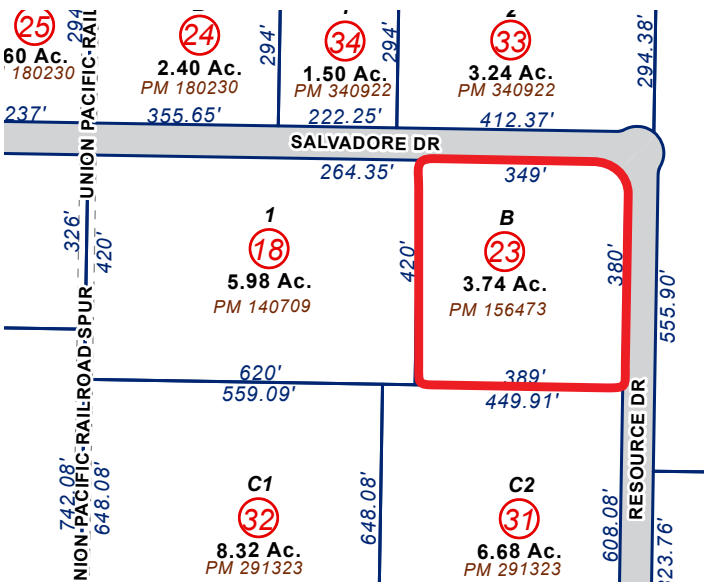
Excellent fit for trucking companies, heavy equipment providers and many other users

## Contact

**Brad Lancaster**  
Vice President  
Industrial Services  
C: 775.690.0535  
O: 775.301.1300  
bradl@kiddermathews.com



## 21 Salvadore Drive



### Contact

**Brad Lancaster**  
 Vice President  
 Industrial Services  
 C: 775.690.0535  
 O: 775.301.1300  
 bradl@kiddermathews.com

## 21 Salvadore Drive

### Specifications

±4,340 SF building with ±1,447 SF office

±3.74 acre paved, fenced yard

18' clear height

4 drive-in doors (12' wide x 14' tall)

200A/208V 3-phase power

Metal, well insulated building

Fluorescent lighting

Sand-oil separator and floor drains

Air compressor lines in shop

APN: 021-261-23

### Area Description

30 minutes east of Reno/Sparks industrial market

Proximate to Interstate 80, Highway 95A and Highway 50

Access to railways

Immediate access to rapidly growing labor pool

### Contact

#### **Brad Lancaster**

Vice President

Industrial Services

C: 775.690.0535

O: 775.301.1300

bradl@kiddermathews.com

### Business Friendly Environment for Corporate Users

The Tax Foundation ranked Nevada as the third most business-friendly state due to its favorable tax climate, which includes no corporate income taxes, personal income taxes, inventory taxes, unitary taxes, personal income taxes, unitary taxes, inheritance taxes or special intangible taxes.

### Strategic Centralized Logistics Hub

The Reno/Sparks industrial market is strategically located at the epicenter of the western United States, providing a convenient point of distribution for truck, rail and air services. The Reno/Sparks location allows for overnight delivery to the majority of the eleven western states (53 million people) and two-day delivery to over 63 million people via truck and rail freight shipping.

