



AIRPORT LONG TERM LEASE 803 MURRAY WAY

Non Aeronautical Commercial Development Opportunity
Zoning Classification (ZPQP) Public Quasi Public

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

DEVELOPMENT SITE "D" LOOKING SOUTH

- ✓ Lease terms up to 50 years allowable
- ✓ Building constructed in 1970 with 7,100 SF formerly used as an airport terminal
- ✓ Functionally obsolete floor plan that will most likely require redesign
- ✓ Building is not ADA compliant
- ✓ Parking area is disjointed and traffic does not flow properly
- ✓ Does not have direct frontage on Mountain City
- ✓ Site is not ideal for major retail users, would appeal to smaller retailers, office users or special uses
- ✓ Significant cost involved in bringing building to a market ready condition latest estimate is \$300,000
- ✓ Presence of asbestos and lead based paint may be likely based on age of building
- ✓ Visibility to Mountain City Hwy, (if landscaping is removed)
- ✓ Mountain City Hwy offers high traffic counts which would attract retail users
- ✓ Proximity to existing retail businesses
- ✓ Retrofitting an existing building is less expensive than building from the ground up
- ✓ Building footprint offers fairly flexible redesign options, not many load bearing walls
- ✓ Direct access to runway
- ✓ Price for lease space must be conducted via a property appraisal per Nevada Revised Statutes.



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