

1991 E. William Street | Carson City, NV 89701

## Property Summary

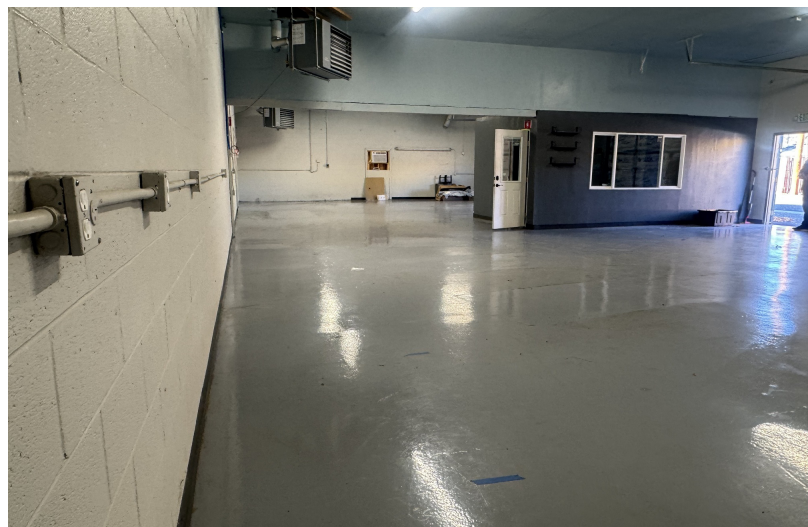


Spaces			Offering Summary	
Spaces	Lease Rate	Space Size		
Warehouse 1	\$1.00 SF/month	1,800 SF	Lease Rate:	\$1.00 SF/month (NNN)
Warehouse 2 & 3	\$1.00 SF/month	3,600 SF	CAM's/NNN:	\$250/MO/unit
<b>Warehouse #1 (Front Unit)</b>			Available SF:	1,800 - 3,600 SF
<ul style="list-style-type: none"><li>• 1 Restroom</li><li>• 1 Reznor Heater</li><li>• 1 - 10x16 Roll-up door</li><li>• Includes 2 parking spaces</li></ul>			Building Size:	5,400 SF
<b>Warehouse #2 &amp; #3 (Could Be Divisible)</b>			Zoning:	GC
<ul style="list-style-type: none"><li>• 2 Reznor Heater</li><li>• 2 - 12x10 Roll-up doors</li><li>• Total of 2 restrooms</li><li>• 12' Clear height</li><li>• New lighting throughout unit</li><li>• 2 Separate gas meters</li><li>• Includes 4 parking spaces</li></ul>			<b>Highlights Continued</b>	
			<ul style="list-style-type: none"><li>• Can be combined as 5,400 SF for single tenant</li><li>• Interior being refinished</li><li>• Additional fenced parking included with NNN</li><li>• 480V 3-phase power (Service pending)</li></ul>	



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Photos



**Ale Moncada, CCIM** Principal | NV #S0174013.LLC | 775.315.8735 | [ale@NVCG.US](mailto:ale@NVCG.US)

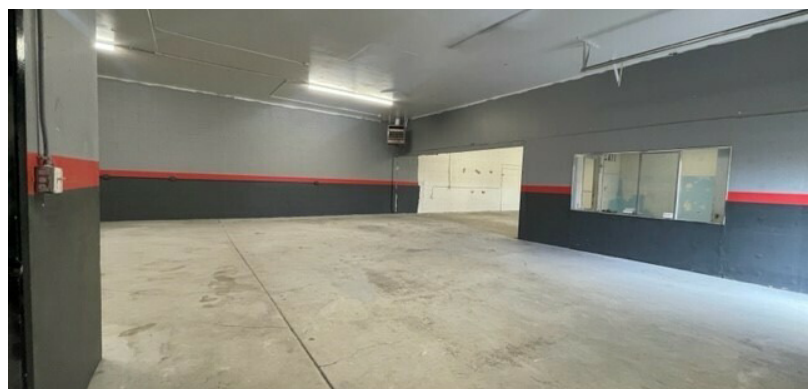
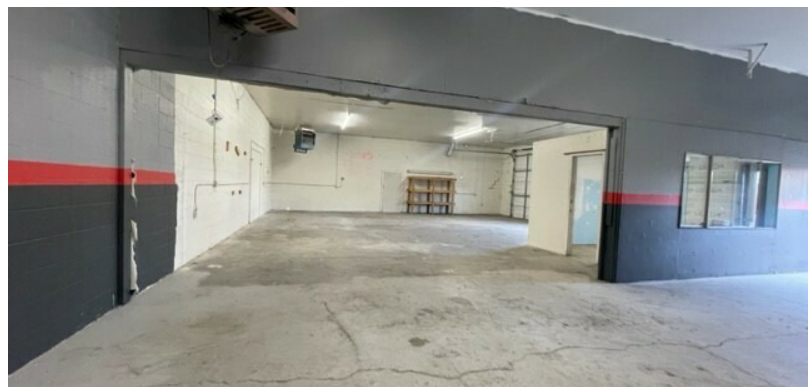
Nevada Commercial Group LLC | [www.nvcg.us](http://www.nvcg.us) | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896





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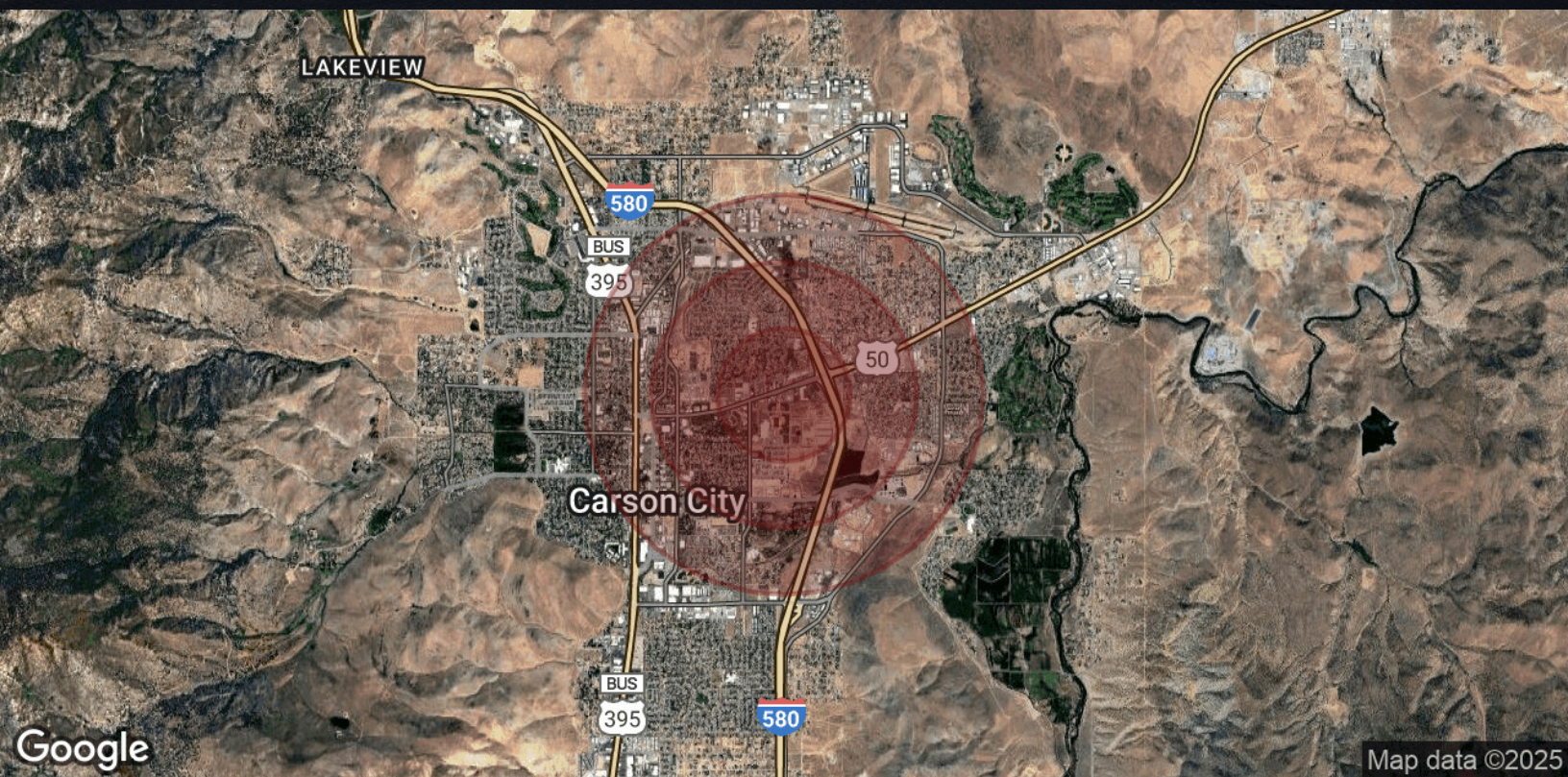
Location Map



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



## Demographics Map & Report



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,498	12,790	24,906
Average Age	41.0	35.3	37.3
Average Age (Male)	39.9	35.3	36.3
Average Age (Female)	42.3	35.3	38.7
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,182	5,486	10,895
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$52,405	\$56,032	\$59,117
Average House Value	\$266,606	\$236,000	\$221,549

2020 American Community Survey (ACS)