

Property Summary



Property Description

Industrial Flex Warehouse and Office

Property Highlights

- Great Location With Visibility From I-580.
- Zoned Limited Industrial (LI)
- Easy Access To I-580
- 4 Tenant Building
- Multiple Roll Up Doors
- Ample Paved Parking

Offering Summary

Sale Price:	\$3,700,000
CAP Rate:	5.94%
Lot Size:	0.91 Acres
Building Size:	18,610 SF
APN:	008-923-03
Zoning:	LI: Limited Industrial

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	653	4,629	9,121
Total Population	1,635	11,109	21,485
Average HH Income	\$95,201	\$82,047	\$82,258

Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertsonb@NVCG.us
Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.us
Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCG.us



For Sale | 3123 Research way, Carson City, NV 89706

PHOTOS

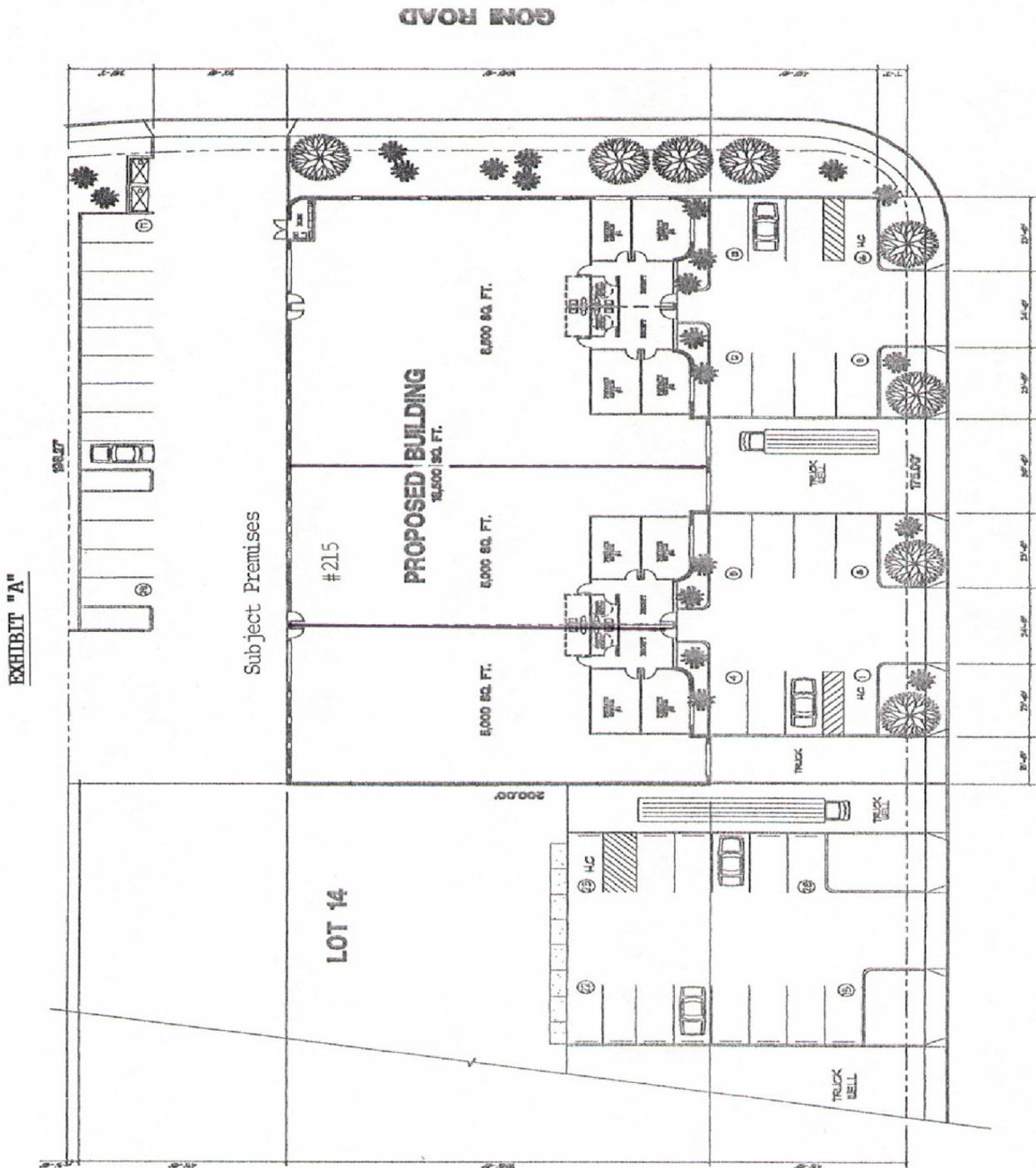


Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertson@NVCG.us
Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.us
Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCG.us



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

FLOOR PLAN



RESEARCH WAY

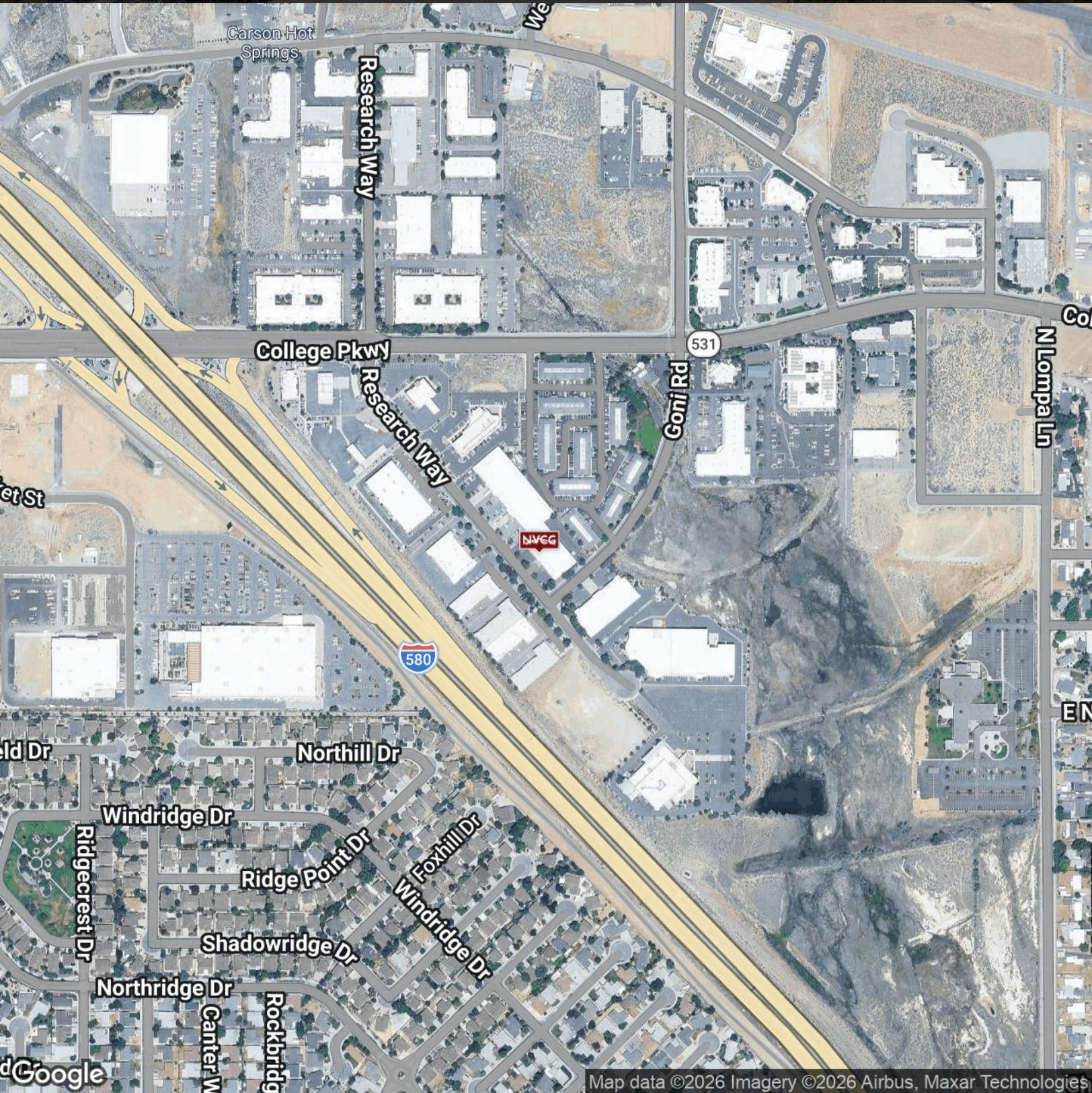
SHAHEEN BUSINESS PARK SOUTH
RESEARCH WAY LOT #18
CARSON CITY

Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertson@NVCG.us
Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.us
Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | BUpton@NVCG.us



For Sale | 3123 Research way, Carson City, NV 89706

Location Map

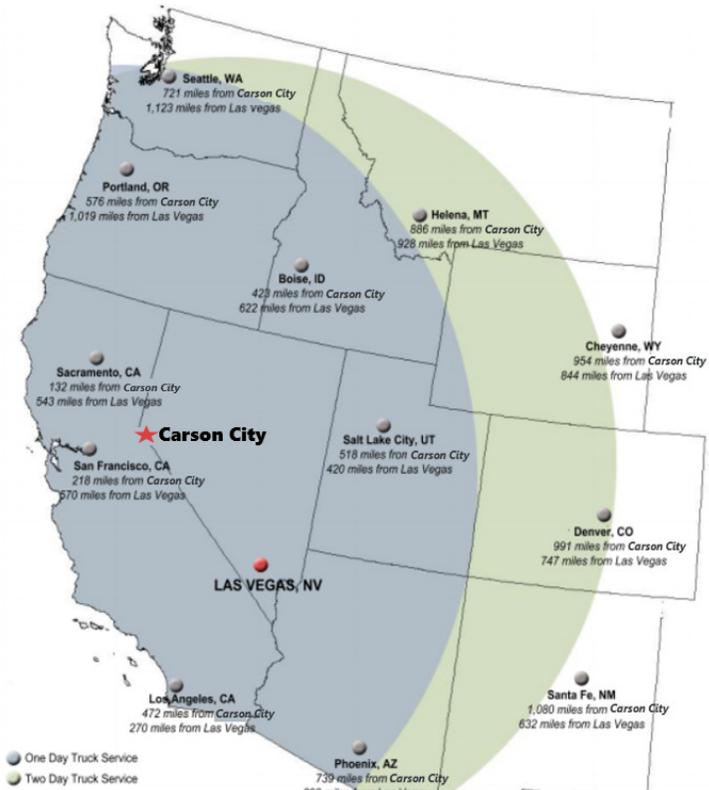


Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertson@NVCG.us
Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.us
Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCG.us



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



Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

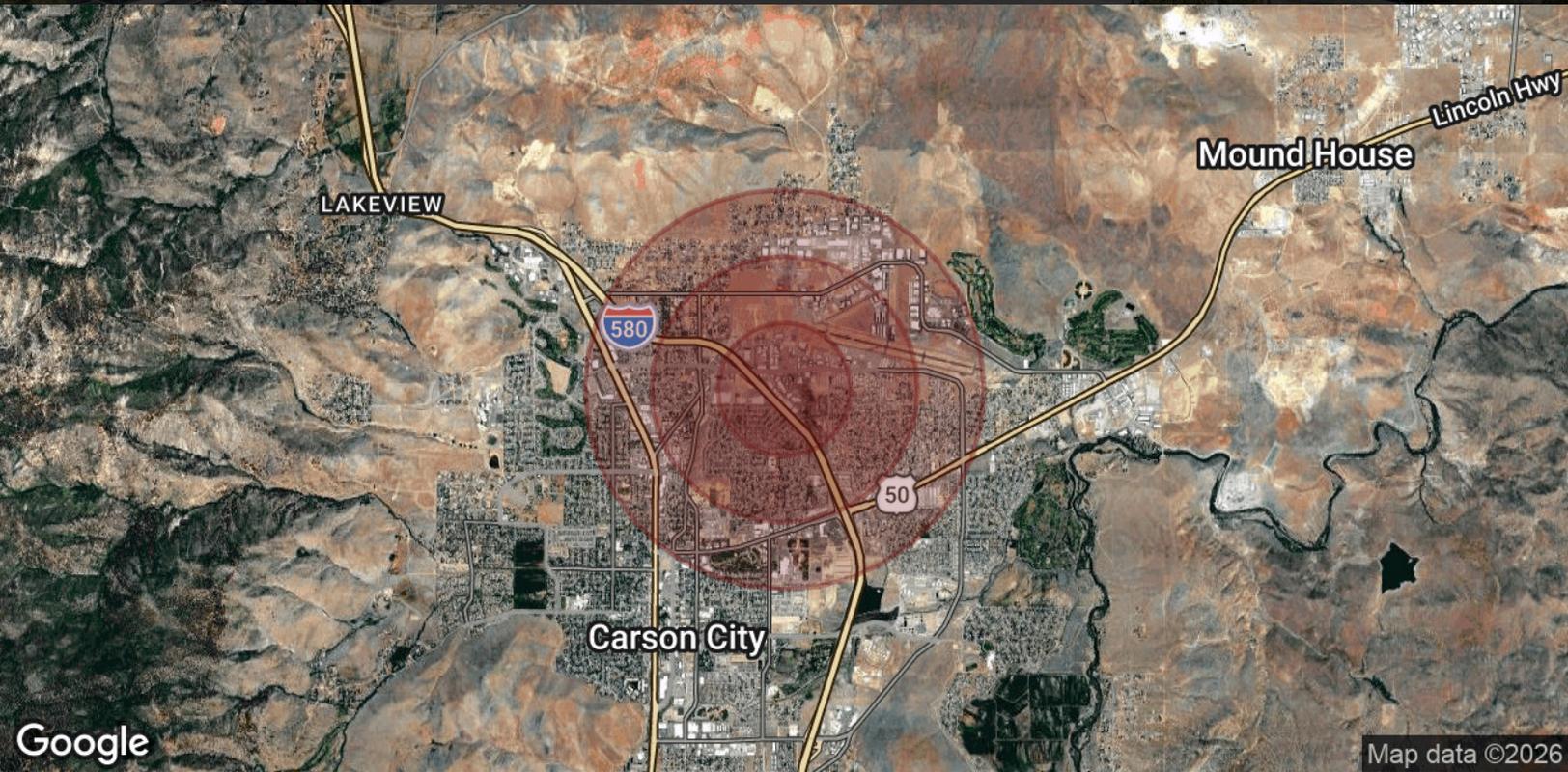
Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertsonb@NVCG.us
Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.us
Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCG.us



Demographics Map & Report



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,635	11,109	21,485
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	44	43
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	653	4,629	9,121
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$95,201	\$82,047	\$82,258
Average House Value	\$323,523	\$294,217	\$334,402

Demographics data derived from AlphaMap

Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertsonb@NVCG.us
Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.us
Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCG.us

