

For Lease | 5250 Hwy 50 # 1 & #4, Carson City, NV 89701

2 Warehouses Available For Lease



Warehouse #1: 12,000 SF

- 1 - 8x8 Roll Up Door, 2 - 12x14 Roll Up Doors & 1 - 10x10 Roll Up Door
- 400A 208V 3 Phase Power
- Gated +3,200 SF Paved Fenced Exterior Storage Yard + Exterior Storage Charge
- Fire Sprinklers
- + Water Charge

Warehouse #4: 6,000 SF Each

- Tenant Occupied. Please Call To Schedule A Showing
- 2 - 10x12 Roll Up Doors.
- 18' Clear Height
- Fire Sprinklers
- + Water Charge

Offering Summary

Lease Rate:	\$0.85/SF/MO + NNN
Lease Type:	NNN: \$0.13/SF/MO
Available SF:	6,000 - 12,000 SF
Building Size:	12,000 SF
Parcel Acreage:	2.00
Zoning:	GI: General Industrial
APN:	008-384-11

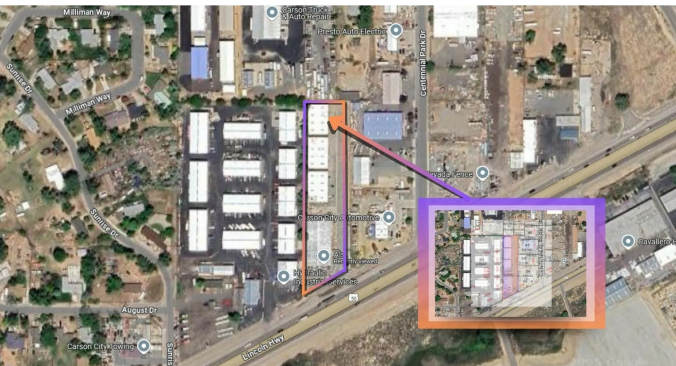
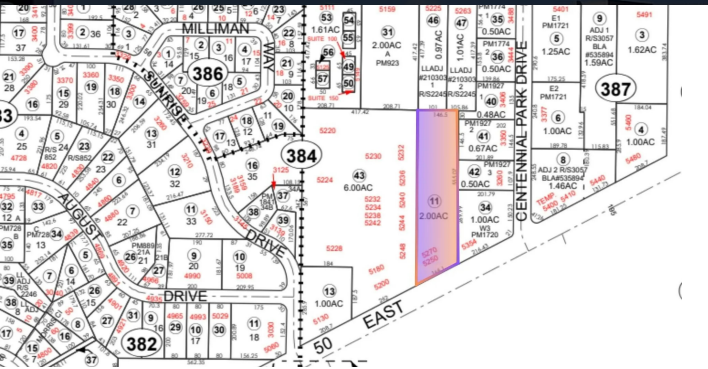
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	92	208	814
Total Population	253	571	2,188
Average HH Income	\$100,599	\$98,599	\$102,353

Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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Location Map



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	253	571	2,188
Average Age	42	42	42
Average Age (Male)	41	42	41
Average Age (Female)	42	42	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	92	208	814
# of Persons per HH	28	27	27
Average HH Income	\$100,599	\$98,599	\$102,353
Average House Value	\$403,326	\$393,893	\$406,091

2020 American Community Survey (ACS)

