

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 - 3,200 SF |
| Lot Size: | 6 Acres |

| Warehouses | Available | Available 6/11/26 | Now! |
|-----------------------|-------------------------|---|----------------------------|
| 5210-A | 5240-B | 5244-A | 5244-B |
| 3,200 SF | 2,500 SF | 2,500 SF | 2,500 SF |
| + Water Fee | + Water Fee | + Water Fee | + Water Fee |
| 1) 12x12 Roll Up Door | 2) 12x14' Roll Up Doors | (2) 12' x 14' Roll Up Doors | 2) 12' x 14' Roll Up Doors |
| 1) 12x14 Roll Up Door | Office | 5244 A & 5244 B can be combined for up to ± 5,000 SF | |
| 3-Phase Power | 480V 3 Phase | | |
| 225 AMPS 240V | | | |

| 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



WAREHOUSES AVAILABLE



Lease Information

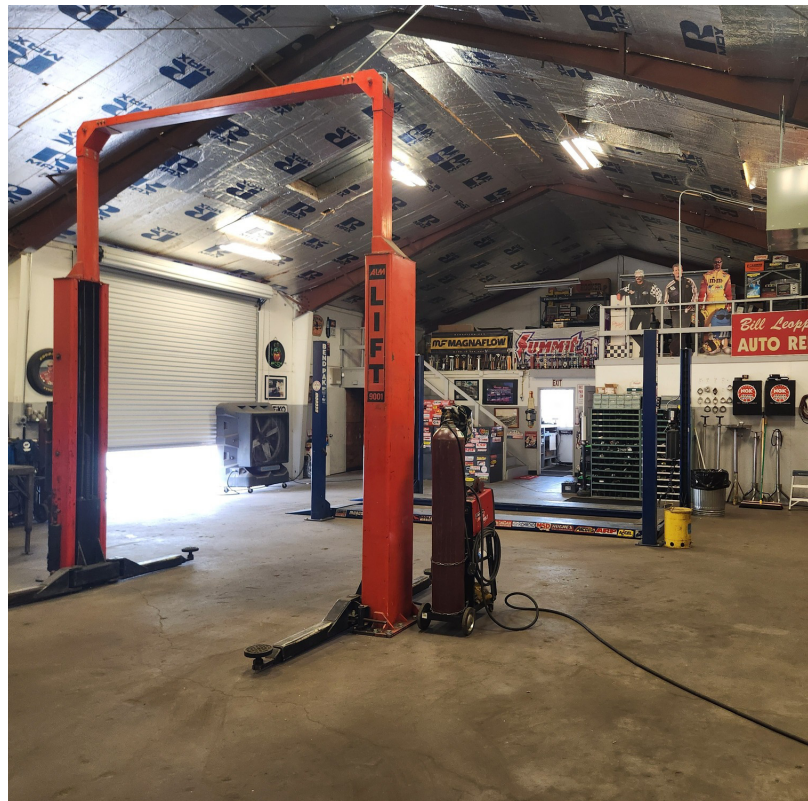
Lease Type: NNN: \$0.13/SF/MO Lease Term: Negotiable
Total Space: 2,500 - 3,200 SF Lease Rate: \$0.85 SF/month

Available Spaces

| Suite # | Size (SF) | Description |
|------------------|-----------|--|
| Warehouse 5244A | 2,500 SF | Two 12' x 14' grade level roll up doors |
| Warehouse 5210-A | 3,200 SF | 1 12x12 Roll Up Door 1 12x14 Roll Up Door 3 phase power 225 Amps 240 volt Excellent frontage to Hwy 50 (Personal Property in photos not included) |
| Warehouse 5240-B | 2,500 SF | Office 2 - 12' x 14' Roll Up Doors 480V 3 Phase |
| Warehouse 5244-B | 2,500 SF | (2) 12' x 14' Roll Up Doors |

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WAREHOUSE 5210-A | Personal Property in photos not included



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Location Map

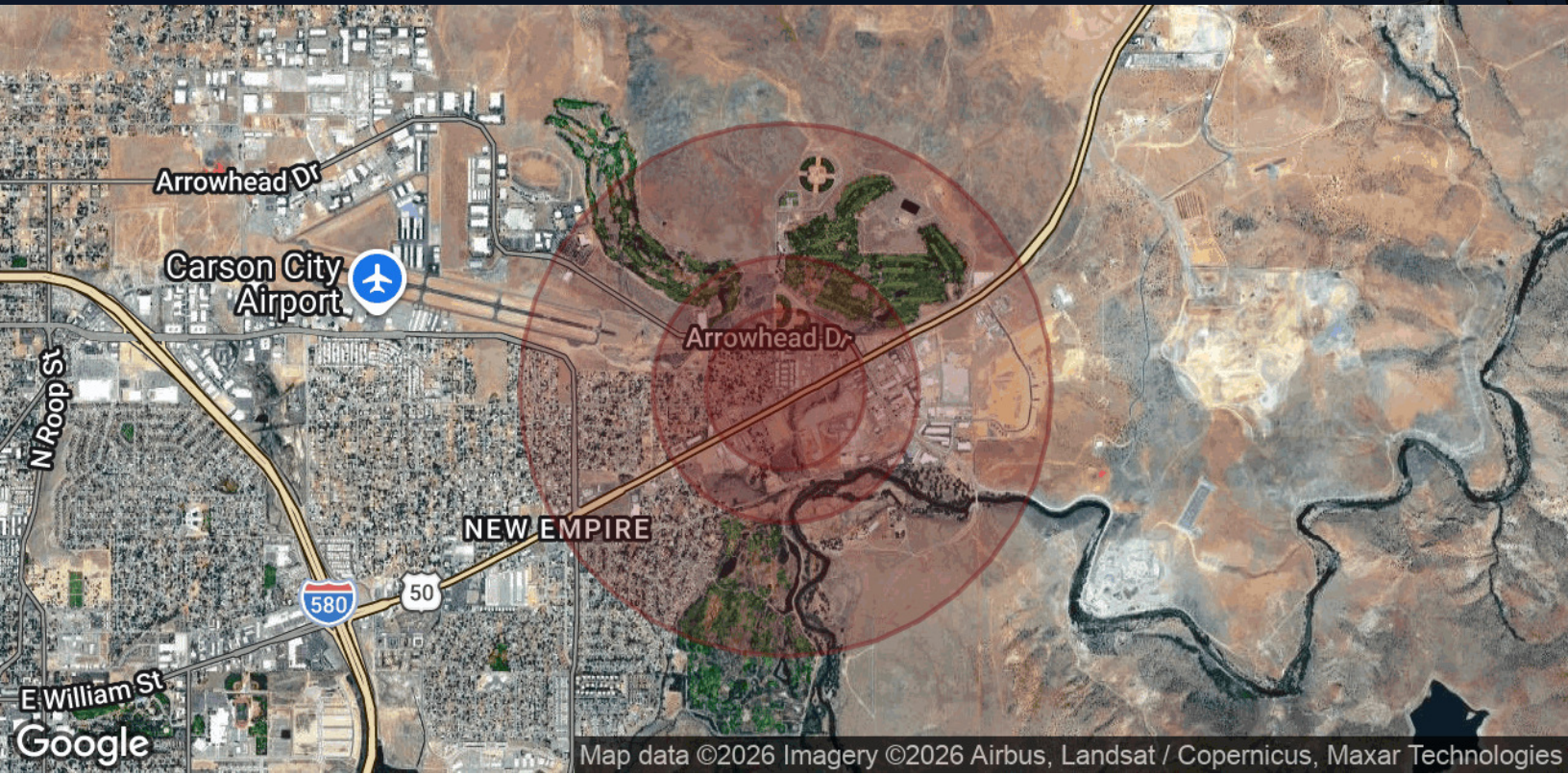


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Demographics Map & Report



| 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)