

For Sublease

North Carson Industrial Sigstrom Drive



5221 Sigstrom Dr.
Carson City, NV 89706

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Listing Snapshot



\$0.95 PSF NN
Lease Rate



\$0.12 PSF NN
Owner Pays Insurance



± 13,120 SF
Available Square Footage

Property Highlights

- APN: 008-81-401; ± 2.36 acre parcel
- Unique and modern industrial property
- Build-out currently includes office, classroom, and gym spaces
- One dock-high door with dedicated receiving room
- Twenty-four (24) parking spaces plus street parking
- On-site 0.10-mile paved loop
- Walking trail on property
- Zoned LI – Light Industrial
- Sublease term to end September 28, 2028.

Demographics

| | 1-mile | 3-mile | 5-mile |
|-------------------------------|-----------|----------|----------|
| 2024 Population | 554 | 30,158 | 53,115 |
| 2024 Average Household Income | \$108,227 | \$77,207 | \$85,402 |
| 2024 Total Households | 213 | 12,499 | 22,204 |





Airports
Carson City
Airport

AVAILABLE
± 13,120 SF
± 2.36 AC

Office / Industrial
BASALITE
Concrete Products

Office / Industrial
REDWOOD
MATERIALS

To Reno →

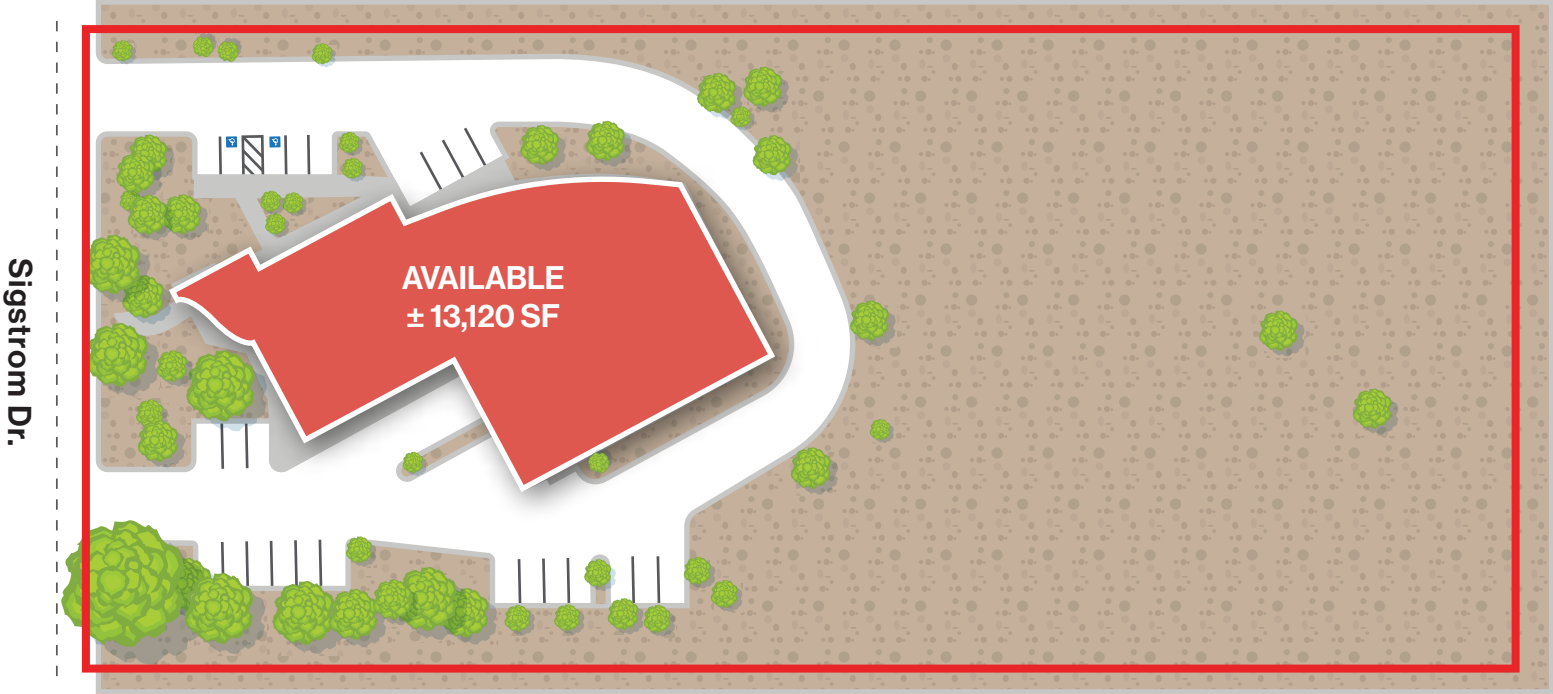
580

US 580

Arrowhead Drive

Conestoga Drive

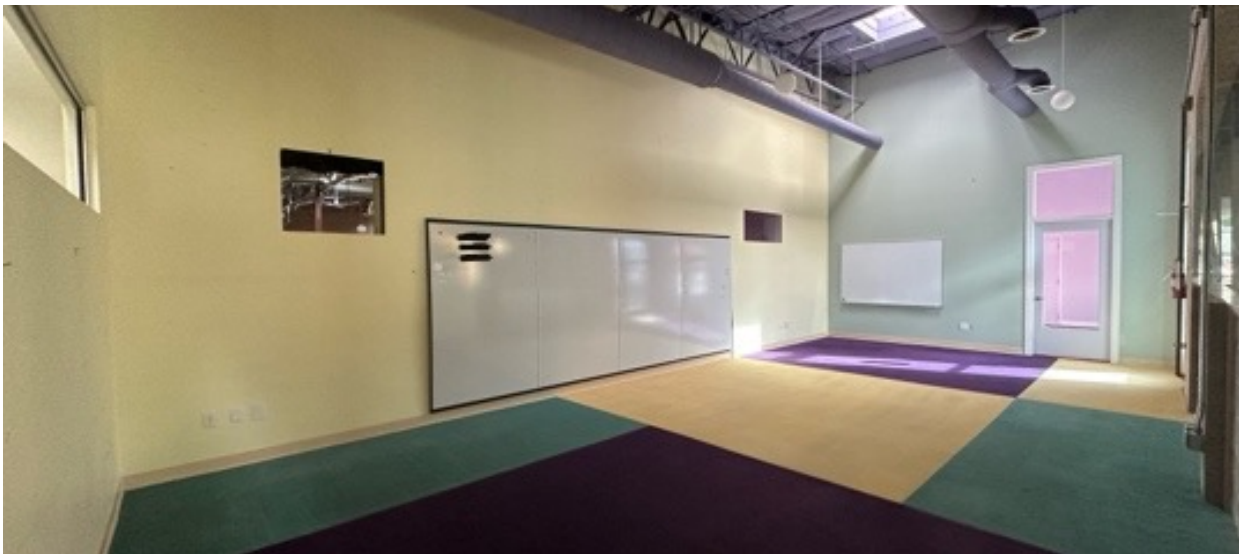
Goni Rd.



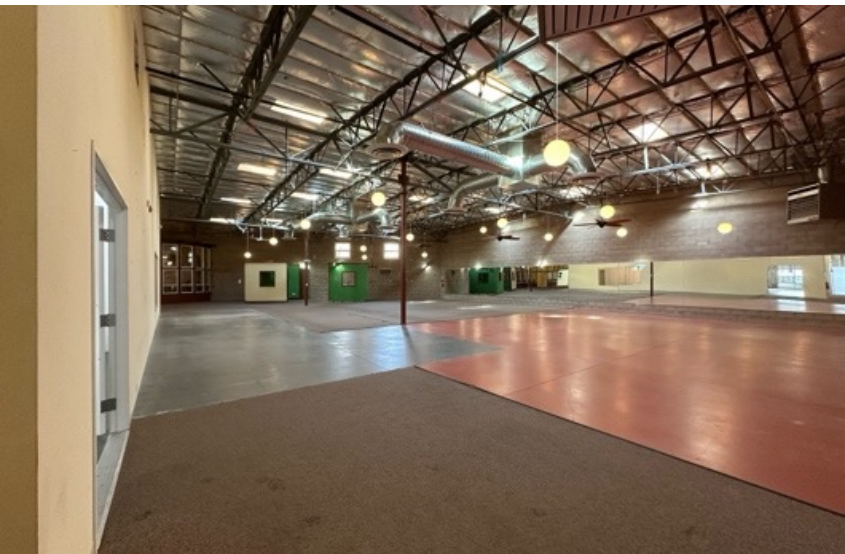
Property Photos



Property Photos



Property Photos



Key Figures of Northern Nevada

The city of Reno and Northern Nevada have seen exponential population and employment growth over the past 5 years. These increases are a direct reflection of the community, culture, and economy that Nevada has to offer.



2023

Population

724_k

Northern Nevada Population



2023

Travel

3.9_{MM}

Annual Visitors Reno-Tahoe Area



2023

Visitors

469_k

Hotel Rooms Available in Reno-Tahoe Area

50_{k+}

CA Residents Move to Northern Nevada

24%

Reno/Sparks Employment Growth in Past 5 Years

64%

Repeat Visitors to Northern Nevada

54%

Percentage of Visitors from California

\$1.04_B

Gross Gaming Revenue in Northern Nevada

\$887_B

Visitor Recreation Spending in Washoe County



A Look at Northern Nevada

Washoe County

Washoe County, situated in the northwest corner of Nevada along the California and Oregon borders, is the second most populous county in the state, boasting **over 501,673 residents**. The county's southwest corner meets the northeast corner of Lake Tahoe, while both Washoe Lake and Pyramid Lake are also encompassed within its borders.

City of Reno

Named as the US's #1 small city for 2022, Reno attracts nearly **4,000,000 visitors** annually with events like the Reno Rodeo, Hot August Nights, Reno Air Races, and Street Vibrations. The city has undergone a renaissance, boasting a thriving tech presence and a dynamic arts community, featuring street murals and sculptures. Industrial expansions in northern Nevada, especially in the Tahoe-Reno Industrial Center (TRIC) and eastern Sparks, along with marijuana legalization, have drawn investors and manufacturers from neighboring states.

University of Nevada, Reno

The University of Nevada, Reno, established in 1874 and based in Reno since 1885, comprises 13 colleges and schools, **offering more than 460 Tier-1 degree programs** and averaging over 20,945 students annually. A notable tradition is the Reno-UNLV rivalry, highlighted by the competition for the Fremont cannon. This replica cannon is awarded to the winner of the annual Reno-UNLV football game and is painted in the victorious team's colors, blue or red.

Lake Tahoe

Lake Tahoe, located less than 25 miles from downtown Reno, serves as a year-round destination for outdoor enthusiasts. It offers water sports in the summer and transforms into a winter sports haven with North America's largest concentration of ski resorts, receiving 400 inches of snow annually.



A Look at Northern Nevada

TRIC

The Tahoe-Reno Industrial Center (TRIC), the world's largest industrial park at **over 15,000 acres**, lies just nine miles east of Reno/Sparks. Accessible via I-80 and Hwy. 50, thanks to the USA Parkway expansion into Silver Springs, TRIC offers expedited shipping to seven western states within a day and the remaining four within two days.

SouthEast Connector

Completed in 2018, the SouthEast Connector offers an alternative transportation route between east Sparks and south Reno, comprising a new 5.5-mile arterial road, seven bridges, two signalized intersections, and a multi-use path for recreational users. This new roadway serves as a bypass from the congested US-395/I-580 freeway and the southwest section of McCarran Blvd.

Carson City

Carson City, the capital of Nevada, lies just south of Washoe County and boasts an estimated **population of 56,798 in 2024**. During the day, the population swells to over 63,000, driven by government employees commuting from Washoe and Douglas counties. Recent downtown renovations have spurred business growth and foot traffic, complementing Carson City's rich history and scenic allure, which consistently attract tourists year-round.

Douglas County

Douglas County, positioned along the Nevada/California border just south of Carson City, encompasses the towns of Minden, Gardnerville, and Genoa, hosting a **population exceeding 48,946 residents**. The area's ample land has attracted numerous manufacturing companies, such as Starbucks Roasting Plant, GE, and North Sails, establishing a robust industrial presence in the region.



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