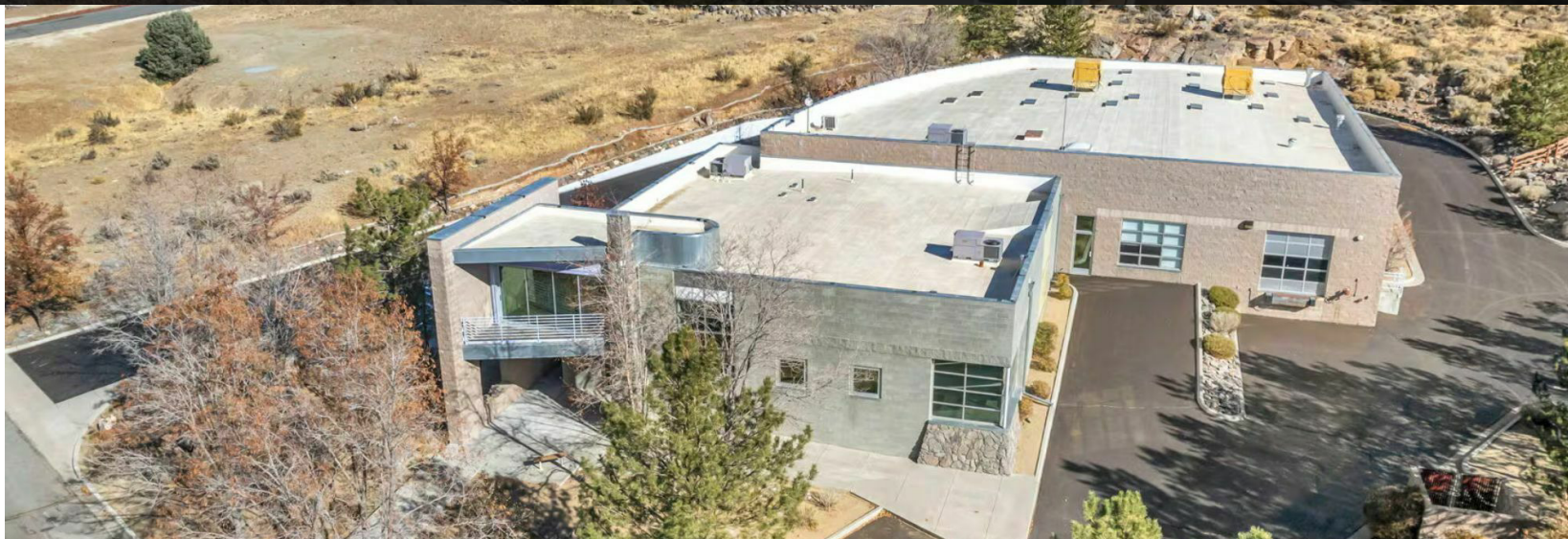


Property Summary



IMMEDIATELY AVAILABLE!!

Climate Controlled Open Warehouse Space
Open Concept Office Space Includes: Large Breakroom, Kitchenette, Private Offices, Conference/ Bull Pen Rooms, Storage & ±170 SF Mezzanine

Property Highlights

- Approximately 25 spaces
- Fully Sprinklered
- 2 Swamp Coolers & 2 Reznor Heaters
- 2 Sets of M/F Multi-Stall Restrooms
- AT&T Fiber internet, speeds up to 1000 gig/MB
- Gazebo located to the east of the building

OFFERING SUMMARY

LEASE RATE:	\$0.85/SF/MO + NNN
LEASE TYPE:	NNN: \$0.12/SF/MO
WAREHOUSE SF:	8,880 SF
OFFICE SF:	4,070 SF
TOTAL SF:	13,120 SF
LOT SIZE:	2.36 AC
YEAR BUILT:	2000
POWER:	MAIN PANEL: 800 AMP 480V, 4WY (4-PHASE)
CLEAR HEIGHT:	15 FEET
DOCK HIGH DOOR:	1
GRADE LEVEL DOOR:	1

Ale Moncada, CCIM Principal | NV #S.0174013.LLC | 775.315.8735 | ale@NVCG.US

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



For Lease | 5221 Sigstrom, Carson City, NV 89706

EXTERIOR PHOTOS



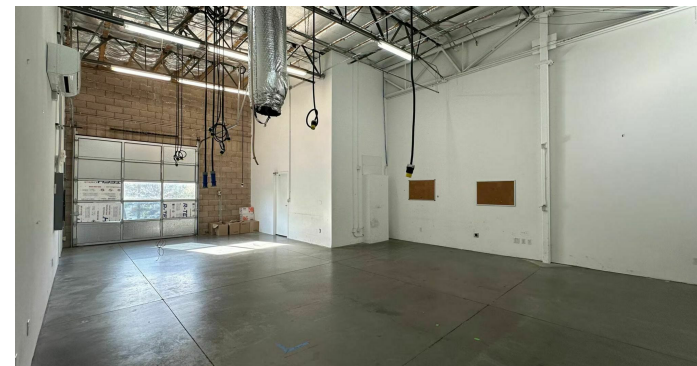
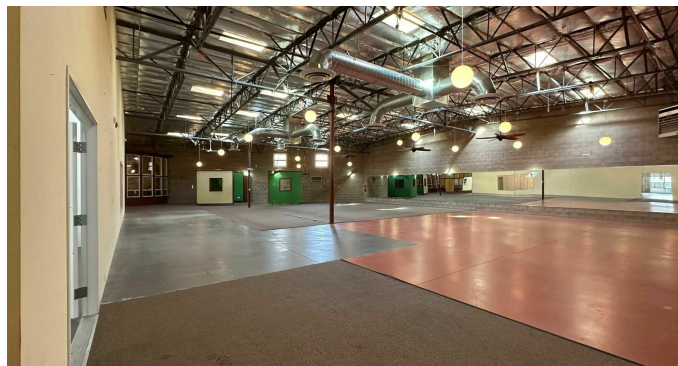
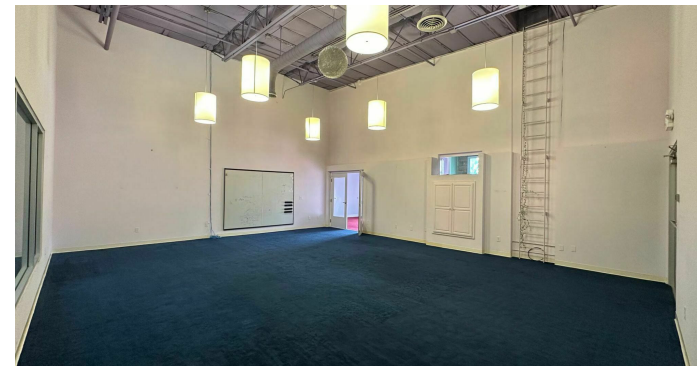
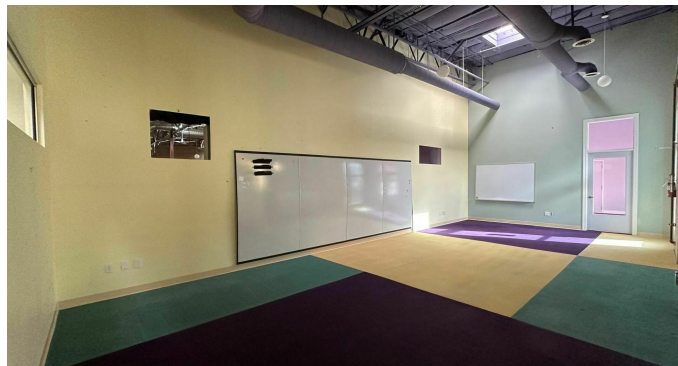
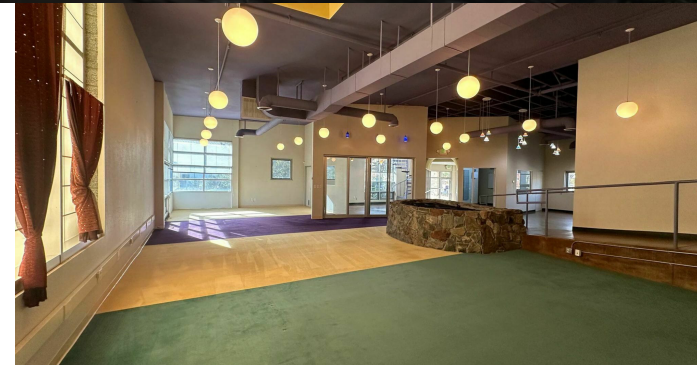
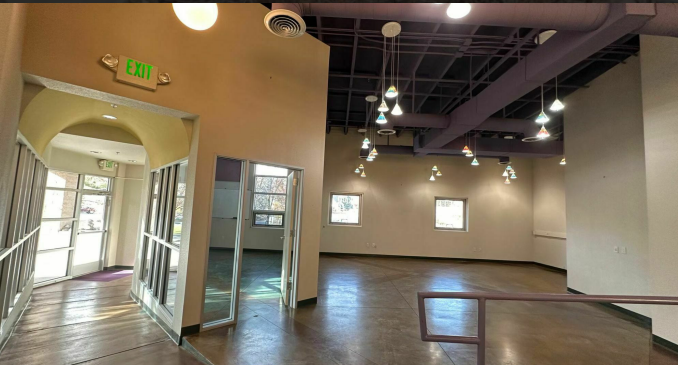
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INTERIOR PHOTOS

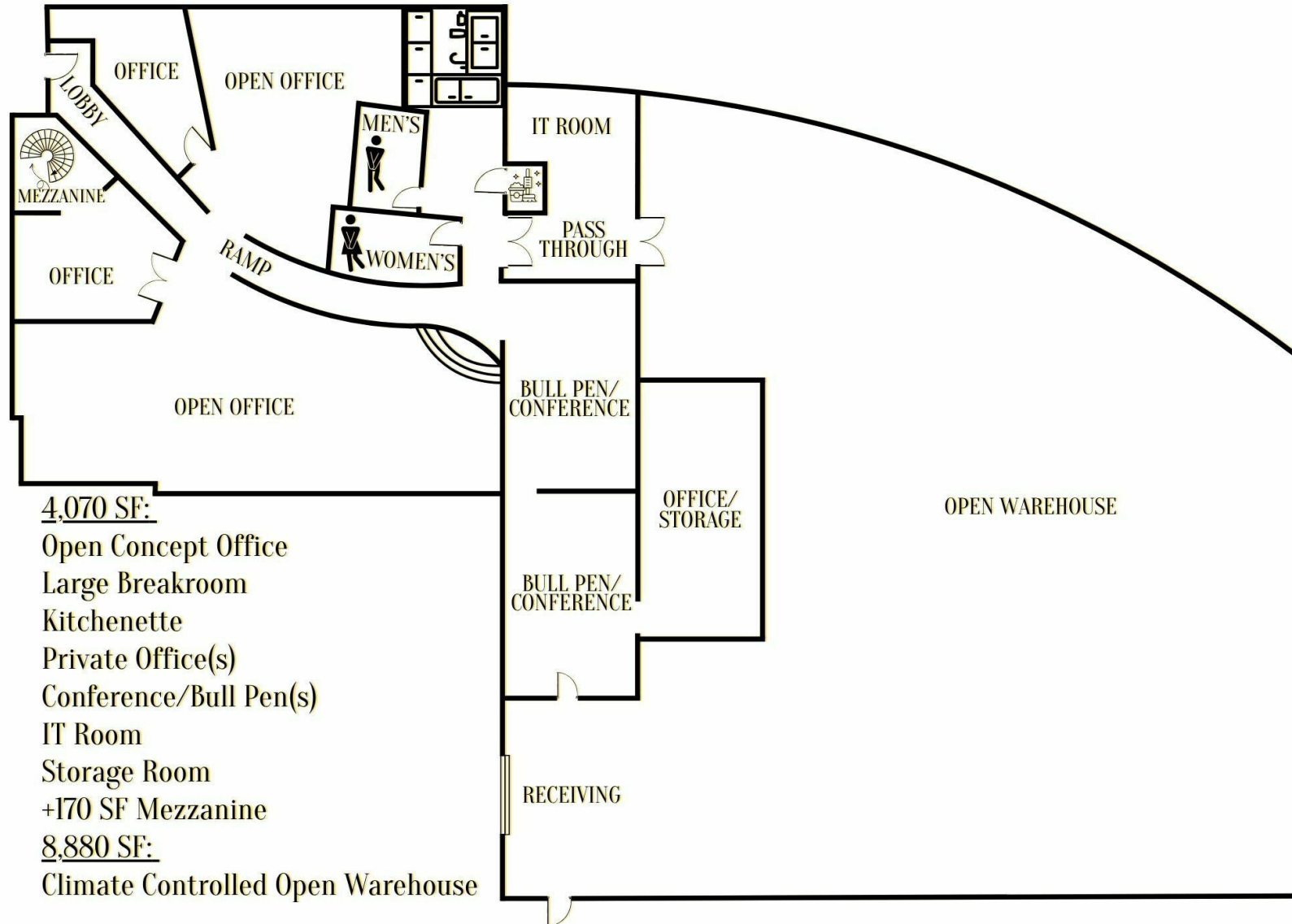


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FLOOR PLAN



4,070 SF:

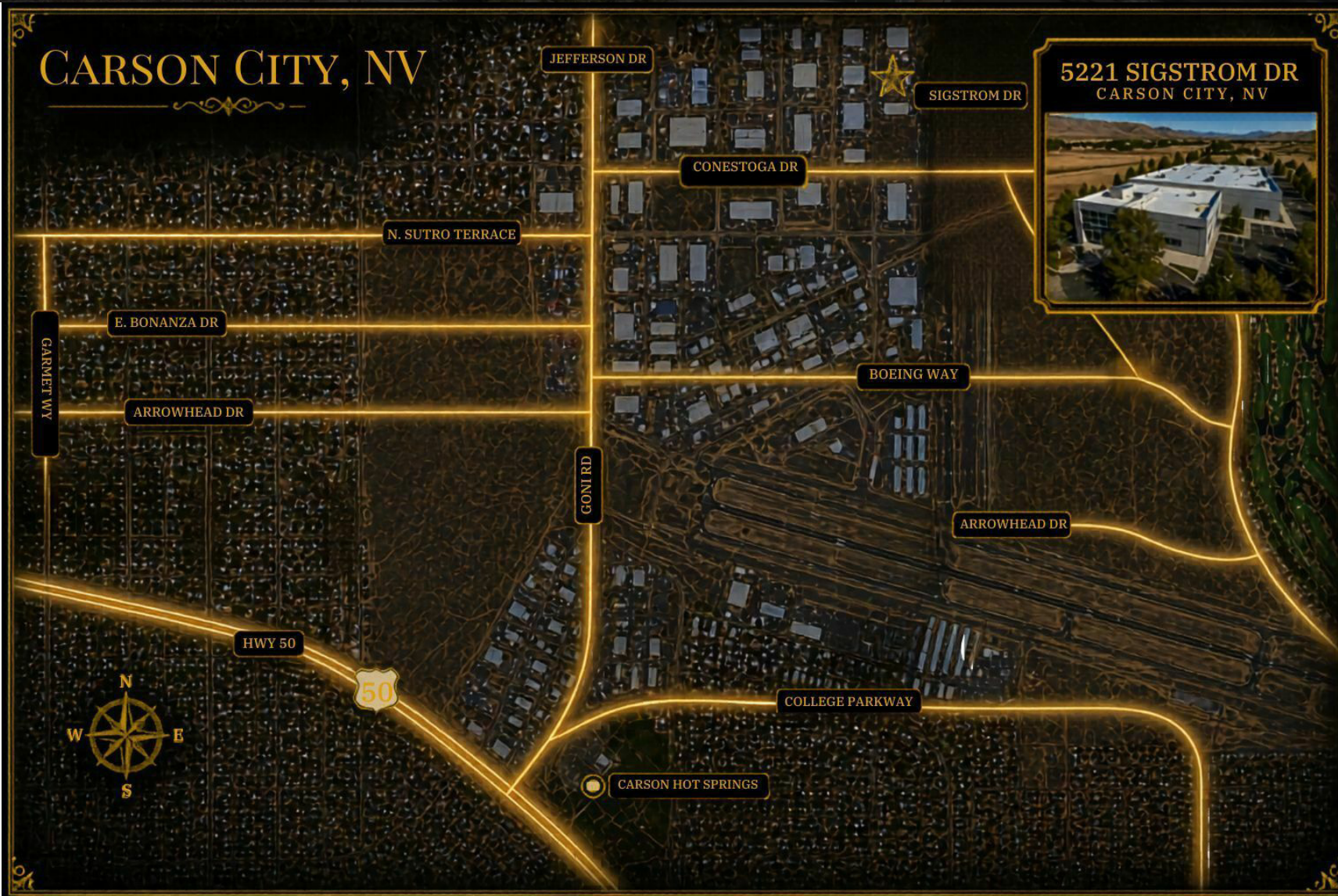
- Open Concept Office
- Large Breakroom
- Kitchenette
- Private Office(s)
- Conference/Bull Pen(s)
- IT Room
- Storage Room
- +170 SF Mezzanine

8,880 SF:

- Climate Controlled Open Warehouse

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LOCATION MAP



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Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	1,011	48,877	74,754
Average Age	38.2	41.6	44.7
Average Age (Male)	37.8	40.0	43.1
Average Age (Female)	46.1	43.5	46.6

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	414	21,864	33,028
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$66,227	\$70,053	\$77,572
Average House Value	\$286,646	\$281,186	\$327,809

2020 American Community Survey (ACS)

