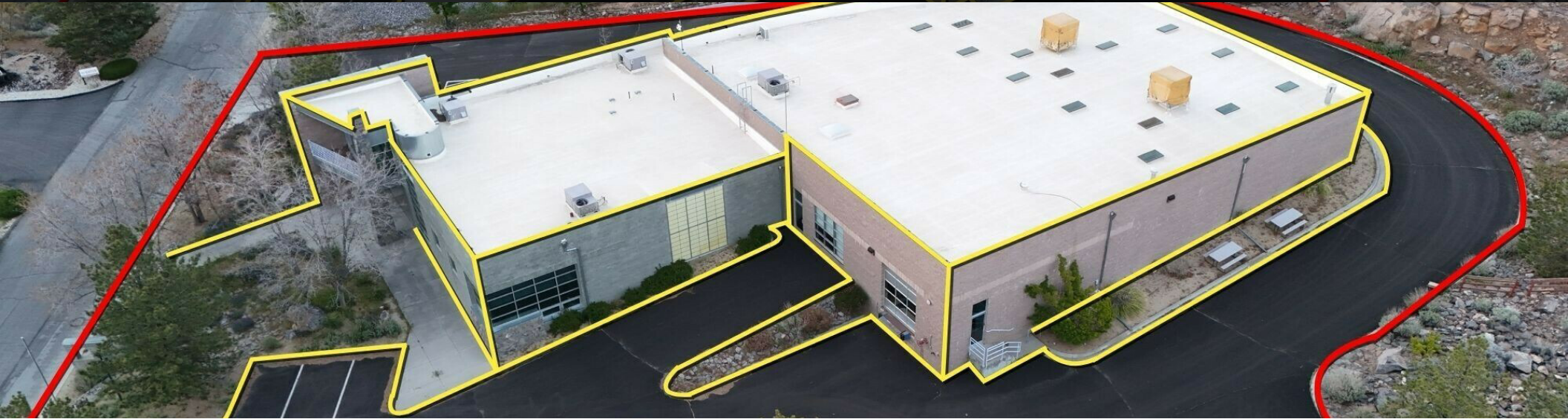


For Lease | 5221 Sigstrom Dr., Carson City, NV 89706

Property Summary



IMMEDIATELY AVAILABLE!!

Climate Controlled Open Warehouse Space
Open Concept Office Space Includes: Large Breakroom, Kitchenette, Private Offices, Conference/ Bull Pen Rooms, Storage & ±170 SF Mezzanine

Property Highlights

- Approximately 25 Parking Spaces
- Fully Sprinklered
- 2 Swamp Coolers & 2 Reznor Heaters
- 2 Sets Of M/F Multi-Stall Restrooms
- AT&T Fiber Internet, Speeds Up To 1000 Gig/MB
- Gazebo Located To The East Of The Building

OFFERING SUMMARY

LEASE RATE:	\$0.85/SF/MO + NNN
LEASE TYPE:	NNN: \$0.12/SF/MO
WAREHOUSE SF:	8,880 SF
OFFICE SF:	4,070 SF
TOTAL SF:	13,120 SF
LOT SIZE:	2.36 AC
YEAR BUILT:	2000
POWER:	MAIN PANEL: 800 AMP 480V, 4WY (4-PHASE)
CLEAR HEIGHT:	15 FEET
DOCK HIGH DOOR:	1
GRADE LEVEL DOOR:	1

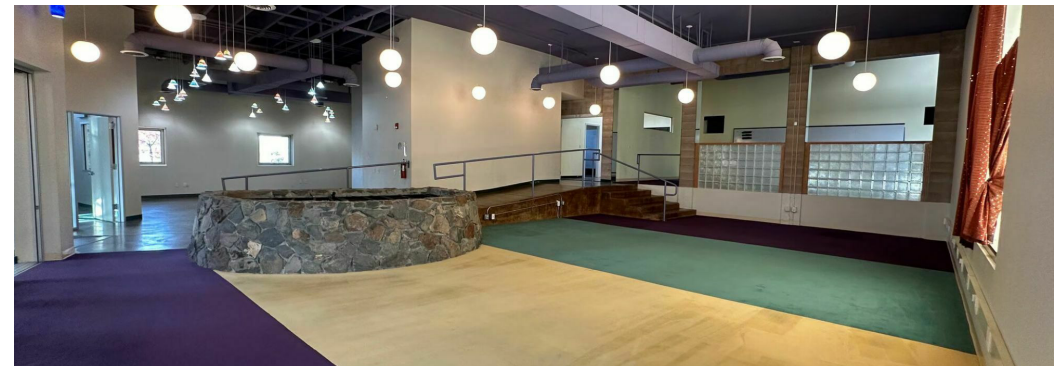
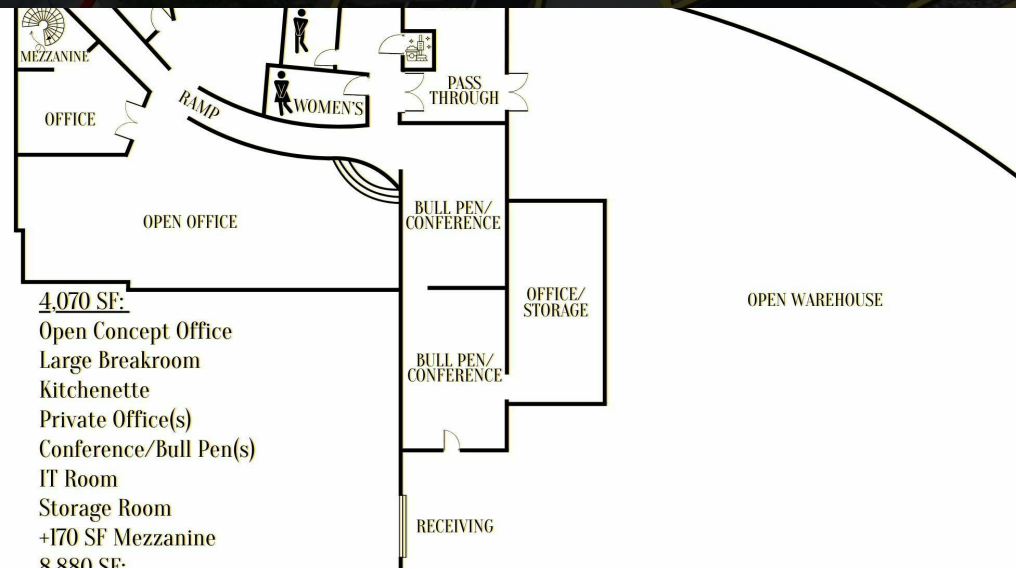
Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US

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



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EXTERIOR PHOTOS



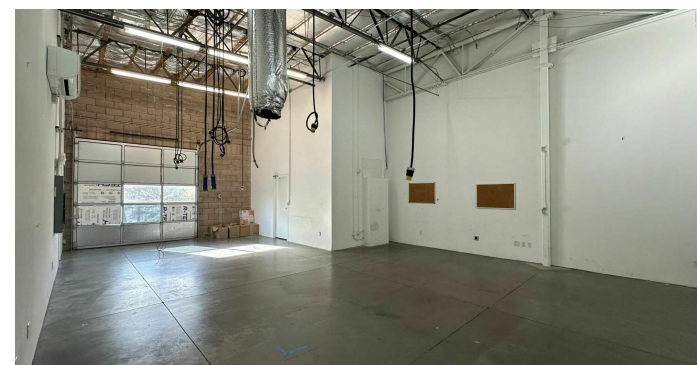
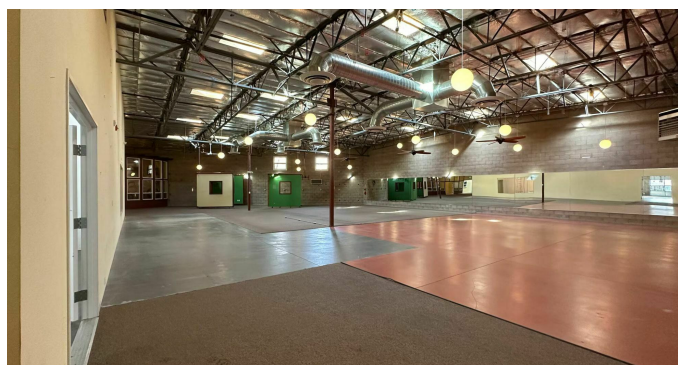
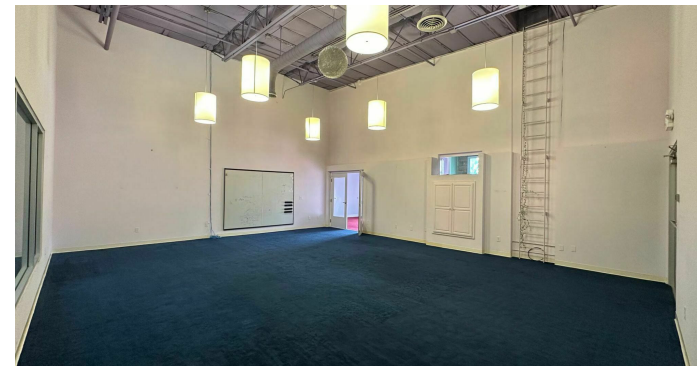
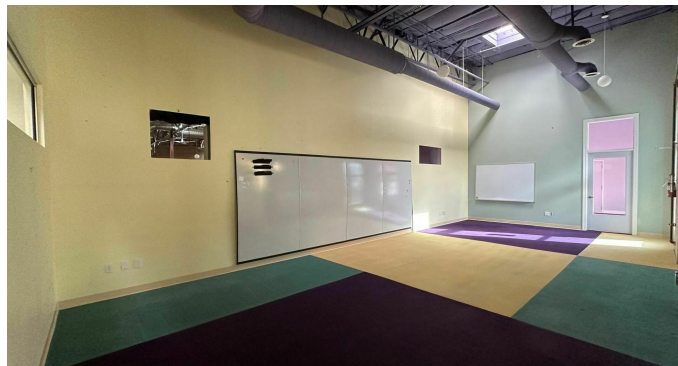
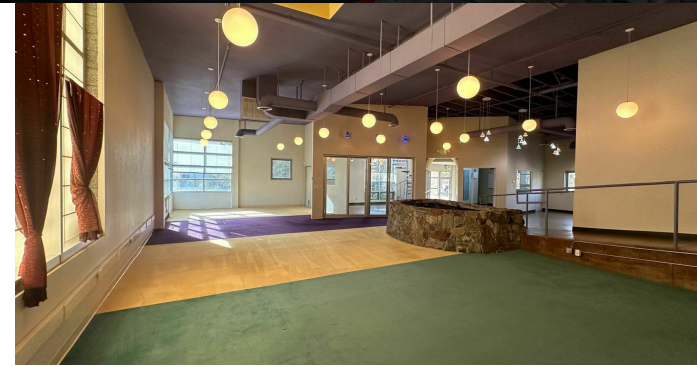
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INTERIOR PHOTOS

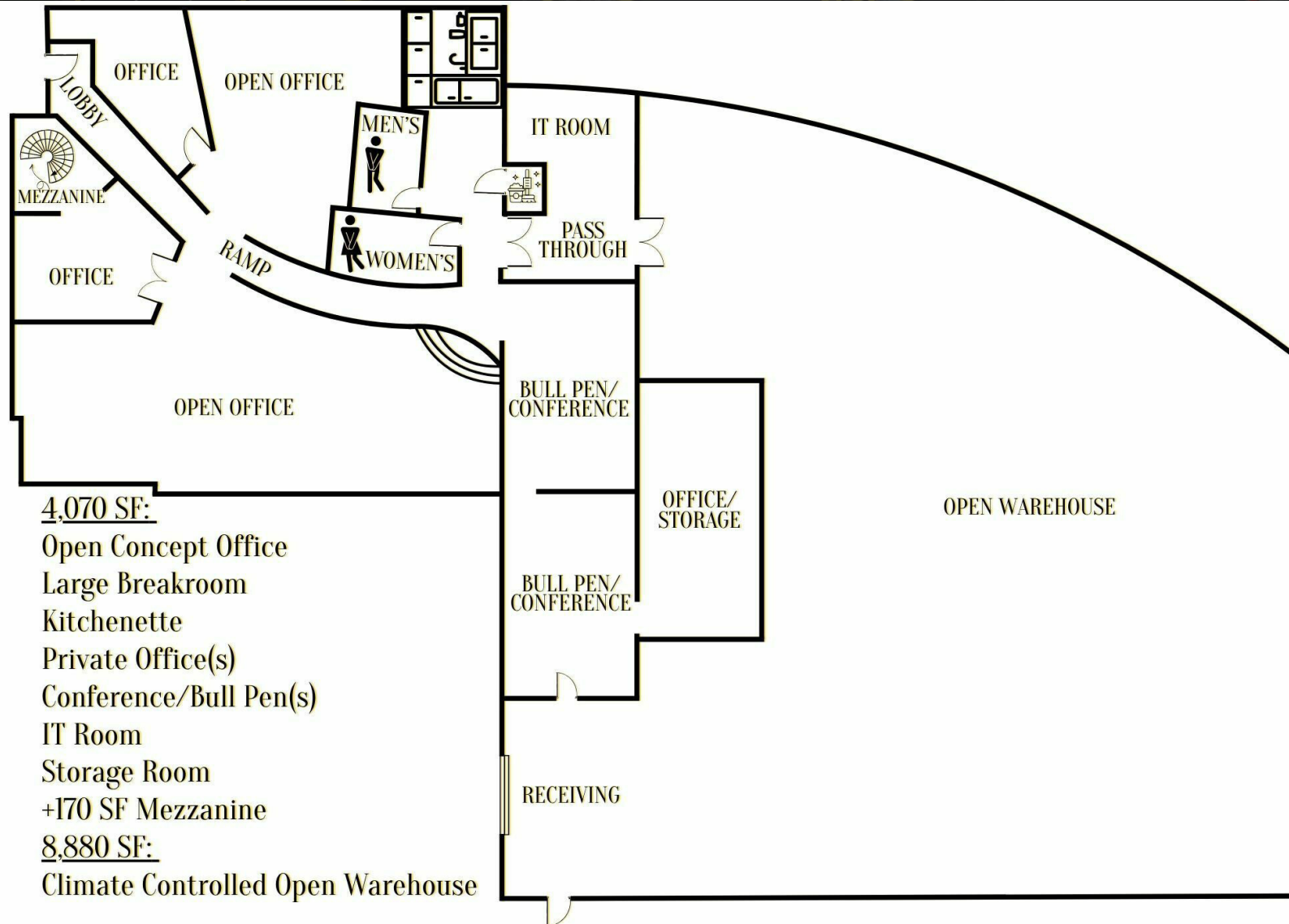


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FLOOR PLAN



4,070 SF:

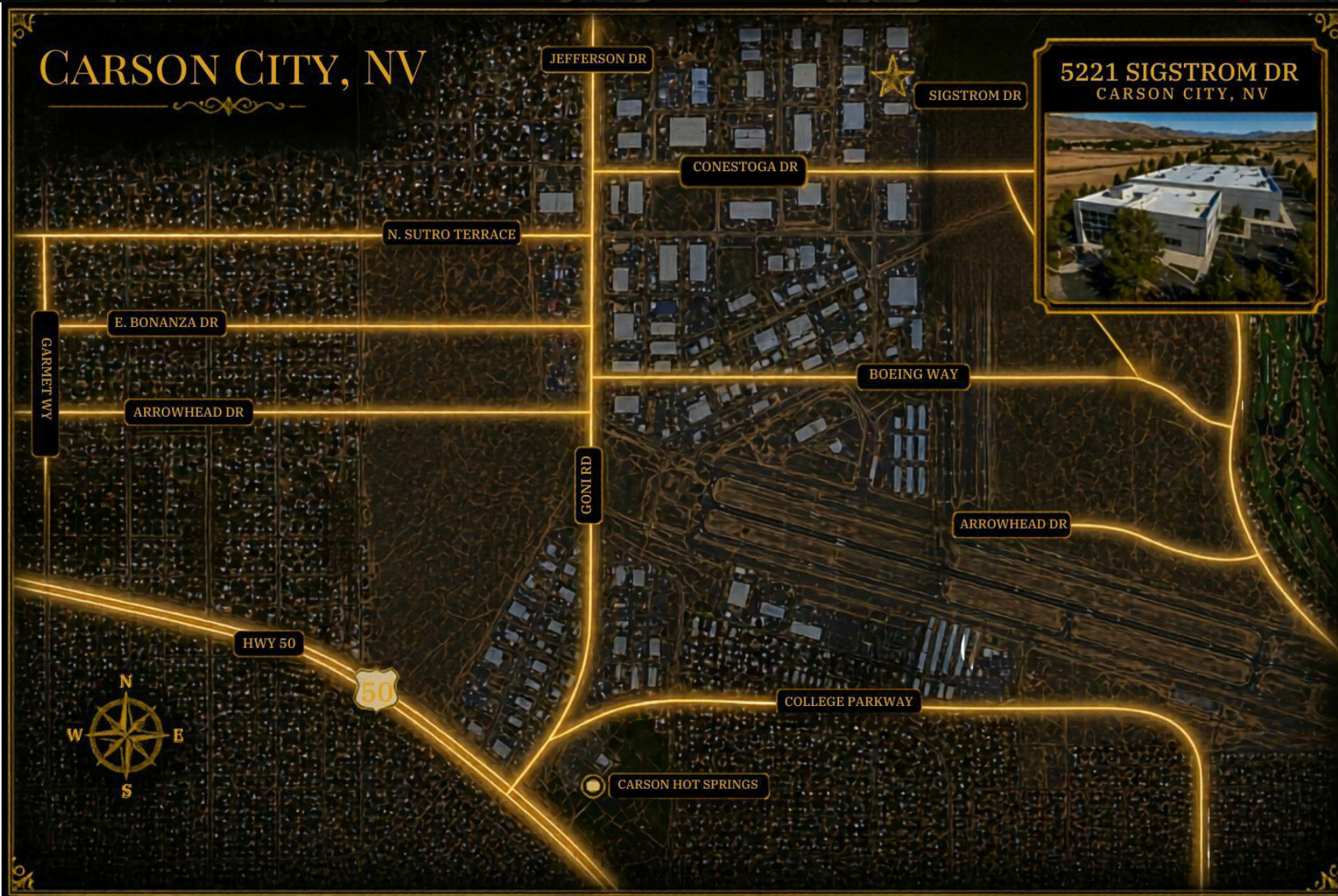
- Open Concept Office
- Large Breakroom
- Kitchenette
- Private Office(s)
- Conference/Bull Pen(s)
- IT Room
- Storage Room
- +170 SF Mezzanine

8,880 SF:

- Climate Controlled Open Warehouse

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LOCATION MAP



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Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	1,185	51,141	78,682
Average Age	36.1	42.1	45.2
Average Age (Male)	35.1	40.8	43.7
Average Age (Female)	37.8	43.5	46.6

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	383	21,124	32,012
# of Persons per HH	3.1	2.4	2.5
Average HH Income	\$98,856	\$87,851	\$98,830
Average House Value	\$417,660	\$436,465	\$490,227

2023 American Community Survey (ACS)

