

For Lease | 79 Carry Way, Mound House, NV 89706

## Property Summary



### Property Description

The Property Can Be Leased In Part Or As A Whole.  
\*USDA Approved For Food Processing/Manufacturing\*

#### Suite A: 4,800 SF

3,000 SF Warehouse  
(1) 12' x 14' Roll Up Door  
(1) 16' X 14' Roll Up Door  
1,800 SF Upstairs Apartment/Office  
2 Bedrooms  
1 Full Bathroom  
Kitchen  
Large Living Area

#### Suite B: 3,600 SF

3,000 SF Warehouse  
(1) 12' x 14' Roll Up Door  
600 SF Downstairs Office  
Open Office Layout  
One Restroom

### Entire Building Offers:

- Oversize Gas Service
- 2 Electric Meters
- 700 AMPS of 208V 3-Phase power

### Offering Summary

Lease Rate:	\$0.85 SF/MO + NNN
Lease Type:	NNN: \$0.10/SF/MO
Number of Units:	2
Available SF:	3,600 - 8,400 SF
Lot Size:	0.89 Acres
Building Size:	8,400 SF
Zoning:	M-1

**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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Suite A



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Suite B



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Location Map



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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## Demographics Map & Report

### Population

	1 Mile	10 Miles	30 Miles
Total Population	284	74,222	603,974
Average Age	43.5	43.6	41.6
Average Age (Male)	47.7	42.0	41.0
Average Age (Female)	41.8	45.4	42.3

### Households & Income

	1 Mile	10 Miles	30 Miles
Total Households	124	32,233	289,439
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$59,750	\$75,348	\$79,366
Average House Value	\$209,669	\$299,704	\$367,471

2020 American Community Survey (ACS)

