

FOR LEASE

3680 RESEARCH WAY



Industrial
PRODUCT TYPE



±9,900
AVAILABLE SF



\$1.15/SF
LEASE RATE



Apr 1, 2026
AVAILABLE



Dan Oster Sr.
Sr. Vice President | Principal
(775) 336 4665
doster@naalliance.com
NRED N°: B.0143648.LLC,
BUSB.0007166.BKR

NAI Alliance

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3680 RESEARCH WAY



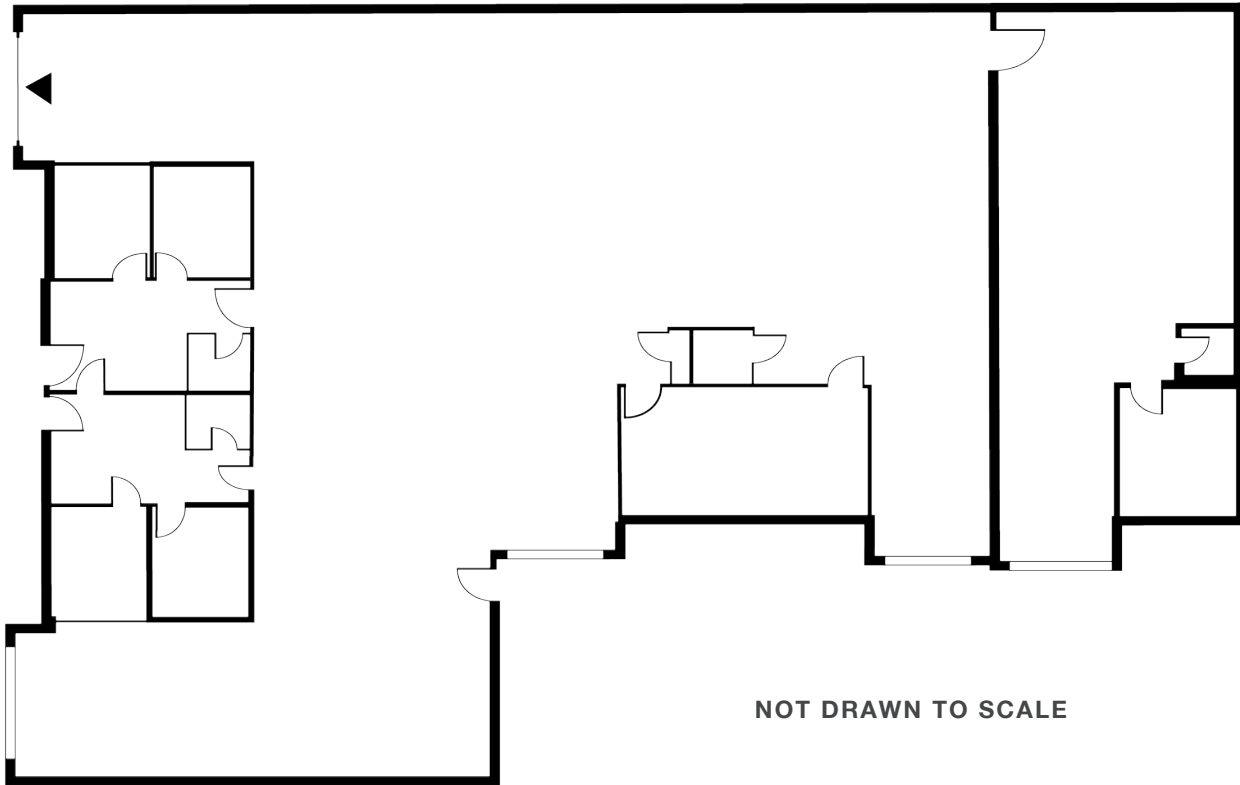
Property Highlights

Positioned just off College Parkway at 3680 Research Way in Carson City, this $\pm 9,900$ SF flex industrial space offers a well-balanced combination of office and warehouse functionality in close proximity to the Carson industrial district. The space features four private offices, multiple entrances, and dedicated reception areas. The warehouse is efficiently designed with two existing 10' x 10' roll-up doors, a dock door, and ramp access, with the ability to add two additional roll-up doors to further enhance functionality on 3 sides of the suite. The property includes five restrooms and approximately 15 on-site parking spaces, making it an ideal solution for a variety of industrial, distribution, or service-oriented users seeking a strategic and adaptable location.

Property Details

Address	3680 Research Way Carson City, NV 89706
Available SF	$\pm 9,900$ SF
Lease Rate	\$1.15/SF
Monthly All In	\$12,771
Lease Type	NNN
Expenses	\$0.14/SF NNN
Lot Size	± 0.48 AC
Ceiling Height	11'
Dock Doors	1
Grade Doors	2 - 10'x10'
APN	008-125-07
Year Built	1986
Parking Spaces	15
Zoning	LI - Limited Industrial





NOT DRAWN TO SCALE

- ▲ Dock Door
- || Roll-up Door



±9,900 SF
AVAILABLE SF



1
DOCK DOOR



2
DRIVE-IN DOORS



11'
CLEAR HEIGHT



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1

DOCK DOOR



2

DRIVE-IN DOORS



11'

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WAY

SUBJECT

580

N CARSON ST

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	1 MI 3 MIN DRIVE
CARSON AIRPORT	2 MI 6 MIN DRIVE
CARSON DOWNTOWN	3 MI 7 MIN DRIVE
SOUTH RENO	25 MI 30 MIN DRIVE

Surrounding Area Map



±9,900 SF
AVAILABLE SF



1
DOCK DOOR



2
DRIVE-IN DOORS



11'
CLEAR HEIGHT



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LEASE RATE



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5-MILE KEY FACTS



57,884
POPULATION



4.9%
UNEMPLOYMENT



2.3
HOUSEHOLD
SIZE (AVG.)



44
MEDIAN
AGE

5-MILE INCOME FACTS



\$70,379 MEDIAN
HOUSEHOLD
INCOME

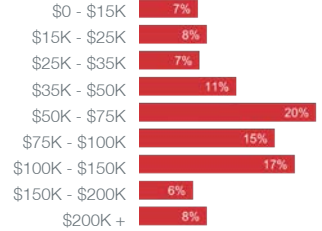


\$38,497 PER CAPITA
INCOME



\$175,182 MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



2,992
BUSINESSES



38,794
EMPLOYEES

5- MILE EDUCATION FACTS

10%

NO HIGH
SCHOOL
DIPLOMA



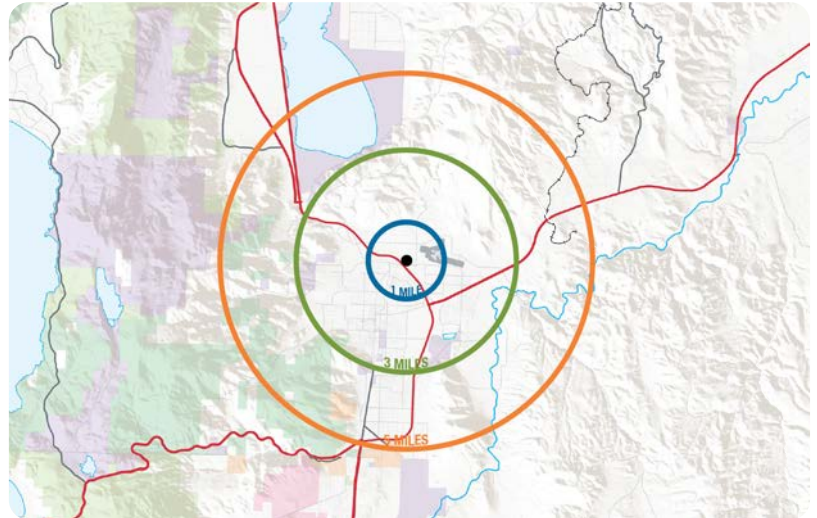
28%
HIGH
SCHOOL
GRADUATE



35%
SOME
COLLEGE

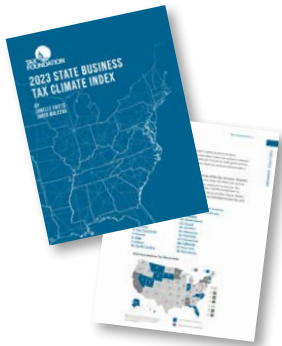


27%
BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax

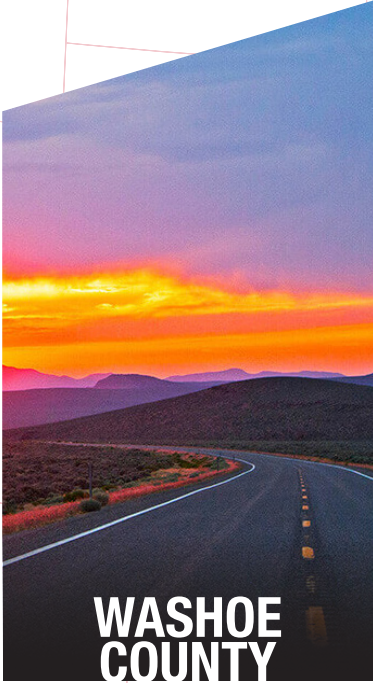


61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development



WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders. Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



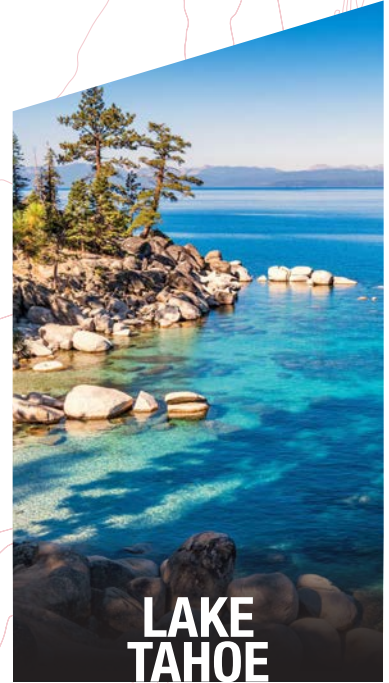
CITY OF RENO

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more. Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors. Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

PREPARED BY



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