

Property Summary



PROPERTY LOCATION

Located in the Comstock Industrial Park, East of Carson City, 1.5 miles from US Hwy 50

HIGHLIGHTS

- 5,000 +/- SF building
- 1.012 Acres Fenced
- Office Area: 250 SF Carpeted with Central Heat & Air
- 2 Restrooms
- 2 Reznor Heaters & Natural Gas Meters
- Warehouse Fully Sheet-Rocked, Taped & Painted
- R-30 Ceiling Insulation & R-19 Insulation in Exterior Walls
- 2 - 12'X14' Roll-Up Doors & 2 Main Doors to Warehouse
- 16' Clear Height Warehouse

Offering Summary

Lease Rate:	\$0.95/SF/MO + NNN
Lease Type:	NNN: \$0.118/SF/MO = \$590/MO
Available SF:	5,000 SF
Lot Size:	1.012 Acres
Building Size:	5,000 SF
Year Built:	2007
Power:	200 AMP 3-Phase
Zoning:	M-1 General Industrial
APN:	016-421-03

For Lease | 38 Cygnet, Mound House, NV 89706

Additional Photos



Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US

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



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Location Map



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	285	10,535	74,291
Average Age	43.4	43.8	43.6
Average Age (Male)	47.7	39.7	42.0
Average Age (Female)	41.7	48.1	45.4

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	125	4,459	32,261
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$59,396	\$73,369	\$75,435
Average House Value	\$210,590	\$265,993	\$300,432

2020 American Community Survey (ACS)