

5225 Grumman Drive Suite 156 | Carson City, NV 89706

FOR LEASE



Property Description

\$0.90/SF/MO - Modified Gross

Property Highlights

- 2 Restrooms
- 1 Office
- Block Building
- 200 AMPS | 480V | 3-Phase
- 16' Clear Height
- Sprinklered
- 1 - 10x10 Grade Level Door
- Close Proximity to the Carson City Airport & the I-580 Freeway
- Situated in a 30,000 SF Building
- Ample Parking

Offering Summary

Lease Rate:	\$0.90 SF/month (MG)
Number of Units:	1
Zoning:	LI
Available SF:	2,500 SF
Building Size:	30,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	49	94	233
Total Population	116	224	550
Average HH Income	\$134,961	\$134,324	\$124,539

John Uhart, CCIM Sr. Advisor | NV #B.0003534.LLC | 775.741.3015 | John@NVCG.us

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



5225 Grumman Drive Suite 156 | Carson City, NV 89706

Additional Photos



John Uhart, CCIM Sr. Advisor | NV #B.0003534.LLC | 775.741.3015 | John@NVCG.us

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



5225 Grumman Drive Suite 156 | Carson City, NV 89706

Location Map



John Uhart, CCIM Sr. Advisor | NV #B.0003534.LLC | 775.741.3015 | John@NVCG.us

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



Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	116	224	550
Average Age	48	48	48
Average Age (Male)	47	47	47
Average Age (Female)	50	50	49

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	49	94	233
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$134,961	\$134,324	\$124,539
Average House Value	\$651,203	\$647,008	\$582,651

Demographics data derived from AlphaMap

