

Property Summary



**Located In Mound House Just 10 Minutes East Of Carson City, NV**

Secure Warehouse/Office Spaces With A Fully Fenced Lot & Electronic Gate Controlled Access

**Property Highlights**

- UNIT E: 2,200 SF, One (1) Restroom, Two (2) 12' X 12' Roll Up Doors
- UNIT F: 2,200 SF, Two (2) 12' X 12' Roll Up Doors
- Power: 200 Amps / 208v / 3-Phase Power Per Unit
- On-Site Yard Space Available
- Tenant Pays Gas, Electricity, Prorated Water & Prorated Snow Removal In Addition To Rent.
- No CAM Fees!
- Zoned M1 Allowing A Variety Of Manufacturing And Related Uses
- Constructed In 2004

**Offering Summary**

Lease Rate:	Negotiable
Each Unit SF:	2,200 - 4,400 SF
Lot Size:	3.51 Acres

<b>Demographics</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	146	5,386	32,155
Total Population	324	12,908	74,108
Average HH Income	\$57,665	\$72,205	\$75,557

For Lease | 31 Carry Way, Carson City, NV 89706

Lease Spaces



**Lease Information**

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,200 SF Each	Lease Rate:	Negotiable

**Available Spaces**

Suite	Size (SF)	Description
Unit E	2,200 - 4,400 SF	One Restroom (2) 12' x 12' Roll Up Doors
Unit F	2,200 - 4,400 SF	Two (2) 12 x 12 Roll Up Doors

**Samuel Douglass, CCIM** Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

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



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Photos



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Aerial



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Location Map



Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	324	12,908	74,108
Average Age	44.2	42.0	43.7
Average Age (Male)	48.1	37.7	42.1
Average Age (Female)	41.7	47.1	45.5

  

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	146	5,386	32,155
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$57,665	\$72,205	\$75,557
Average House Value	\$204,540	\$250,604	\$300,384

\* Demographic data derived from 2020 ACS - US Census

