



### Versatile Warehouse Spaces

Located in a thriving business complex, the area offers convenient access to I-580 and local amenities and services, making it an ideal location for various industrial or business operations.

### Neighboring Establishments:

- Battleborn Harley
- Salvation Army
- COIT
- Maverick

### Offering Summary

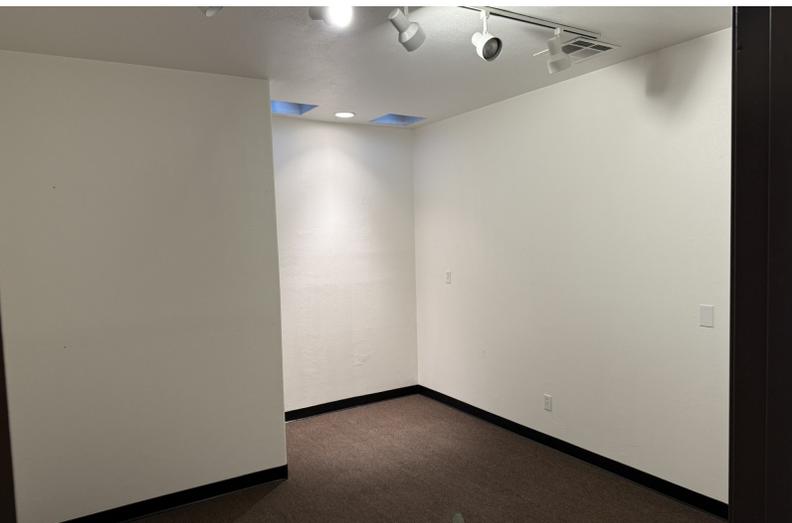
Lease Rate:	Negotiable
Number of Units:	1
Available SF:	2,100
Lot Size:	0.57 Acres
Building Size:	12,000 SF
Zoning:	LI - Limited Industrial

### SUITE #60

2,100 SF  
1 OFFICE  
1 RESTROOM  
DOCK LEVEL DOOR

3094 Research Way | Carson City, NV 89706

FOR LEASE



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

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



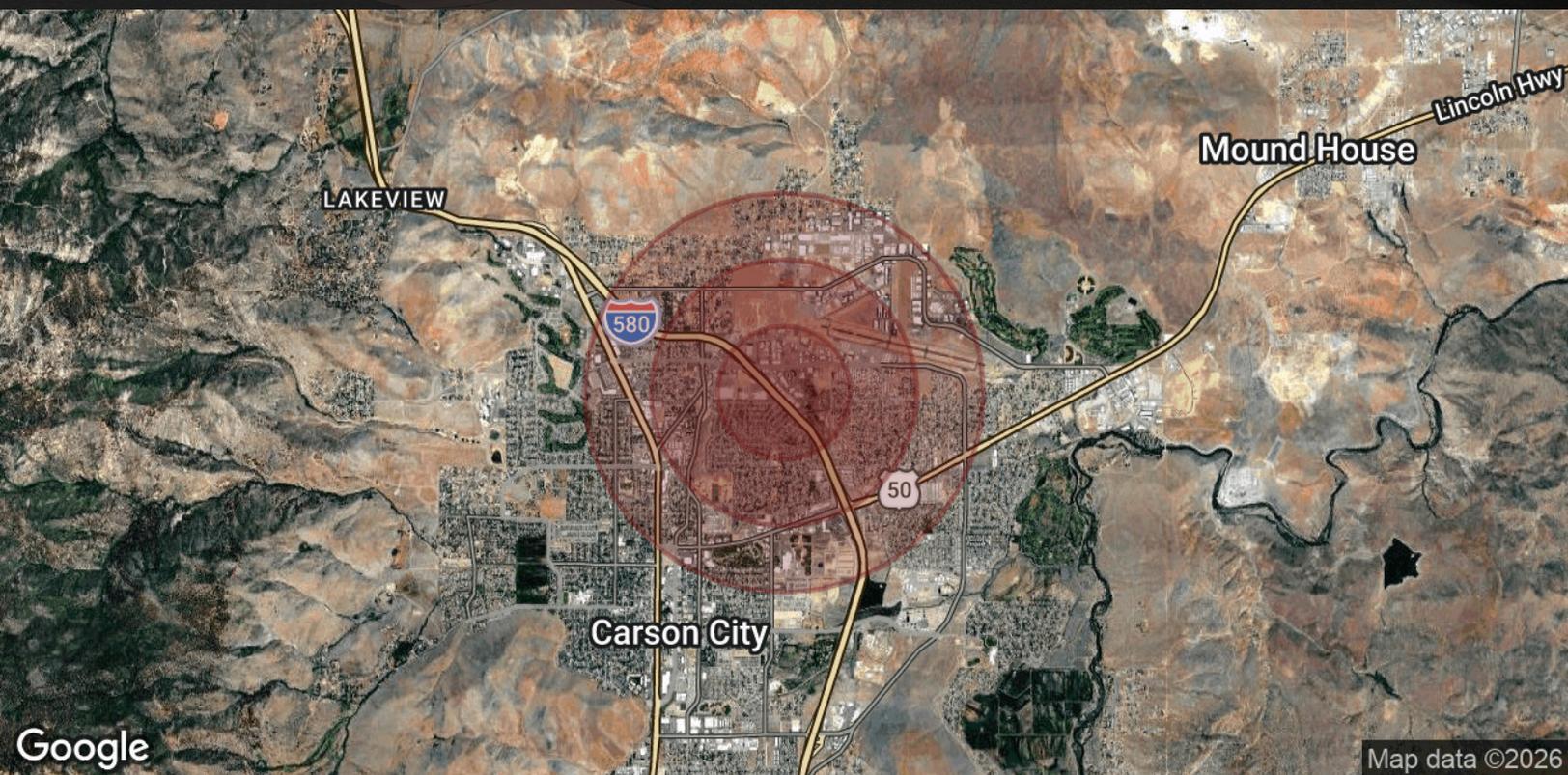
Location Map



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Demographics Map & Report



<b>Population</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Population	2,599	11,299	22,621
Average Age	36.9	40.9	38.2
Average Age (Male)	36.2	40.9	37.4
Average Age (Female)	39.3	42.7	40.3
<b>Households &amp; Income</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Households	1,005	4,941	10,170
# of Persons per HH	2.6	2.3	2.2
Average HH Income	\$71,707	\$59,157	\$57,164
Average House Value	\$277,845	\$192,716	\$215,358

2020 American Community Survey (ACS)

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