

10 & 60 FALCON DRIVE  
FERNLEY, NEVADA 89408



CUSHMAN &  
WAKEFIELD®

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REAL ESTATE SOLUTIONS • COMRE.COM

INDEPENDENTLY OWNED AND OPERATED

FOR SALE

2 SEPARATE 0.7 ACRE PARCELS

DESERT VALLEY BUSINESS CENTER



## PROPERTY FEATURES

2 separate 0.7 acre parcels available for sale and ready to build on. Great opportunity for a business wanting a prime location of one of Fernley's busiest streets. One or both parcels available for sale.

The parcel fronting Highway 95A will allow for an approximately 10,000 +/- square foot building and the parcel behind that would allow for an approximately 8,000 +/- square foot building.

- Great high-traffic location on the corner of Highway 95 A and Falcon Way
- Great build-to-suit opportunity
- Utilities to the sites
- C-2 Commercial zoning
- Medical or garden office
- Sales Price: \$11 / Square Foot  
\$335,412 / Parcel



For more information, please contact:

**BEN GALLES**

Associate

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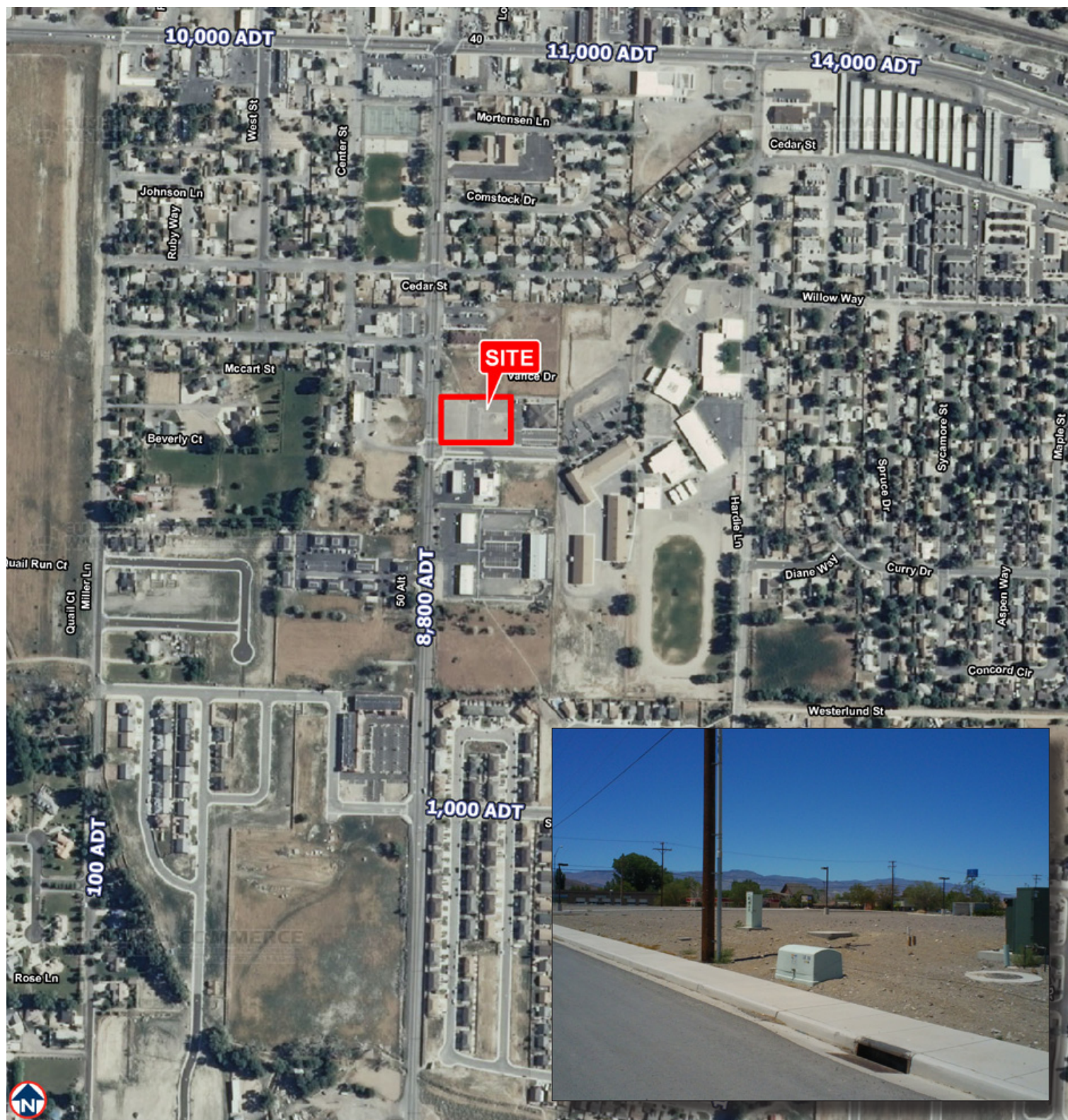
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