



Warehouse (Must Be Leased Together)

- Total restrooms (3)
- Roll-Up Doors: (1) 10' x 16' & (2) 12' x 10'
- Power 480V
- New lighting
- Shared Parking

Offering Summary

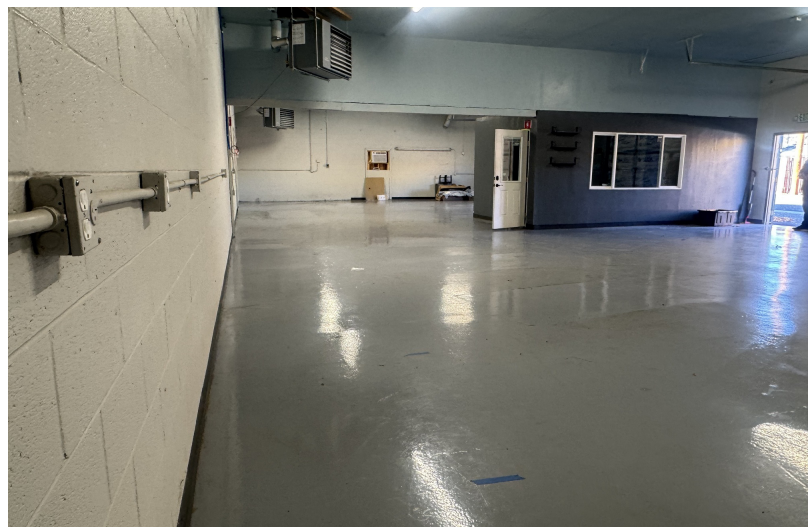
Lease Rate:	\$1.15/SF/MO + NNN
CAM's/NNN:	\$500/MO
Available SF:	5,400 SF
Zoning:	GC

Highlights Continued

- 5,400 SF | Single-Tenant Opportunity
- Recently Upgraded Interiors
- Additional fenced parking included with NNN
- 480V 3-phase power (Service pending)
- New Hot Water Heater
- Space cannot be demised.

1991 E. William Street | Carson City, NV 89701

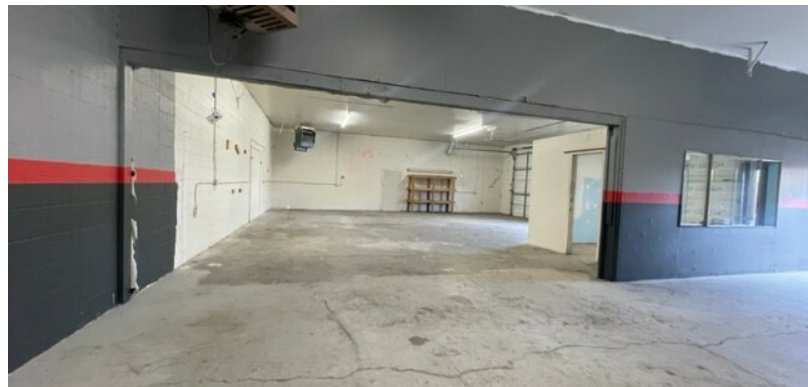
Photos



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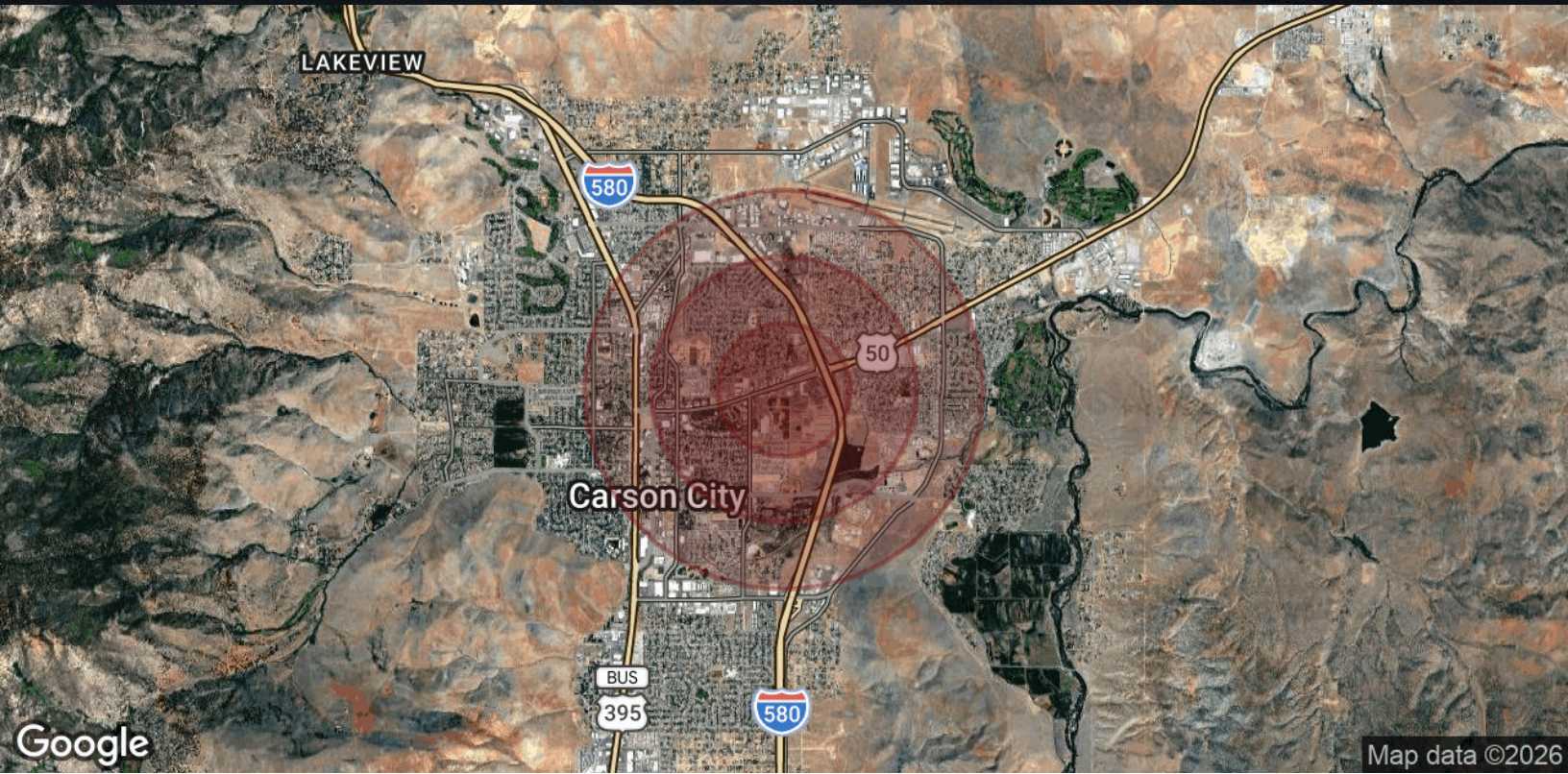
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Location Map



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

Demographics Map & Report



Population

	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,498	12,790	24,906
Average Age	41.0	35.3	37.3
Average Age (Male)	39.9	35.3	36.3
Average Age (Female)	42.3	35.3	38.7

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,182	5,486	10,895
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$52,405	\$56,032	\$59,117
Average House Value	\$266,606	\$236,000	\$221,549

2020 American Community Survey (ACS)