

For Lease: Silver Sage Industrial Village | 5200 U.S. 50

Carson City, NV 89701



### Property Highlights

- Secured Gate Access
- Situated in a +/- 100K SF Industrial Park
- Along Highway 50
- Ample Parking
- Excellent frontage to Hwy 50

### Offering Summary

Lease Rate:	\$0.85 SF/MO
NNN:	\$0.13 SF/MO
Additional Charges:	Water
Available SF:	2,500 - 3,200 SF
Lot Size:	6 Acres

Warehouses	Available	Now!
5210-A	5240-B	5244-B
3,200 SF	2,500 SF	2,500 SF
+ Water Fee	+ Water Fee	+ Water Fee
1) 12x12 Roll Up Door	2) 12x14' Roll Up Doors	(2) 12' x 14' Roll Up Doors
1) 12x14 Roll Up Door	Office	
3-Phase Power	480V   3 Phase	
225 AMPS   240V		

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	143	229	933
Total Population	394	631	2,510
Average HH Income	\$99,333	\$99,468	\$100,584

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

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



WAREHOUSES AVAILABLE



**Lease Information**

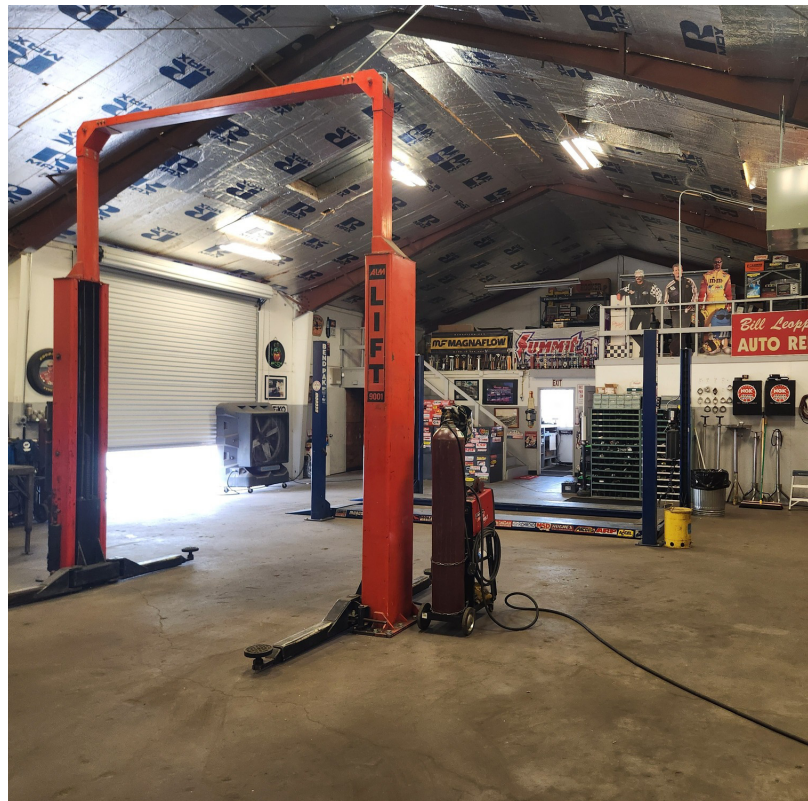
Lease Type: NNN: \$0.13/SF/MO Lease Term: Negotiable  
Total Space: 2,500 - 3,200 SF Lease Rate: \$0.85 SF/month

**Available Spaces**

Suite #	Size (SF)	Description
Warehouse 5210-A	3,200 SF	1 12x12 Roll Up Door 1 12x14 Roll Up Door 3 phase power 225 Amps 240 volt Excellent frontage to Hwy 50 (Personal Property in photos not included)
Warehouse 5240-B	2,500 SF	Office 2 - 12' x 14' Roll Up Doors 480V   3 Phase
Warehouse 5244-B	2,500 SF	(2) 12' x 14' Roll Up Doors

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WAREHOUSE 5210-A | Personal Property in photos not included



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Location Map

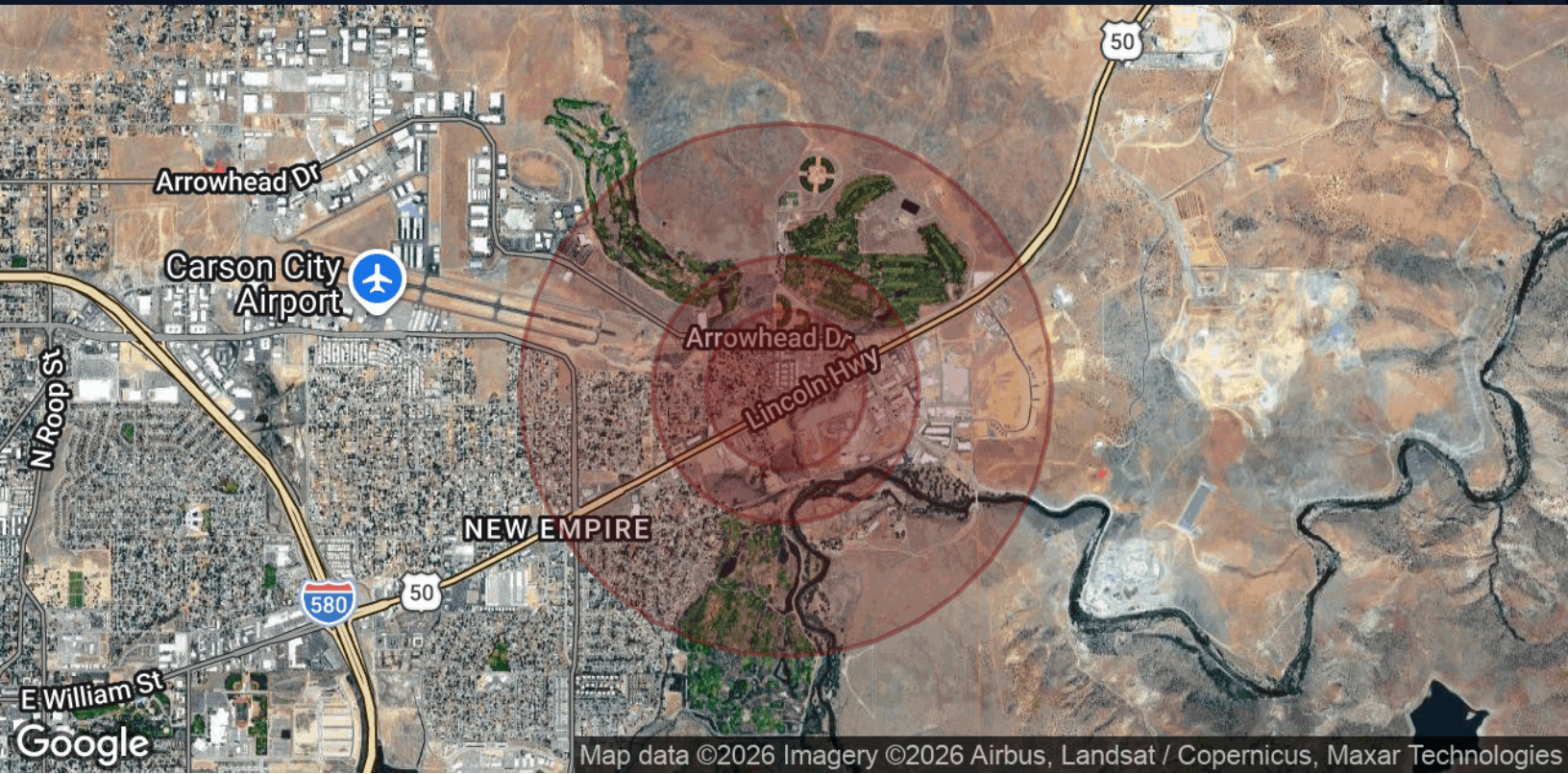


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Demographics Map & Report



<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	394	631	2,510
Average Age	42	42	42
Average Age (Male)	41	42	41
Average Age (Female)	42	42	42
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	143	229	933
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$99,333	\$99,468	\$100,584
Average House Value	\$397,473	\$398,091	\$397,291

Demographics data derived from AlphaMap