

For Lease

# Flex Building in Carson City



5576 Bighorn Dr.  
Carson City, NV 89703

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Listing Snapshot



**\$1.15 PSF NNN**  
Lease Rate



**± 4,500 - 9,000 SF**  
Available Square Footage



**\$0.15 PSF**  
Estimated NNN

Property Highlights

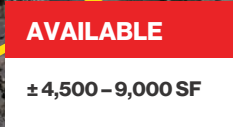
- Two-story flex building in Carson City
- Clear height: 16'
- Two (2) 14'x12' roll-up doors
- Power: 480 Amp, 208V, 3-phase power
- Nine (9) offices, conference room, storage closet, two (2) separate warehouses
- Fenced yard
- Situated on ± 0.70 AC of land
- ± 4,500 SF of office
- ± 4,500 SF of warehouse

Demographics

|                               | 1-mile   | 3-mile   | 5-mile   |
|-------------------------------|----------|----------|----------|
| 2026 Population               | 1,064    | 21,248   | 55,198   |
| 2026 Average Household Income | \$97,611 | \$89,718 | \$96,250 |
| 2026 Total Households         | 361      | 8,044    | 23,158   |











Office / Industrial

3D Concrete

Communities

Villa Sierra Mobile Home Park

Office / Industrial

Arcosa Specialty Materials

Office / Industrial

WM - Capital Sanitation

Airports

Carson City Airport

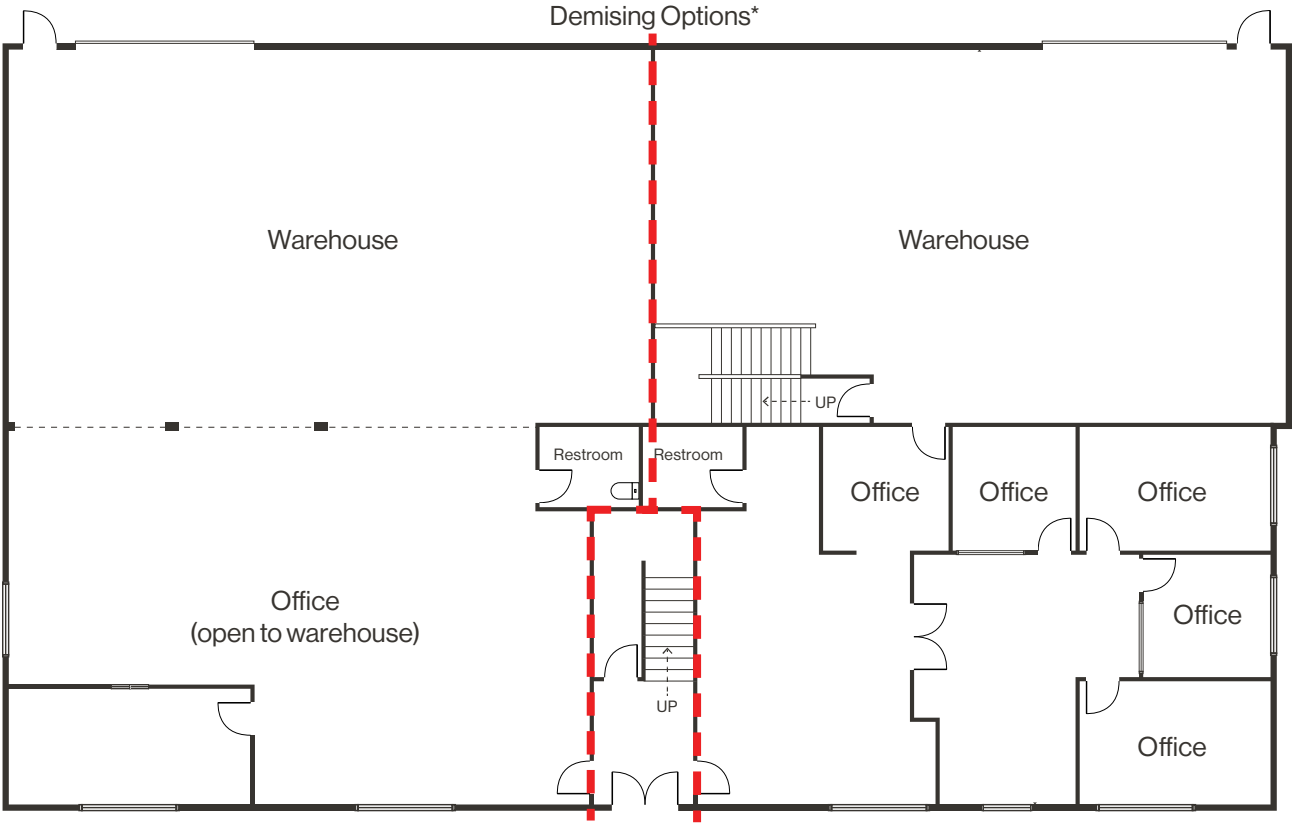
AVAILABLE

± 4,500 – 9,000 SF

N. Deer Run Rd. // 2,000 CPD

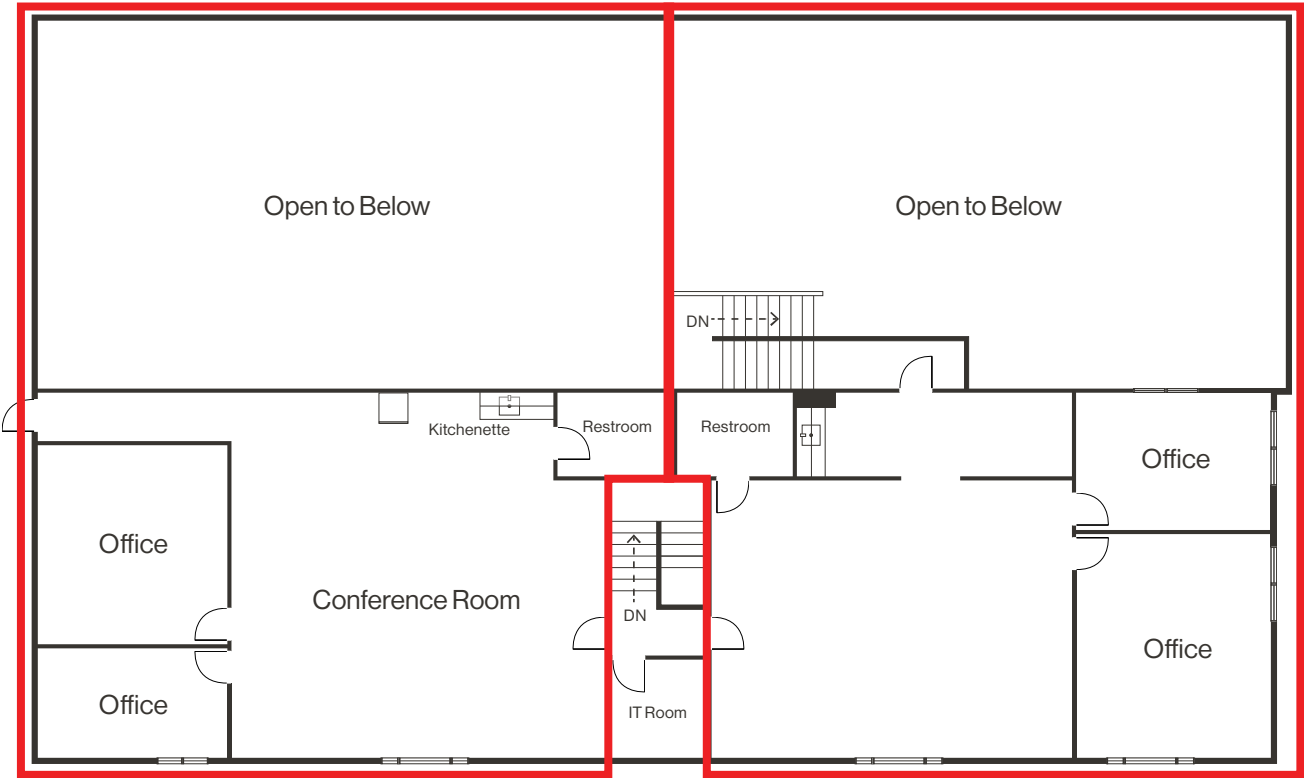
Bighorn Dr.

Floor Plan | First Floor



*\*Contact Broker for demising options*

Floor Plan | Second Floor





Property Photos



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For inquiries please reach out to our team.

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