

# 4022 Technology Way

Carson City, NV 89706

## FOR LEASE

### Industrial

Flex Space  
Manufacturing  
Warehouse  
Office

Available Space  
3,240 SF -15,675 SF

+/- 8,100 sf warehouse  
+/- 3,300 sf mezzanine  
+/- 4,300 sf office

### Building Details

- Built in 2000
- 1.49 Acres
- Fully Air Conditioned warehouse
- Concrete Tilt Up
- 480V 3-phase, 1,200 AMP
- UPS machines
- Power well distributed
- Light Industrial Zoning
- 175 shared Parking Spaces
- Glass Fronts
- Sprinklered, skylights
- 2.5 miles from I-580

### Pricing

**\$0.90 PSF/MO. NNN**  
Est. Nets = \$0.11 psf/mo

For Information, contact:  
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Typical Office build out

The information contained herein has been provided by the owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information. All information should be verified by the recipient prior to the purchase, lease or exchange.

**Gillmor  
Coons**  
Real Estate Group  
**Commercial**

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4022 Technology Way	
Total Building SF	15,675 SF
Available SF	3,240 SF - 15,675SF
Clear Heights	25'
Column Spacing	28' x 41.5'
Doors	5 Grade Level, 12' x 14'
Current Use	Data Center



## Area Information

Property is located in north Carson City, Nevada off of Arrowhead Drive. 2.5 miles from Interstate 580. I-580 is a connector to Hwy 395 which runs north to Spokane WA and south to Los Angeles area. Approximately 20 miles from Reno NV, 132 miles from Sacramento CA, 216 miles from San Francisco CA, 437 miles from Los Angeles, 546 miles from Salt Lake City UT. Truck service from Carson City NV can reach 7 western states within 1 day and another 4 states on next day service. Nevada has no personal or corporate state income tax, no inventory tax, no franchise tax, no unitary tax, no estate and or gift tax, no inheritance tax and no special intangible tax. Sales tax in Carson City is currently 7.475%.

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