

For Lease | 2800 Arrowhead Dr

Carson City, NV 89706



Property Description

24,750 SF | \$0.80 /SF/MO + NNN

HIGHLIGHTS

- (2) dock high doors with levelers
- (1) 9' x 12' grade level door
- 10' - 22' clear height
- Backup generator
- Power: 800 Amps at 480v

Offering Summary

Lease Rate:	\$0.80 /SF/MO + NNN
Available SF:	1,500 - 24,750 SF
Lot Size:	1.29 Acres
Building Size:	24,750 SF
Year Built:	1984

SQUARE FOOTAGE BREAKDOWN

- Office Space: 1,500 - 5,000 SF
- Warehouse(s): 7,500 - 15,200 SF

Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US
Bruce Robertson, CCIM Sr. Advisor | NV #S.0038721.LLC | 775.721.7904 | Robertsonb@NVCG.US
Bob Fredlund | NV #S.033860 | 775.720.8501 | Bob@NevadaStyle.net



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Additional Photos

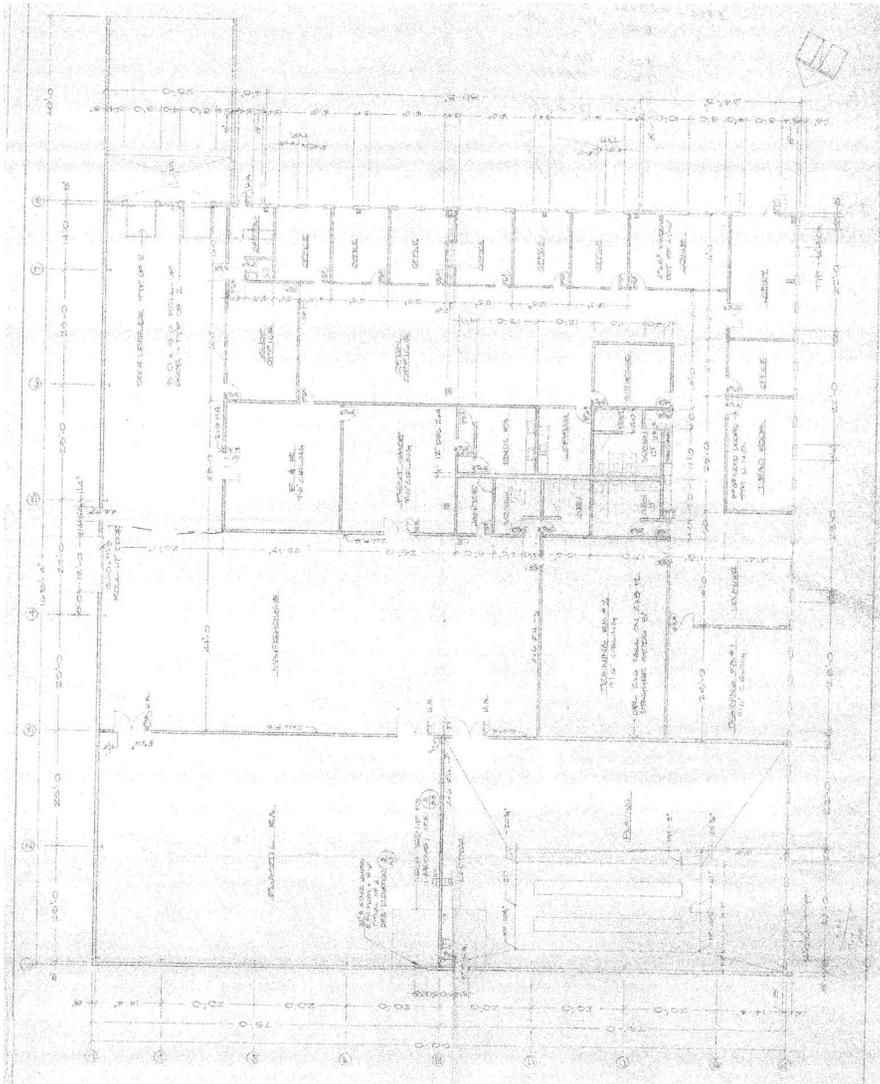


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Floor Plan + Aerial



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Location Map



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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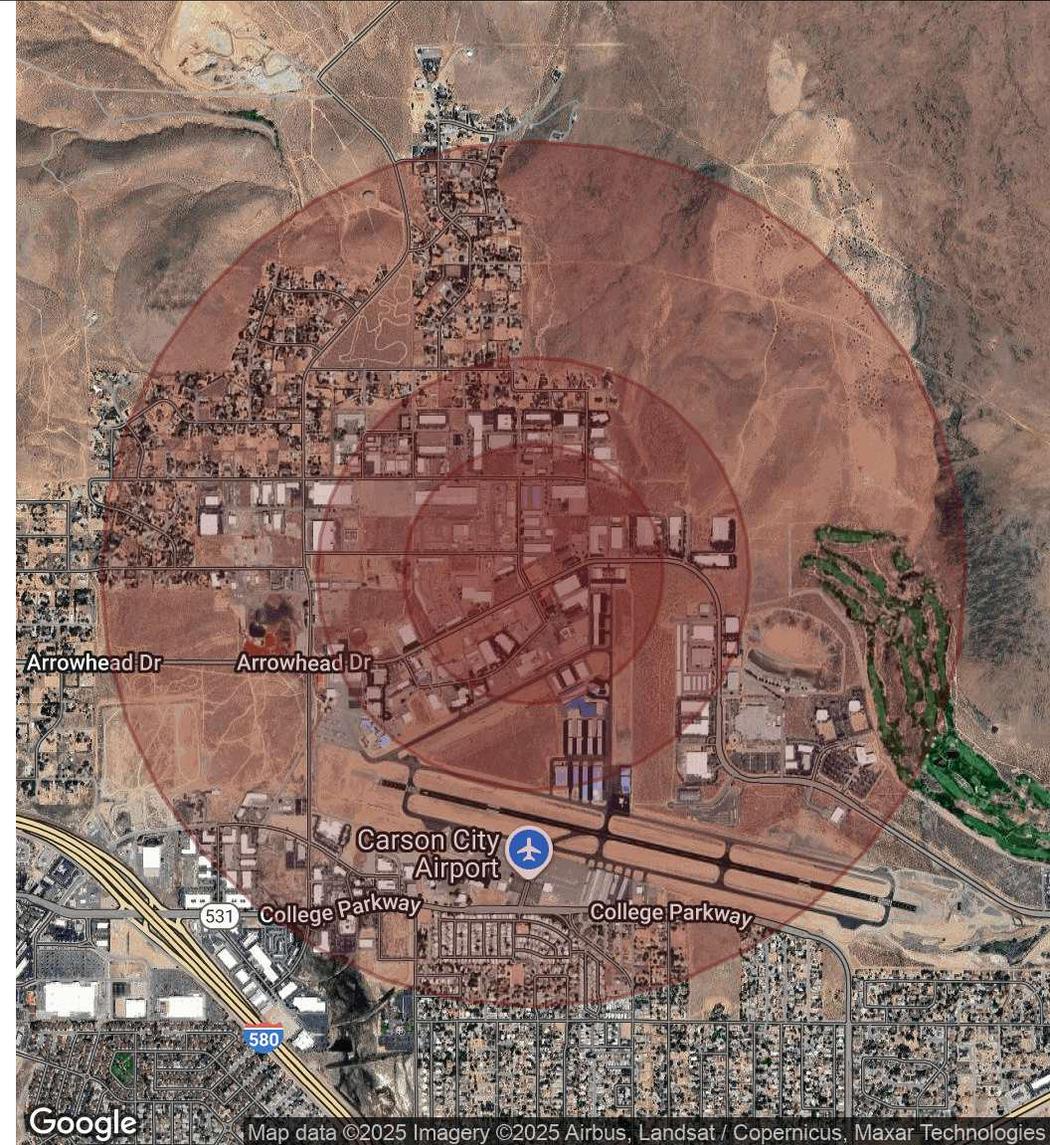


Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	22	78	1,545
Average Age	46	46	49
Average Age (Male)	45	46	46
Average Age (Female)	47	47	51

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	9	31	656
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$114,406	\$118,324	\$88,009
Average House Value	\$515,910	\$541,699	\$303,758

Demographics data derived from AlphaMap



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