DESERT ACREAGE

Nevada Broker Lic. B.1002112

610 Industrial Way

Lovelock, Nevada 89419

OFFERED AT

$345,000

Mini-Storage | Warehouse | Fenced Yards

Income-Producing Investment Opportunity - Data as of October 23, 2026

Confidential Investment Offering

Prepared by Desert Acreage

Executive Summary

Income-Producing Commercial Property

610 Industrial Way is an income-producing commercial property located in Lovelock, Nevada, featuring a mini-storage facility, a separate warehouse building, and four fenced outdoor storage areas. The property offers a strong opportunity for investors seeking stable rental income with upside potential through increased occupancy.



PROPERTY TYPE

Multi-Use Commercial

TOTAL BUILDING SIZE

3,803 SF

LOT SIZE

14,518 SF (0.33 ac)

ZONING

Industrial

CURRENT OCCUPANCY BY UNIT COUNT (EXCLUDES FENCED YARDS)

100%

CURRENT INCOME

$2,690+-/mo

POTENTIAL INCOME

$3,050+-/mo

UTILITIES

Electric Connected; Municipal Water & Sewer Available

Property Details

Features & Financial Analysis





Key Features

Mini-Storage Building (3,100 SF)
20 individual units offering a mix of sizes suitable for personal and business storage needs. Centrally located in Lovelock for easy tenant access.

Warehouse Building (703 SF)
Detached structure equipped with electrical power, lighting, and receptacles. Provides flexible space for additional storage, light industrial use, or as a rental unit.

Fenced Outdoor Storage
Four secure, newly built fenced areas designed for rental to tenants needing yard space. Ideal for RV/boat owners, contractors, or small businesses.

Investment Highlights

- Turnkey income property with multiple revenue streams
- 20-unit mini-storage facility (3,100 SF)
- Separate warehouse building (703 SF) with power and lighting
- Four newly constructed fenced outdoor storage areas
- Located along Interstate 80 corridor in northern Nevada
- Significant upside potential through increased occupancy
- Industrial zoning allows for flexible commercial activities

Disclaimer: *This Offering Memorandum is provided for informational purposes only. All information has been obtained from sources believed to be reliable but is not guaranteed. Prospective buyers should conduct their own due diligence. Property is offered subject to prior sale, price change, or withdrawal without notice. Billboard sign visible in photos is not included in sale.*

Site Map & Location

Property Layout & Positioning



Aerial view showing property boundaries and layout of 610 Industrial Way

Location Overview

Lovelock, Nevada, is the county seat of Pershing County, with a population of approximately 1,800 residents. Situated along Interstate 80, about 93 miles east of Reno and 430 miles west of Salt Lake City, Lovelock serves as a key stop for travelers and trucking operations.

The property benefits from a growing demand for storage solutions due to its rural setting, mining industry presence, and proximity to major highways. 610 Industrial Way is positioned in a central industrial zone, just outside city limits, providing a balance of accessibility and lower regulatory oversight compared to urban areas.

Market Analysis

The self-storage industry continues to perform strongly nationwide, with demand driven by population mobility, e-commerce, and business storage needs. In rural areas like Pershing County, storage facilities benefit from limited competition and steady local demand from residents, miners, and highway users.

Recent data indicates average occupancy rates for self-storage in Nevada hover around 85-90%, with cap rates for similar properties ranging from 7-9% in secondary markets. Lovelock's location along I-80 positions it well for future growth, particularly with ongoing development in northern Nevada's industrial and logistics sectors.



Financial Overview

Current Monthly Income

$2,690

At 100% Unit Occupancy and 50% Fenced Yard Occupancy

Potential Monthly Income

$3,050+-

At 100% Occupancy

Value-Add Opportunities:

- Increase total occupancy to 100%
- Optimize rental rates aligned with current market conditions
- Lease warehouse and fenced yards to new tenants
- Limited competition in rural Nevada self-storage market

Ready to Learn More?

For additional information, financial documents, or to schedule a showing, please contact Desert Acreage. All inquiries will be handled confidentially. Qualified buyers may request an NDA for access to sensitive financial data.

Desert Acreage

desertacreage.com

Thank you for your interest in 610 Industrial Way