



OUTDOOR PROPERTIES
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Industrial Parcel With Shop

5 +/- Acres

White Pine County, NV



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NV LIC. B.1002686.CORP

The LandReport

2011-2025

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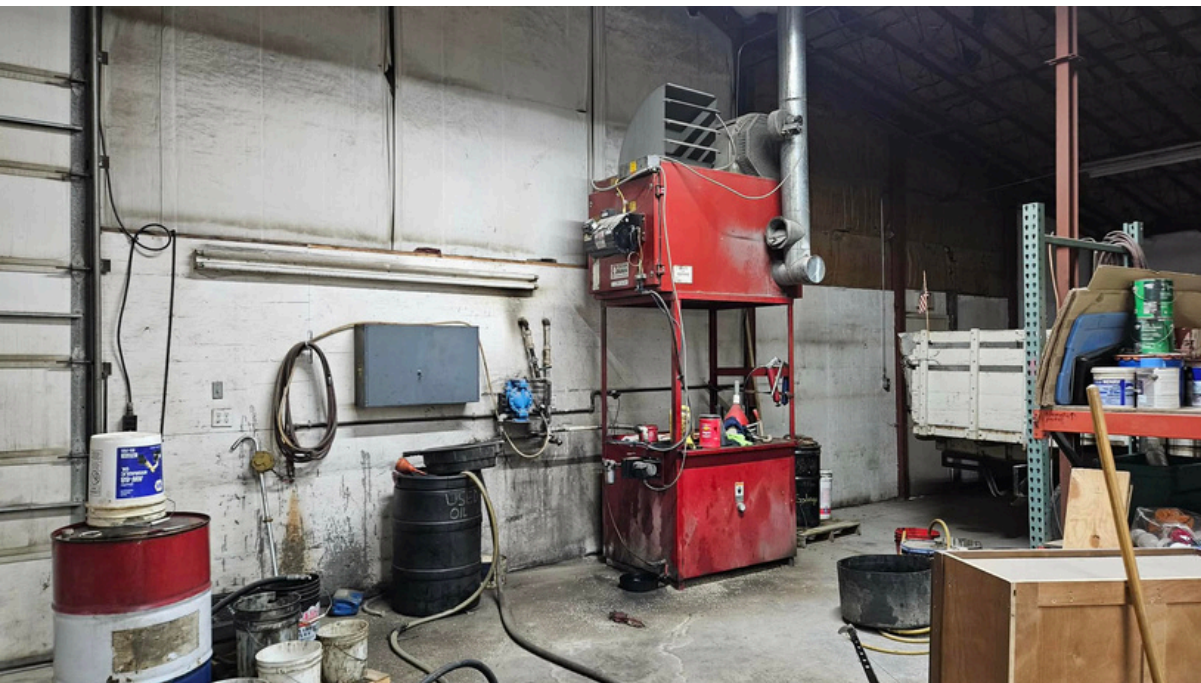
Introduction

APN 010-450-01 5 +/- Acres

This 5-acre parcel in White Pine County, Nevada offers excellent functionality and exposure with direct frontage on Highway 93. The property is zoned C-2 with a General Industrial land use designation, making it well-suited for a wide range of commercial and industrial operations. Improvements include a 5,900± square foot shop equipped with 220 power, an office area, two bathrooms with showers and 2 bedrooms. A loading dock is in place to support shipping and receiving, and the site is fully serviced with a well, septic system, and power, providing immediate usability for an owner-operator or investor. The property is partially fenced, and the level acreage provides ample room for equipment storage, yard space, or future expansion. Highway frontage ensures easy access for trucks and customers while providing strong visibility for business operations. This property presents a practical opportunity for manufacturing, service, storage, or contractor use in a region known for its industrial activity and favorable operating environment. Conex containers and personal property inside shop will be removed prior to close of escrow.

Located in eastern Nevada, Ely serves as the commercial, government and service center for White Pine County. The area has a long-established industrial base supported by regional mining operations, transportation corridors, public works and institutional facilities. U.S. Highways 50, 6 and 93 intersect at Ely, providing year-round access for freight, equipment transport and service providers operating throughout eastern Nevada and western Utah. White Pine County also has a strong agricultural sector of productive farms and ranches, with supporting ag businesses.

Beyond industry, Ely supports a steady flow of tourism tied to Great Basin National Park, the Nevada Northern Railway Museum and seasonal outdoor recreation. This mix of industry and recreation creates consistent demand for equipment yards, maintenance facilities, storage and contractor operations. The community remains business-friendly, with lower land costs, available workforce and room for expansion compared to larger western markets.





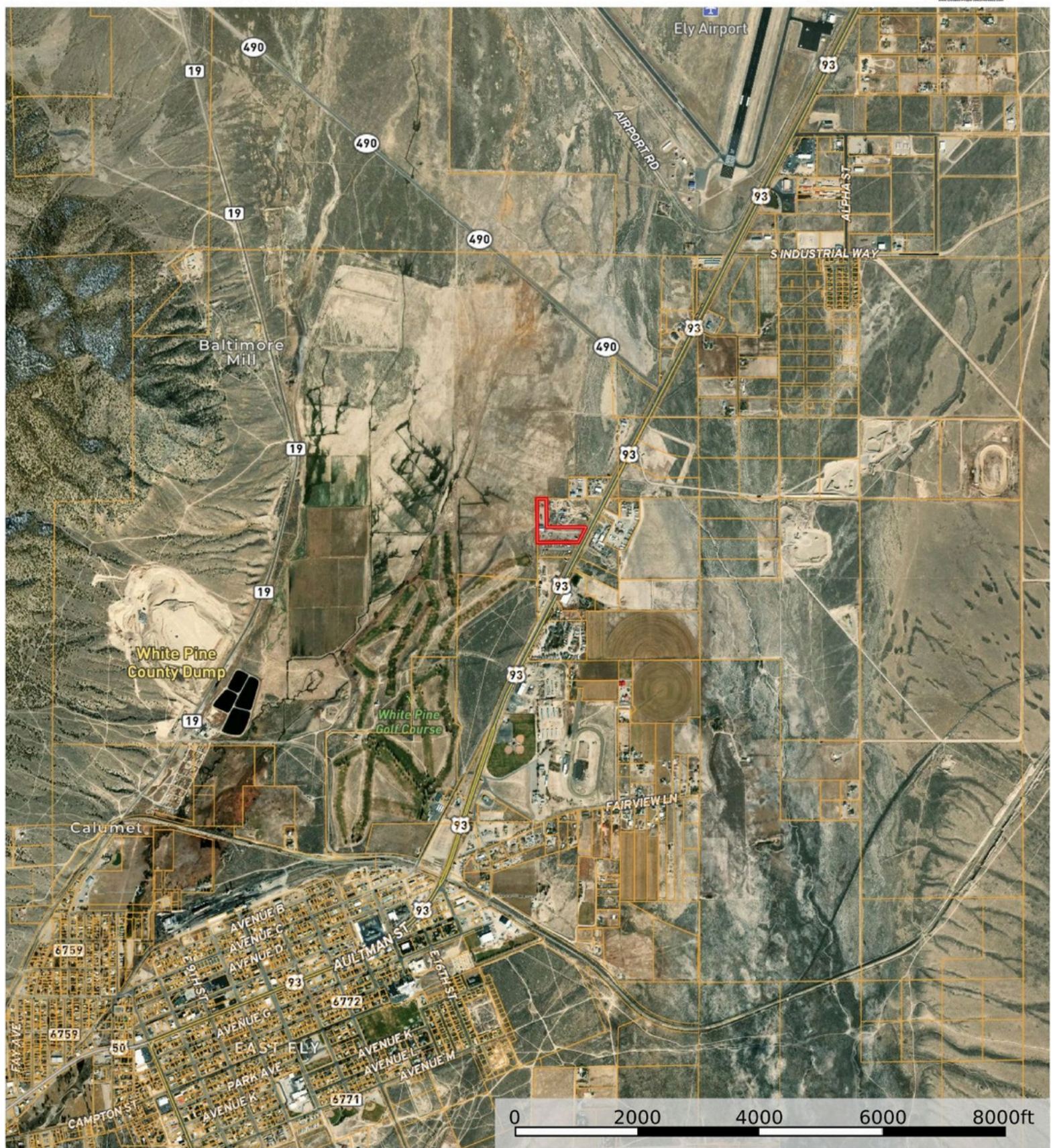
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1 East Liberty Street Ste 600 Reno,

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Boundary

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Summary

- 5± acres zoned for industrial use
- Highway frontage with year-round access
- 5,900± sf shop with office, 2 bathrooms, 2 bedrooms and 220-volt power
- Private well and septic on site
- Loading dock
- Suitable for storage, contractor operations or service base
- Located near the Ely industrial and service corridor
- Easy access to U.S. Highways 50, 6 and 93

All information has been obtained from sources deemed reliable by Outdoor Properties of Nevada, Inc. The accuracy of this information is not guaranteed or warranted by either Outdoor Properties of Nevada, Inc., or the Sellers, and prospective Buyers are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction, or withdrawal without notice and any offer presented does not have to be accepted.



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