

For Lease

# Flex Building in Carson City



LOGIC



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
2025 Population	1,261	21,174	55,198
2025 Average Household Income	\$93,096	\$85,603	\$90,029
2025 Total Households	435	7,838	22,703







**AVAILABLE**  
±4,500-9,000 SF




 Office / Industrial  
3D Concrete

 Communities  
Villa Sierra Mobile Home Park

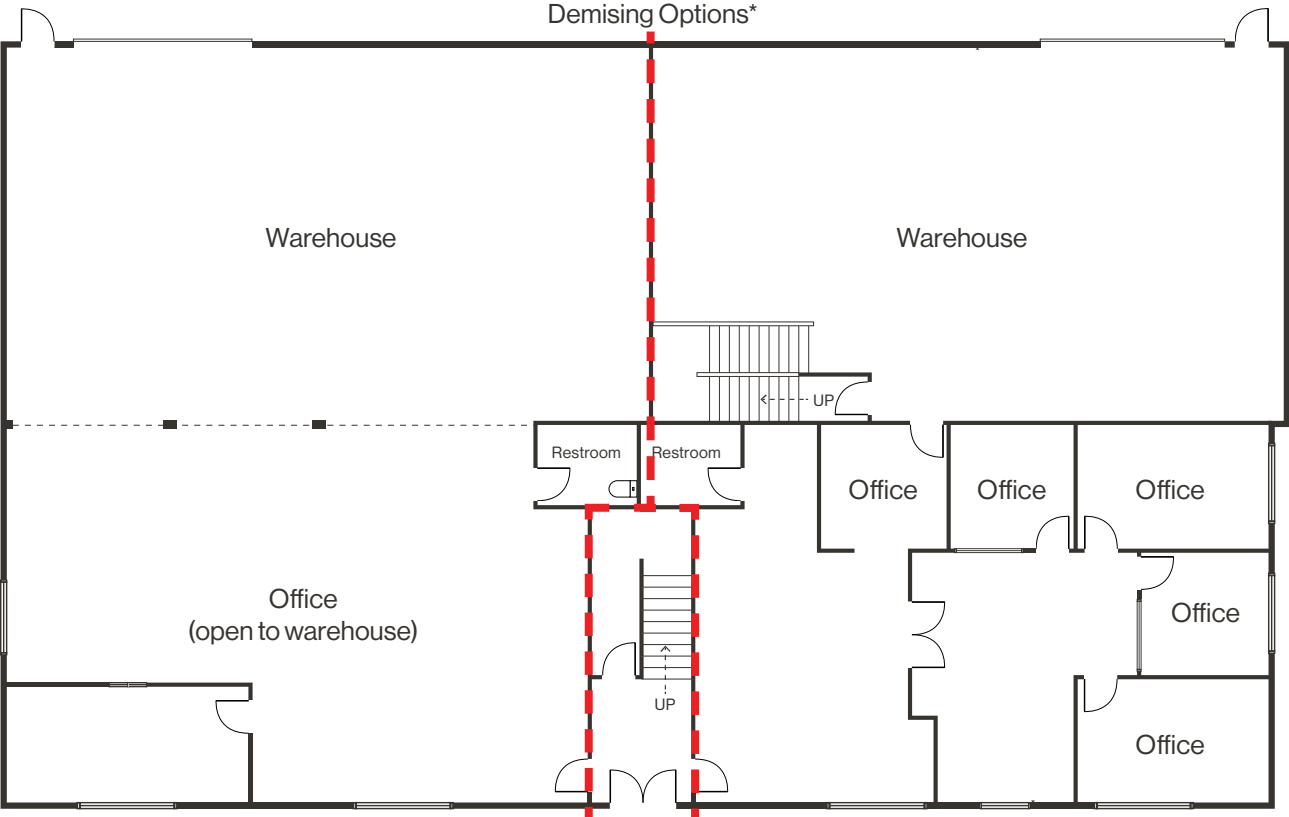
 Office / Industrial  
Arcosa Specialty Materials

 Office / Industrial  
WM - Capital Sanitation

 Airports  
Carson City Airport

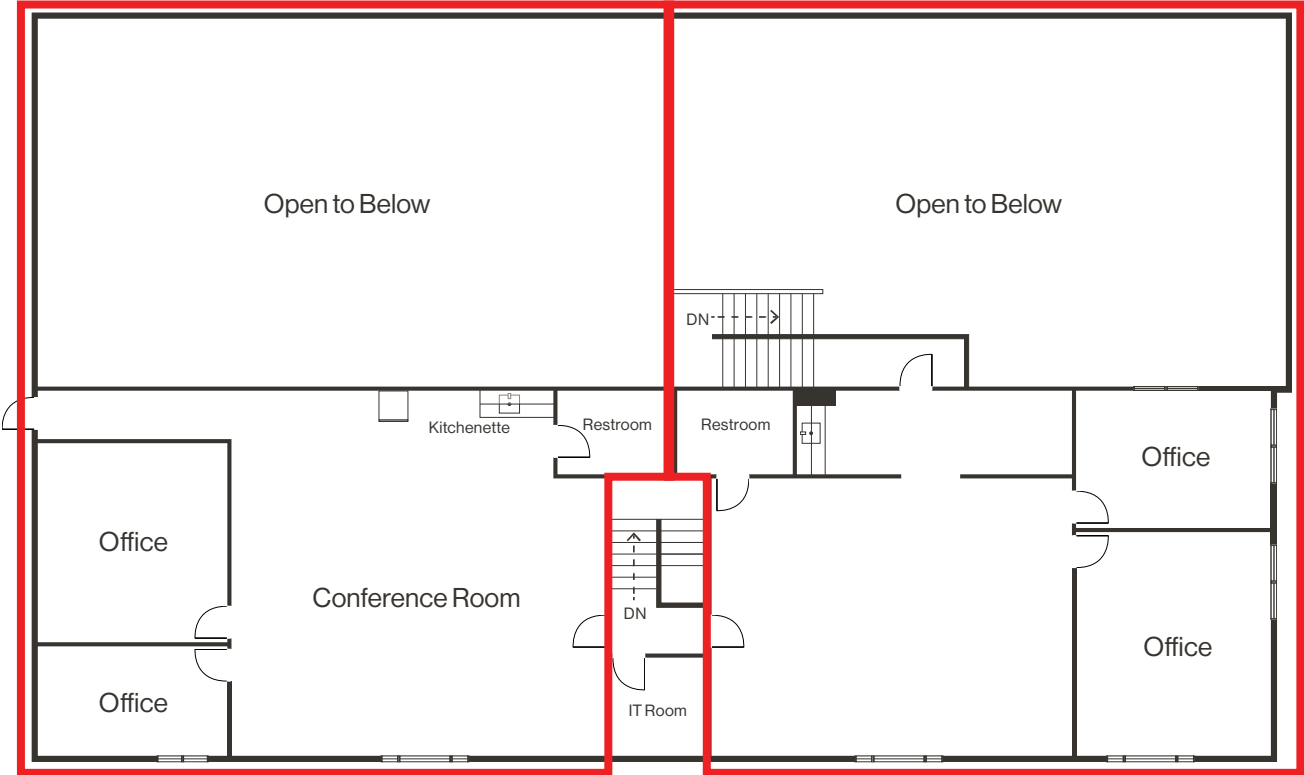
**AVAILABLE**  
± 4,500 – 9,000 SF

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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