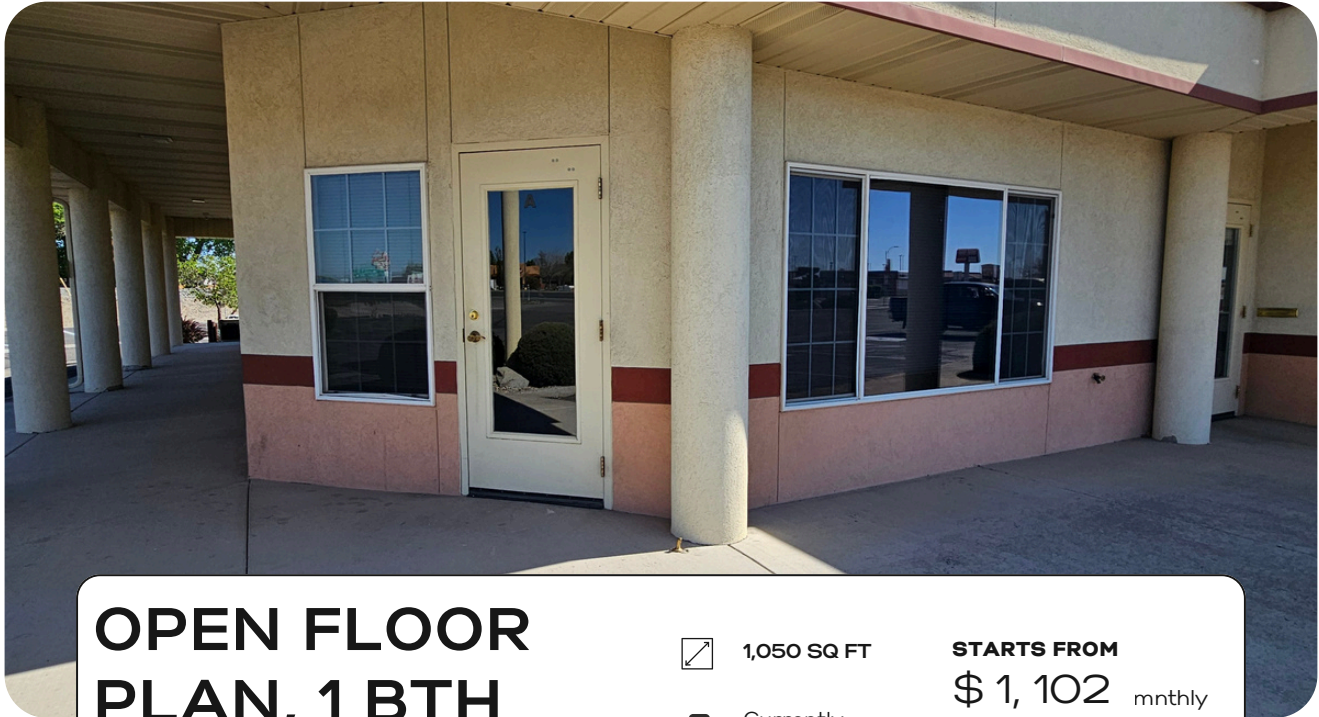




OPEN FLOOR PLAN, 1 BTH

2262 RENO HWY
SUITE A,
FALLON, NV 89406



1,050 SQ FT

STARTS FROM

\$ 1,102 mnthly



Currently
General Use Area

PRICING PER TERM

1yr= \$1.15 sqft

3yr= \$1.10 sqft

5yr= \$1.05 sqft

10yr= Negotiable



1 Bathroom



Open parking

OVERVIEW

Professional Corporate Park with spacious ADA Units and Restrooms. Custom builds allowed at leasee's expense.

AMENITIES

- Central HVAC
- Waste Disposal
- Water & Sewer
- Security Cameras
- Semi Fenced Property
- USPS Drop Box
- Grounds Maintenance
- ADA Compliant

AVAILABLE UTILITIES

- NV Energy
- Spectrum/Starlink
- Churchill County Sewer/Wtr
- Other Misc

CONTACT US



**GENERAL USE AREA SW
VIEW**



**GENERAL USE AREA SE
VIEW**



**GENERAL USE AREA NW
VIEW**



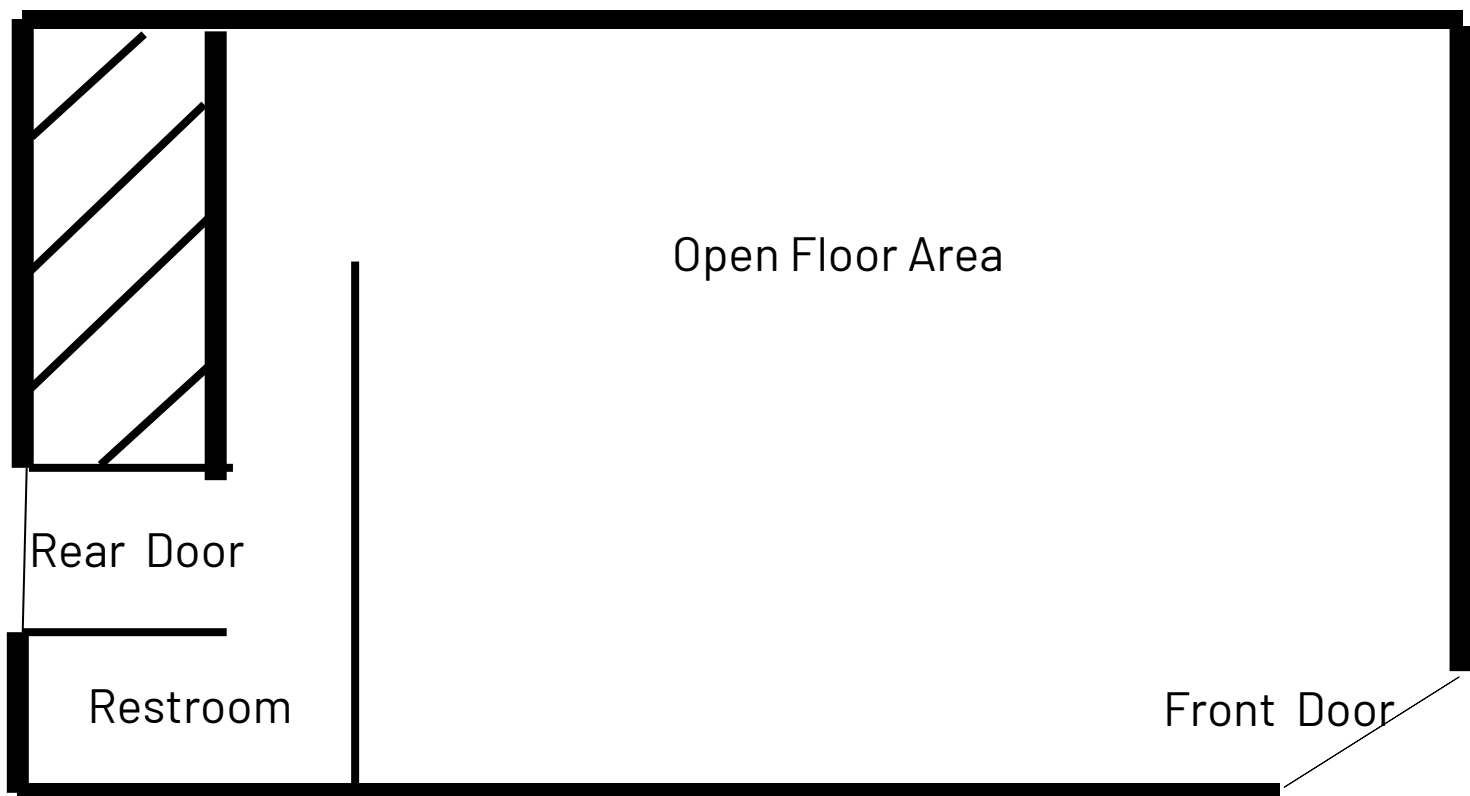
**GENERAL USE AREA NE
VIEW**



RESTROOM



BACK DOOR | HALLWAY



This 1,000-square-foot suite at 2262 Reno Highway, Suite A, is more than just space—it's your next step toward business success. We're encouraged by the potential we see here and invite you to envision your future in Fallon.

Great Basin Land Holdings takes care of the essentials so you can focus on what matters: growing your business. Water, sewer, waste disposal, security, the semi-fenced perimeter, & a USPS box. High-speed utilities are readily available through providers like Nevada Energy for power, Spectrum for internet and cable, and Starlink for satellite connectivity, ensuring you're always online and operational.

If you're envisioning custom touches, tenants handle interior construction or redesigns. Just submit your building plans for approval—prepared by a licensed and insured contractor—and we'll work with you to make it happen smoothly.

At Great Basin Land Holdings, we're committed to long-term partnerships. We offer flexible lease terms: 1-year, 3-year, 5-year, or even 10+ years to fit your growth plans. Pricing per square foot is competitive, adjusted based on regional CPI and current commercial rates—check our listing flyer for the latest details.

This prime location on Reno Highway means high visibility and easy access for customers, right in the path of Fallon's economic momentum. This location is located on the main highway across from the main shopping center of Walmart and according to the Nevada Department of Transportation reports, receives a monthly vehicle traffic count of above 51,000 commuters monthly.