

For Sale | 2950 Arrowhead Drive | Carson City, NV 89706



Property Description

+/- 21,062 SF
R&D/ Manufacturing Building
Including over 2.5 acers of Unused Land for Expansion

Property Highlights

- 16,752 SF Fully Built Out Ground Floor
- 4,310 SF of Unfinished Second Floor Mezzanine
- One (1) 10ft x 14 ft Grade Level Door
- Four (4) Clean Rooms - ISO Class 7
- Two (2) Sets of Multi-Stall Bathrooms
- 14' Clear Height
- Fully Sprinklered: .10 GPM/SF Upstairs & .19 GPM/SF Downstairs
- Concrete Block Construction
- 1,200 AMPS/208V Power
- Annual Property Tax of \$18,101.59
- APN: 005-071-02

Offering Summary

Sale Price:	\$3,500,000
Lot Size:	4.36 Acres
Building Size:	21,062 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	886	22,640	32,967
Total Population	2,105	50,672	74,577
Average HH Income	\$57,671	\$70,644	\$77,601

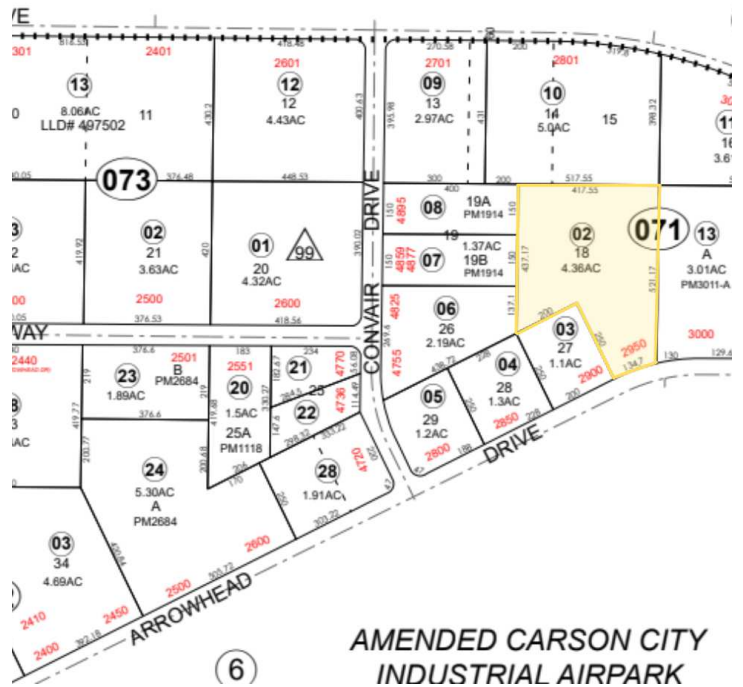
Samuel Douglass, CCIM

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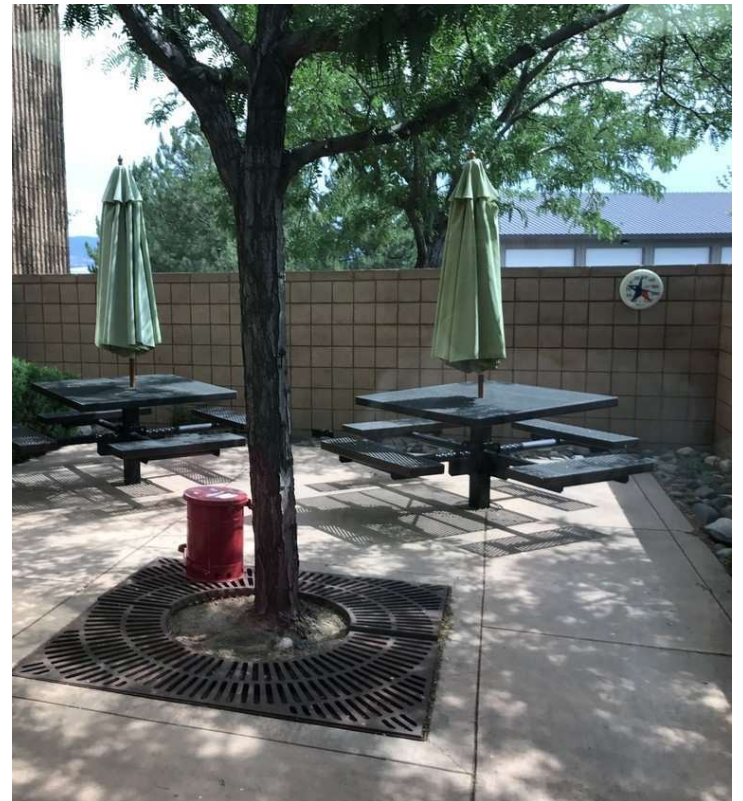


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SECTION 33, T.16 N., R.20 E., M.D.B. & M.
SECTION 4, T.15 N., R.20 E., M.D.B. & M.



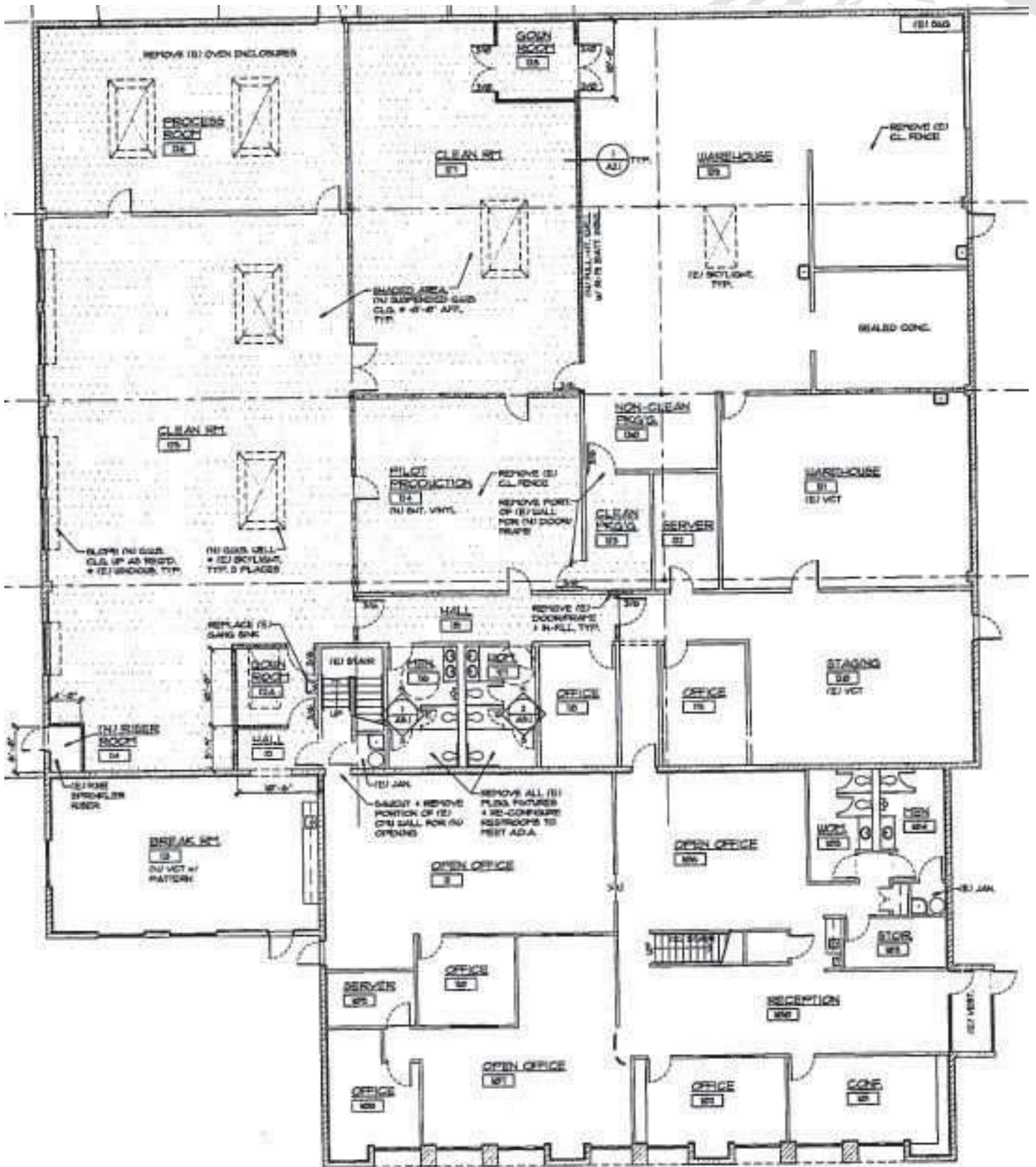
AMENDED CARSON CITY INDUSTRIAL AIRPARK



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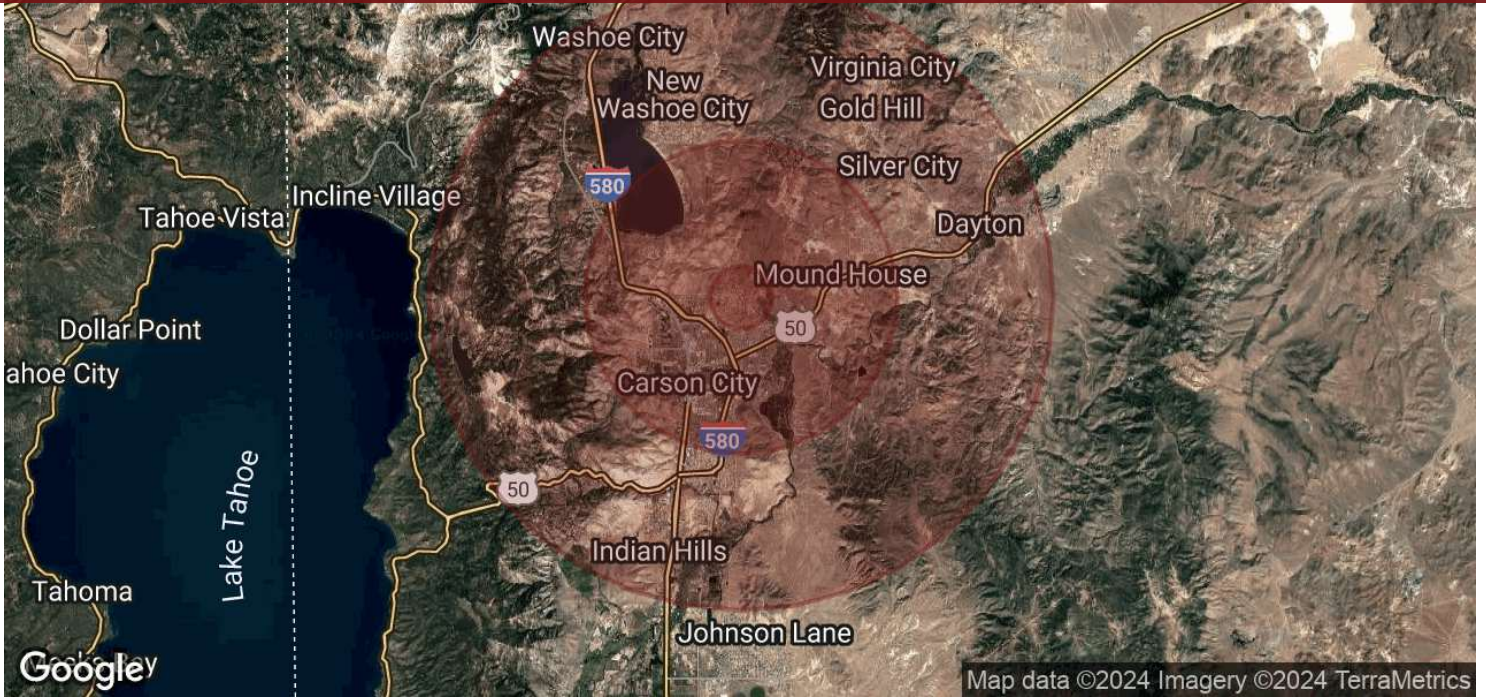


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Population

	1 Mile	5 Miles	10 Miles
Total Population	2,105	50,672	74,577
Average Age	36.1	41.8	44.7
Average Age (Male)	35.0	40.1	43.1
Average Age (Female)	46.1	43.8	46.7

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	886	22,640	32,967
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$57,671	\$70,644	\$77,601
Average House Value	\$215,207	\$280,305	\$328,817

2020 American Community Survey (ACS)

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