

4022 Technology Way

Carson City, NV 89706

FOR LEASE

Industrial

Flex Space
Manufacturing
Warehouse
Office

Available Space
15,675 SF

+/- 8,100 sf warehouse
+/- 3,300 sf mezzanine
+/- 4,300 sf office

Building Details

- Built in 2000
- 1.49 Acres
- Fully Air Conditioned warehouse
- Concrete Tilt Up
- 480V 3-phase, 1,200 AMP
- UPS machines
- Power well distributed
- Light Industrial Zoning
- 175 shared Parking Spaces
- Glass Fronts
- Sprinklered, skylights
- 2.5 miles from I-580

Pricing

\$0.90 PSF/MO. NNN
Est. Nets = \$0.11 psf/mo

For Information, contact:
CHAD COONS, CCIM

775-782-3434 office

775-720-2115 cell

775-782-0088 fax

chadcoons@gmail.com

www.commercialrealestatenv.com



Typical Office build out

The information contained herein has been provided by the owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information. All information should be verified by the recipient prior to the purchase, lease or exchange.

**Gillmor
Coons**
Real Estate Group
Commercial

4022 Technology Way

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Total Building SF	15,675 SF
Available SF	15,675SF
Clear Heights	25'
Column Spacing	28' x 41.5'
Doors	5 Grade Level, 12' x 14'
Current Use	Data Center



Area Information

Property is located in north Carson City, Nevada off of Arrowhead Drive. 2.5 miles from Interstate 580. I-580 is a connector to Hwy 395 which runs north to Spokane WA and south to Los Angeles area. Approximately 20 miles from Reno NV, 132 miles from Sacramento CA, 216 miles from San Francisco CA, 437 miles from Los Angeles, 546 miles from Salt Lake City UT. Truck service from Carson City NV can reach 7 western states within 1 day and another 4 states on next day service. Nevada has no personal or corporate state income tax, no inventory tax, no franchise tax, no unitary tax, no estate and or gift tax, no inheritance tax and no special intangible tax. Sales tax in Carson City is currently 7.475%.

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