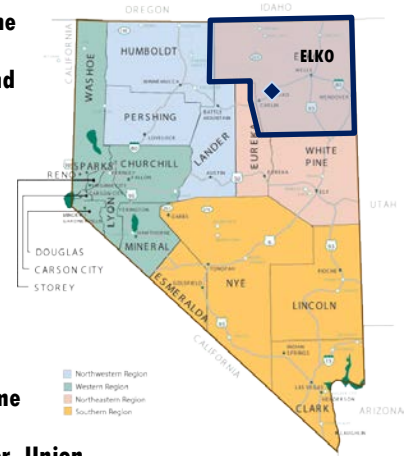




**AIRPORT LONG TERM LEASE SITE "C"**  
*Non Aeronautical Commercial Development Opportunity*  
*Zoning Classification (C) Commercial*

Located halfway between Salt Lake City and Reno on I-80, Elko County is perfectly poised to serve the Pacific coast and inter-mountain west. Some of our distinct advantages include:

- One-day truck service to all of California and Oregon, as well as Salt Lake City, Boise and parts of Arizona
- Local government owned prime business and industrial park sites
- Pro-business right-to-work laws and a favorable tax structure, including no inventory taxes, inheritance taxes, income taxes or unitary taxes
- Affordable Utilities under current rates of other municipalities in Nevada
- Over 220 days of sunshine a year
- Northeastern Nevada is the 4th largest gold producer in the world behind Australia, South Africa and China.



ELKO REGIONAL AIRPORT TERMINAL

Elko Regional Airport serves as the primary commercial service regional airport for Elko, Eureka, and White Pine Counties with some 20,000 passengers annually. The airport is also geographically situated in a transportation corridor that has access to I-80 Corridor, Union Pacific RailPort, Amtrak Transcontinental Zephyr Rail Line, Nevada State Highways 225 and U.S. 93. The Airport is situated next to a 20 acre geothermal development park and there is geothermal utility line on airport property for those seeking renewable heating capabilities.

**Site Facts**



LEASE DEVELOPMENT SITE "C" LOOKING NORTH

- ✓ Lease terms up to 50 years allowable
- ✓ Not located on a flood plain or in an environmentally sensitive area
- ✓ 1.1 Acres of land available for development as a green field site. Paved parking lot with lighting to accommodate 42 truck spaces already available.
- ✓ High visibility for commercial traffic on NV 225 the major road into Elko.
- ✓ Surrounded by other commercial property,
- ✓ Close proximity to all major utility hook up connections with hook up located on NV225 Mountain City Highway.
- ✓ Airport willing to fill site to grade of NV 225 for greater presence.
- ✓ Ideal location for retail establishment in the primary retail area of Elko, NV



DEVELOPMENT SITE "A" LOOKING SOUTH

AIRPORT WILLING TO FILL SITE TO GRADE WITH NV 225

