

# Conestoga Business Center

2701 Conestoga Drive  
Carson City, NV 89706



**FOR LEASE**

| Unit # | Space     | Rent           | Available | Details                               |
|--------|-----------|----------------|-----------|---------------------------------------|
| 110    | 1,800 SF. | \$1,620.00/mo. | NOW       | 328 SF. Office<br>1,472 SF. Warehouse |
| 116    | 1,250 SF. | \$1,125.00/mo. | NOW       | 216 SF. Office<br>1,034 SF. Warehouse |
| 117    | 1,800 SF. | \$1,620.00/mo. | NOW       | 328 SF. Office<br>1,472 SF. Warehouse |
| 120    | 1,250 SF. | \$1,125.00/mo. | NOW       | 216 SF. Office<br>1,034 SF. Warehouse |
| 123    | 1,600 SF. | \$1,440.00/mo. | NOW       | 328 SF. Office<br>1,272 SF. Warehouse |

**\* NO CAMS \***

(\*Except for a Minimal Charge of \$60.00 per month for Water, Sewer, Swamp cooler maintenance).  
Not Included in Rent prices above).

Zoning: Airport Industrial \*AT&T & Spectrum, Internet and phone available



**COLDWELL BANKER**  
SELECT REAL ESTATE  
COMMERCIAL DIVISION  
LEASING - SALES - PROPERTY MANAGEMENT

**187 SONOMA STREET  
CARSON CITY, NV  
89701**

**3-PHASE POWER, 100 AMP, 120/208 VOLT  
9' x 10' and 10' x 10' ROLL-UP DOORS,  
SWAMP COOLER IN WAREHOUSE**

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All information is gathered from sources deemed reliable, but is not guaranteed by the Broker. Therefore, Lessee is advised to independently verify any information on any items that would influence their decision to buy or lease.

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Carson City, NV

## AVAILABLE SPACE FOR LEASE

|                       |                     |                     |                     |                          |                     |                     |                     |
|-----------------------|---------------------|---------------------|---------------------|--------------------------|---------------------|---------------------|---------------------|
| #101<br>1,800 Sq Ft   |                     | #102<br>1,800 Sq Ft | #103<br>1,800 Sq Ft | #104<br>1,800 Sq Ft      | #105<br>1,500 Sq Ft | #106<br>3,000 Sq Ft |                     |
| #107-O<br>1,080 Sq Ft | #107-W<br>720 Sq Ft | #108<br>1,800 Sq Ft | #109<br>1,800 Sq Ft | #110<br>1,800 Sq Ft<br>★ | #111<br>1,800 Sq Ft | #112<br>1,350 Sq Ft | #113<br>1,350 Sq Ft |

|                          |
|--------------------------|
| #128<br>1,600 Sq Ft      |
| #127<br>1,600 Sq Ft      |
| #126<br>1,600 Sq Ft      |
| #125<br>1,600 Sq Ft      |
| #124<br>1,600 Sq Ft      |
| #123<br>1,600 Sq Ft<br>★ |

**AIR INDUSTRIAL PARK ZONING, 3-PHASE POWER, 100 AMP, 120/208 VOLT  
10' x 10' ROLL-UP DOORS (Units #116-#121 HAVE 9' X 10' ROLL-UP DOORS)  
Diagram not to scale.**

|                                  |                     |                          |                          |                     |                     |                          |                     |                     |
|----------------------------------|---------------------|--------------------------|--------------------------|---------------------|---------------------|--------------------------|---------------------|---------------------|
| #114<br>2,000 Sq Ft<br>(3-Phase) | #115<br>1,500 Sq Ft | #116<br>1,250 Sq Ft<br>★ | #117<br>1,250 Sq Ft<br>★ | #118<br>1,250 Sq Ft | #119<br>1,250 Sq Ft | #120<br>1,250 Sq Ft<br>★ | #121<br>1,250 Sq Ft | #122<br>2,000 Sq Ft |
|----------------------------------|---------------------|--------------------------|--------------------------|---------------------|---------------------|--------------------------|---------------------|---------------------|

