

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 SF
Lot Size:	6 Acres

Warehouses Available

5240-B	5244-A
2,500 SF	2,500 SF
+ Water Fee	+ Water Fee
2) 12'x14' Roll Up Doors	2) 12'x14' Roll Up Doors
Office	
480V 3 Phase	

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



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WAREHOUSES AVAILABLE



Lease Information

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

Available Spaces

Suite #	Size (SF)	Description
Warehouse 5244A	2,500 SF	Two 12' x 14' grade level roll up doors
Warehouse 5240-B	2,500 SF	Office 2 - 12' x 14' Roll Up Doors 480V 3 Phase

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WAREHOUSE 5210-A | Personal Property in photos not included



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Location Map

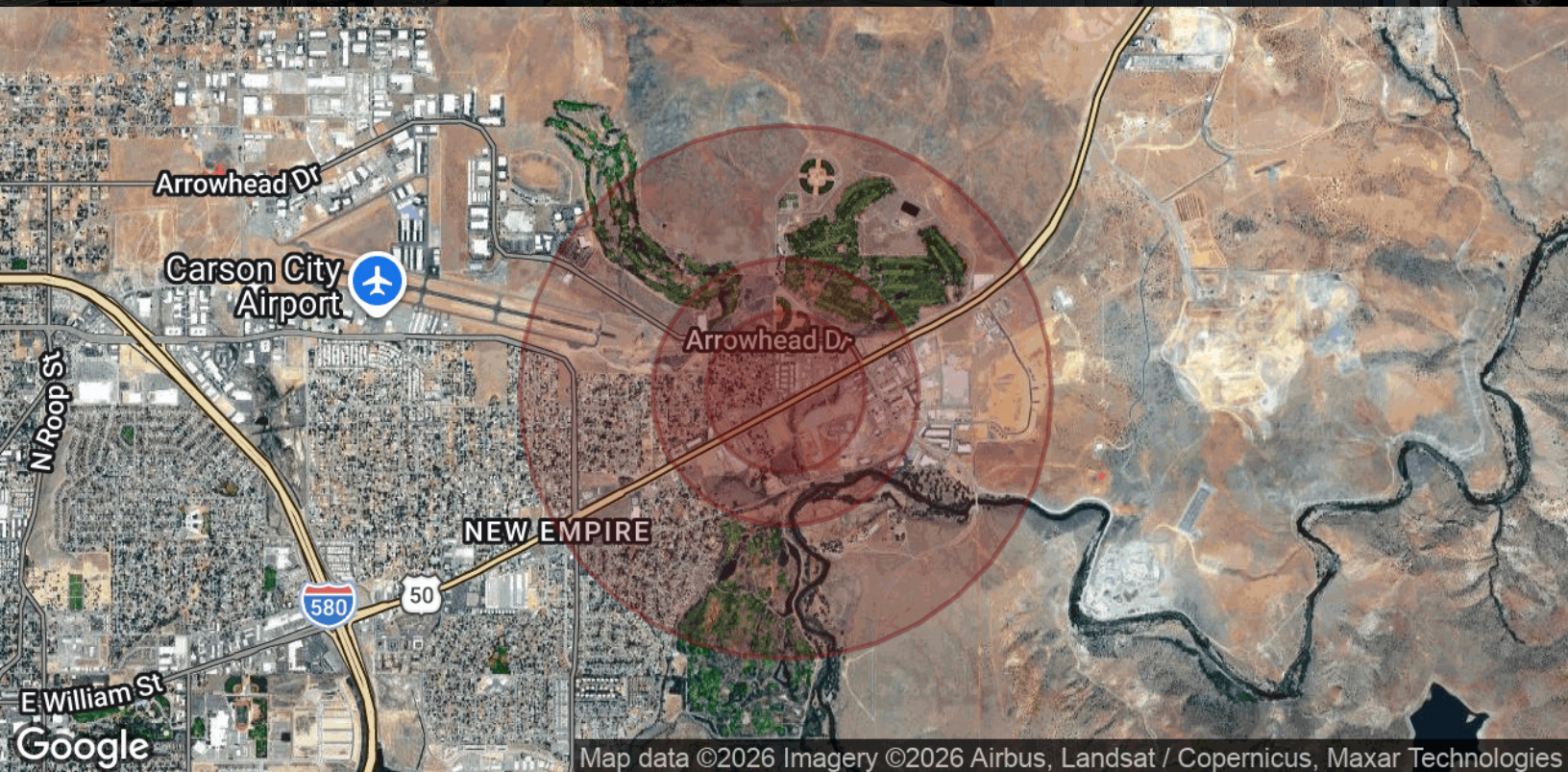


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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	394	631	2,510
Average Age	42	42	42
Average Age (Male)	41	42	41
Average Age (Female)	42	42	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
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

2020 American Community Survey (ACS)