

Available For Lease / Sale

Manufacturing Facility

44,660 SF



20 Enterprise Way

Dayton, Nevada 89403

Property Highlights

- 22' - 24' Clear Height
- 800 AMP/ 480V 3-Phase Power
- Truck access points on Two Sides of the Building
- 5 Dock-High Doors on the East Side with an Oversized Drive In Door 16' Wide X 14.5' High
- 1 Drive-In Door on the North Side
- 3.5 AC of excess land included
- 60,000 SF Expansion possible
- 5,160 SF of Second Floor Space
- Separate employee parking area
- Separate visitor parking area
- Large Trash compactor included
- Spill containment and Fire containment for the three areas of the warehouse
- Fire walls and Interior roll-up doors to separate the three areas of the warehouse
- Fire Proof lighting and heating
- Tank farm area
- Large break-room
- Showers in restroom
- Large air exchange throughout warehouse area

OFFERING SUMMARY

| | |
|----------------------|------------|
| Lot Size | 5.55 Acres |
| Building Size | 44,660 SF |
| APN | 016-402-09 |

For more information

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Property Description

The approximately 44,660 sf structure is custom-built to meet the exacting needs of manufacturers. It accomplishes this through a number of features, many of which are difficult to retrofit into existing buildings. Such features include: above average sprinkler rating; spill control flooring; a sand-oil separator; and a $\pm 5,000$ sf, temperature controlled tank storage room.

The property is located in business friendly Dayton, Nevada. It benefits from the permissible M-1 Zoning, allowing for heavy industrial uses, and its convenient location just off I-50 allows for easy access to Carson City, the state capital.

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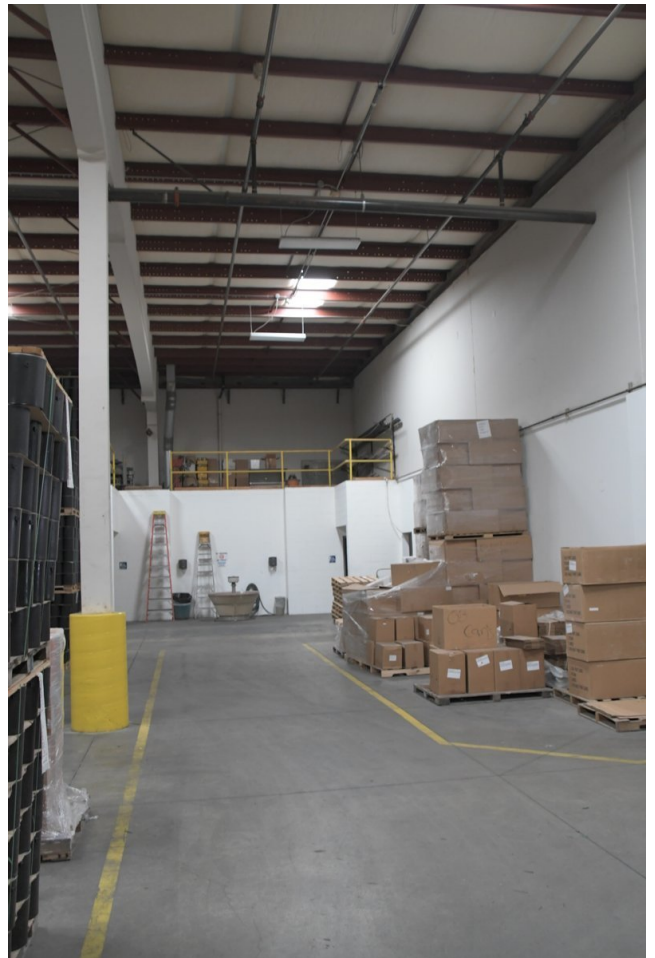
44,660 SF



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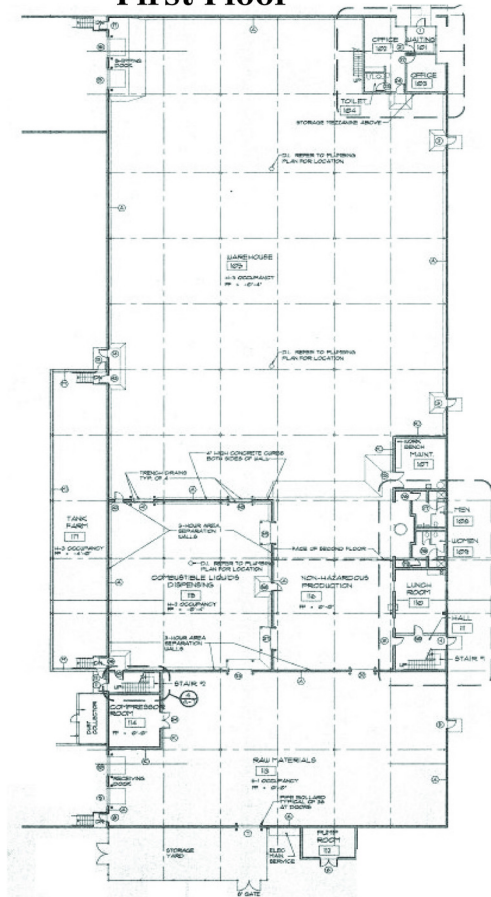
44,660 SF



Location & Site Map

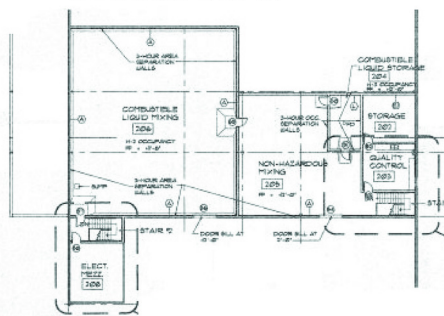


First Floor

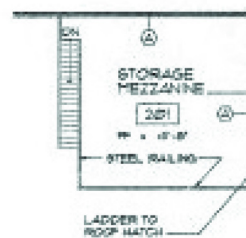


Site Plan

Second Floor



Mezzanine



*Not to Scale