



AVAILABLE NOW!

\$1.00/SF/MO + NNN/SF/MO

PREVIOUSLY A MECHANIC'S SHOP!

- 4 Roll Up Doors:
2/4 Roll Ups - 16'x12'
2/4 Roll Ups - 12'x12'
- Office Space
- 2 Restrooms
- Overnight Parking Available!
- Approximately Clear Height 13'
- APN: 009-052-09

Current Tenants Include:

Carson Auto Body
Small Car Motors
Fusion Works
Precision Soda Blasting

Trade:

Mechanic
Used Car Dealer
Steelworks
Surface Prep

Offering Summary

Lease Rate:	\$1.00 SF/MO + NNN
Number of Units:	1
Available SF:	3,000 SF

Zoning: General Commercial

The GC District supports a variety of uses, including retail and wholesale sales, repair services, offices, and more.

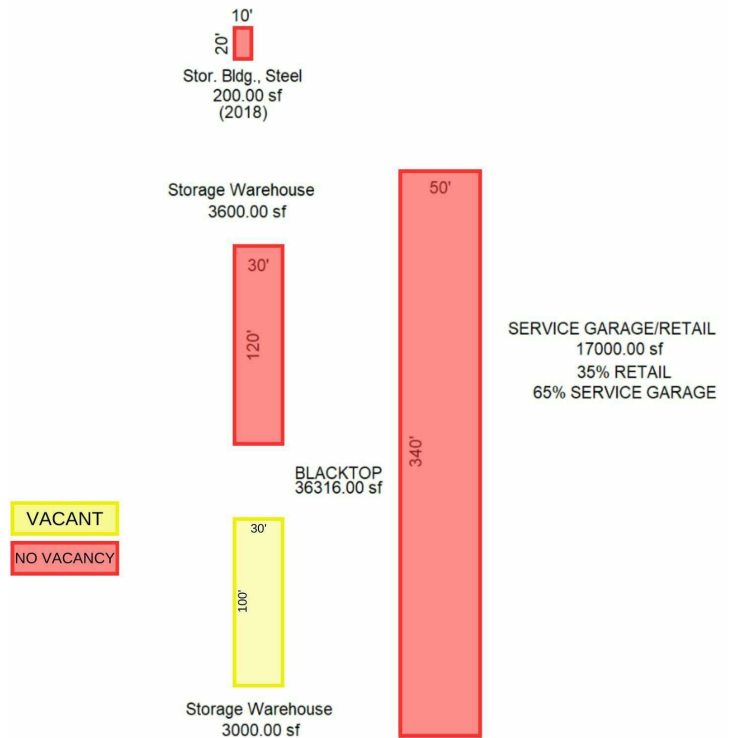
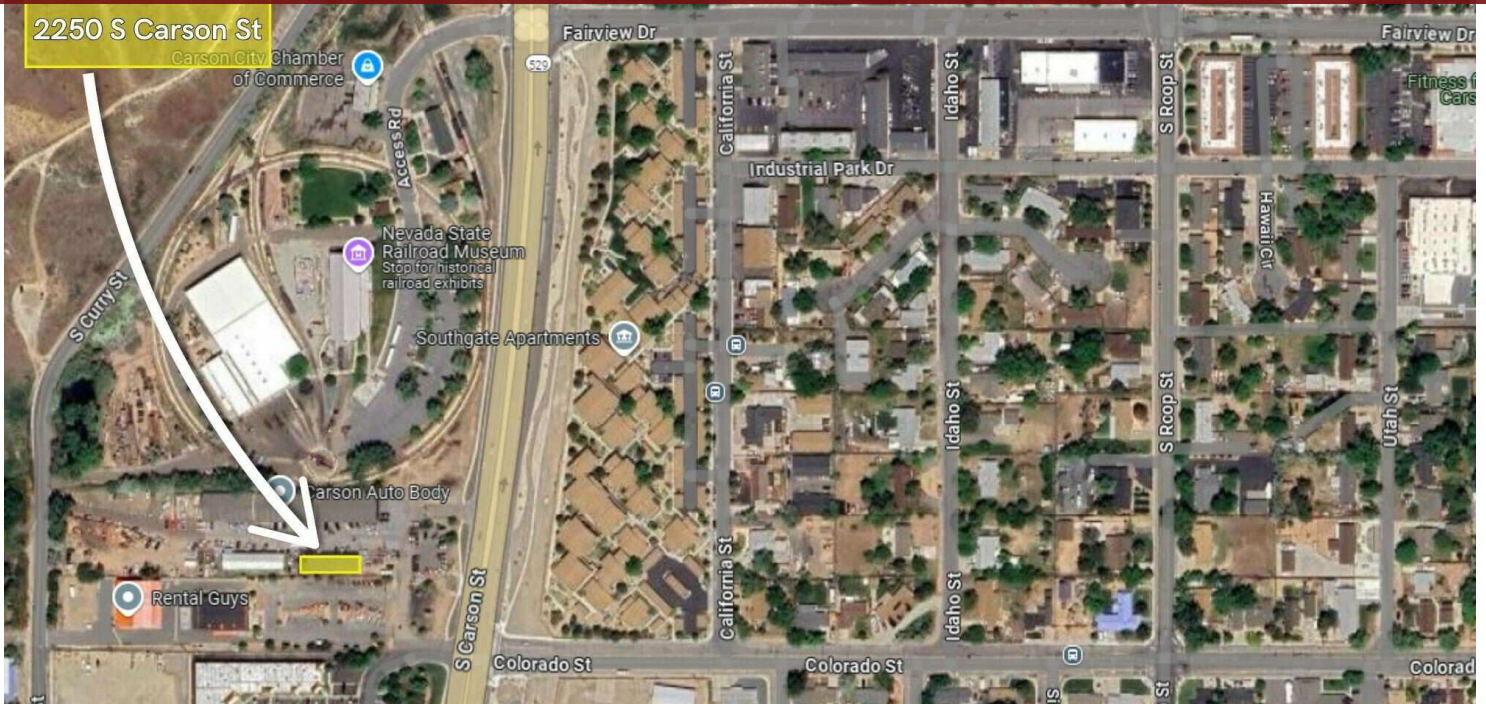
Primary:	Conditional:	Accessory:
Retail/Wholesale	Auto/Towing	Home Occupation
Animal Hospitals	Com. Centers	Temp Outdoor Sale
Personal Storage	Hotels	Outdoor Storage
Rec Facilities	Rec Vehicle Parks	Watchman's
Nightclubs	Dispensaries	
Auction Sales	Farmer's Market	
Warehousing	Equipment Rental	

Ale Moncada, CCIM

Principal
NV #S.0174,013.LLC
775.315.8735
ale@NVCG.US



Industrial For Lease | 2250 S Carson Street | Carson City, NV 89701



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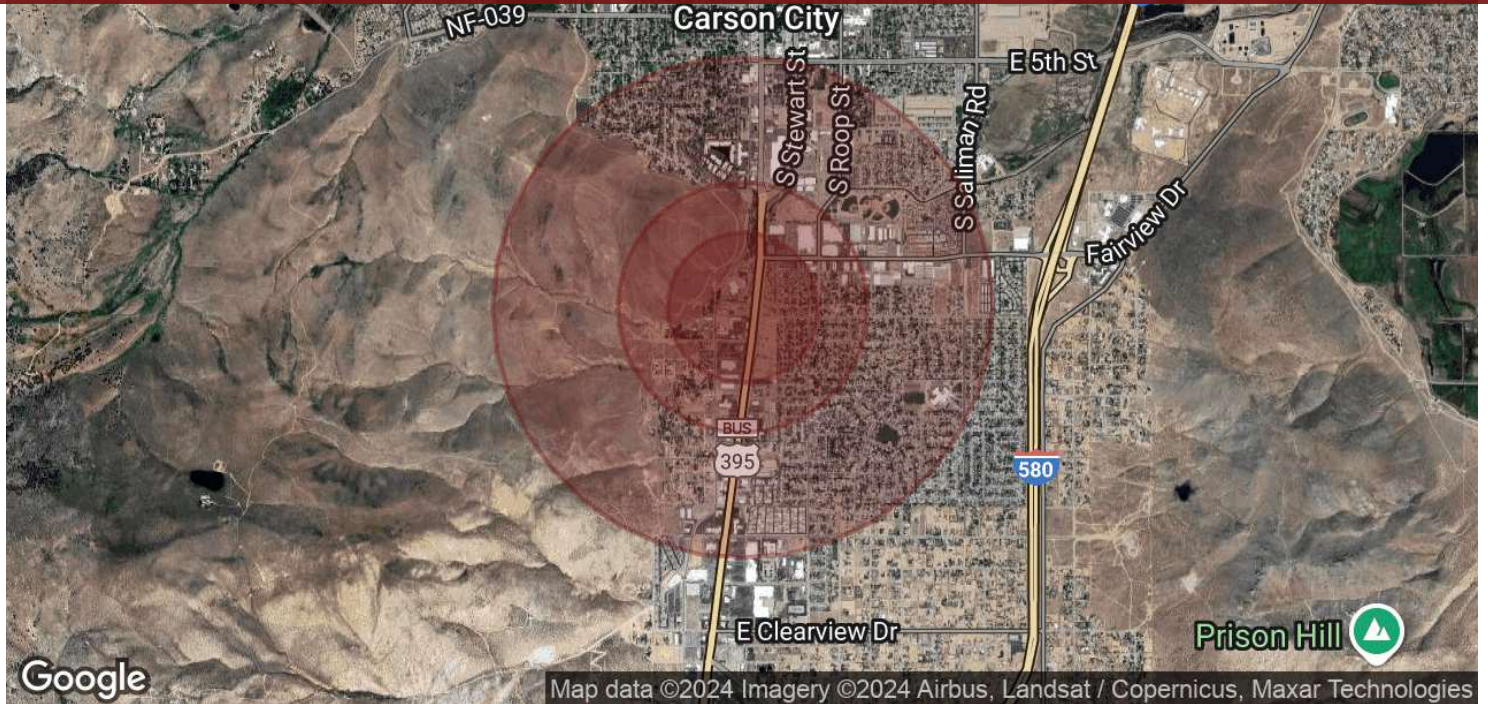


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	417	1,650	9,033
Average Age	45	45	44
Average Age (Male)	44	45	43
Average Age (Female)	46	46	45
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	189	727	3,869
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$74,162	\$81,726	\$93,363
Average House Value	\$372,102	\$406,726	\$401,568

Demographics data derived from AlphaMap

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