

For Sale | 2800 Arrowhead Dr, Carson City, NV 89706

Property Summary



Property Description

2800 Arrowhead Dr.
24,750 SF Industrial Building on 1.29 acres

Property 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
- Zoned GIA
- Constructed in 1984

Offering Summary

Total Sale Price:	\$3,700,000
Lot Size:	1.29 Acres
Building Size:	24,750 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	9	31	656
Total Population	22	78	1,545
Average HH Income	\$114,406	\$118,324	\$88,009

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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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Photos



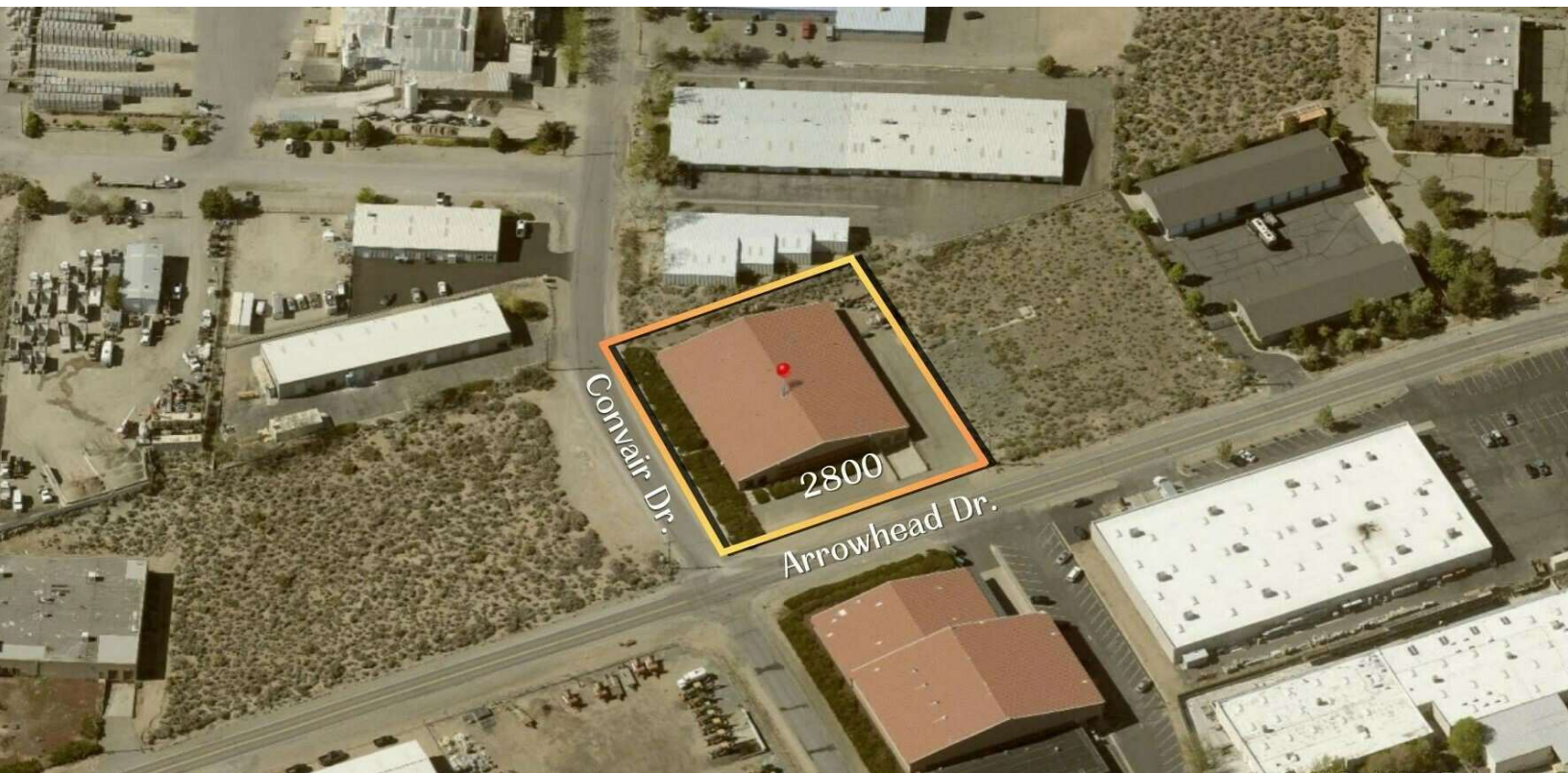
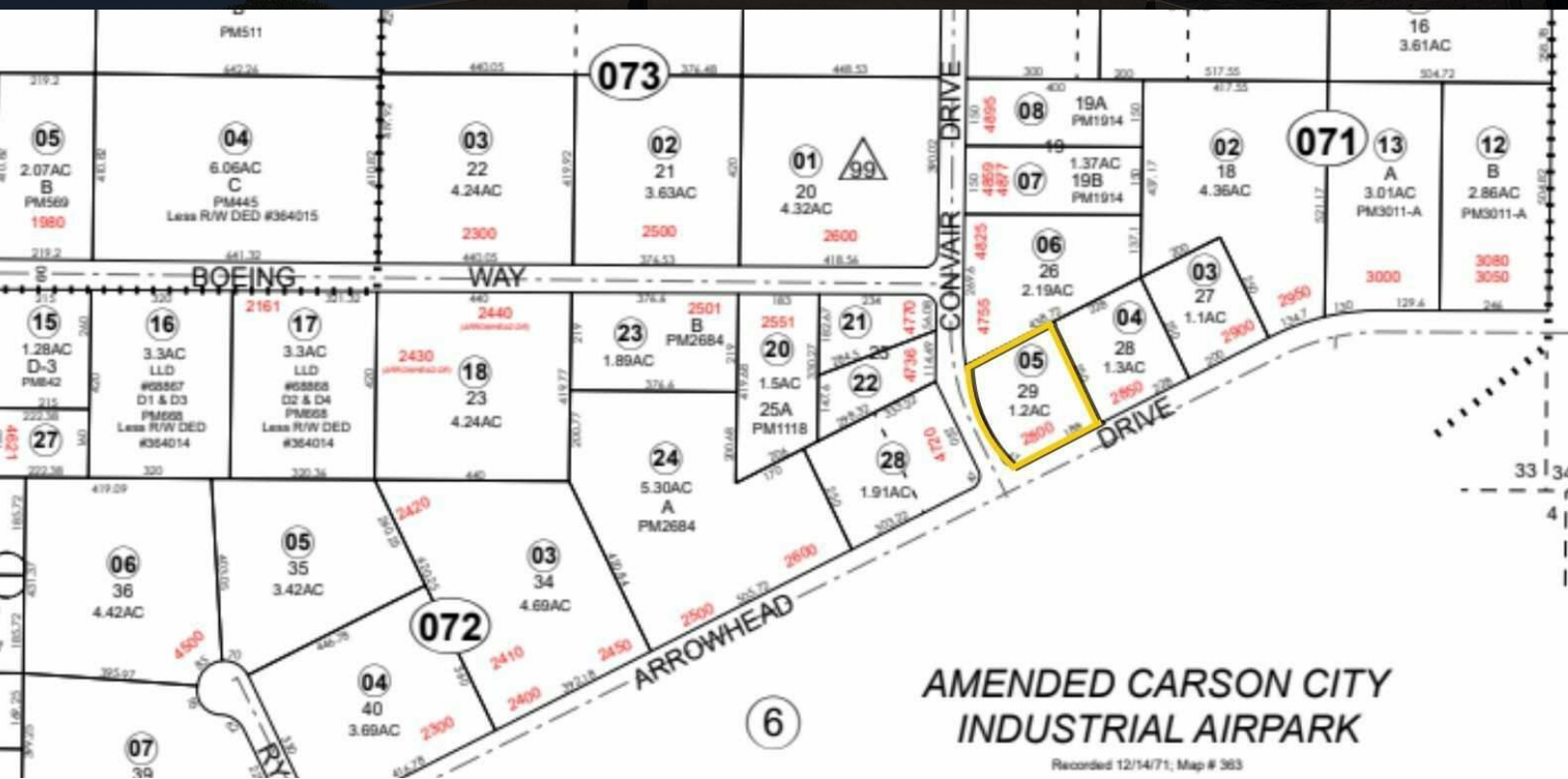
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Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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Additional Photos



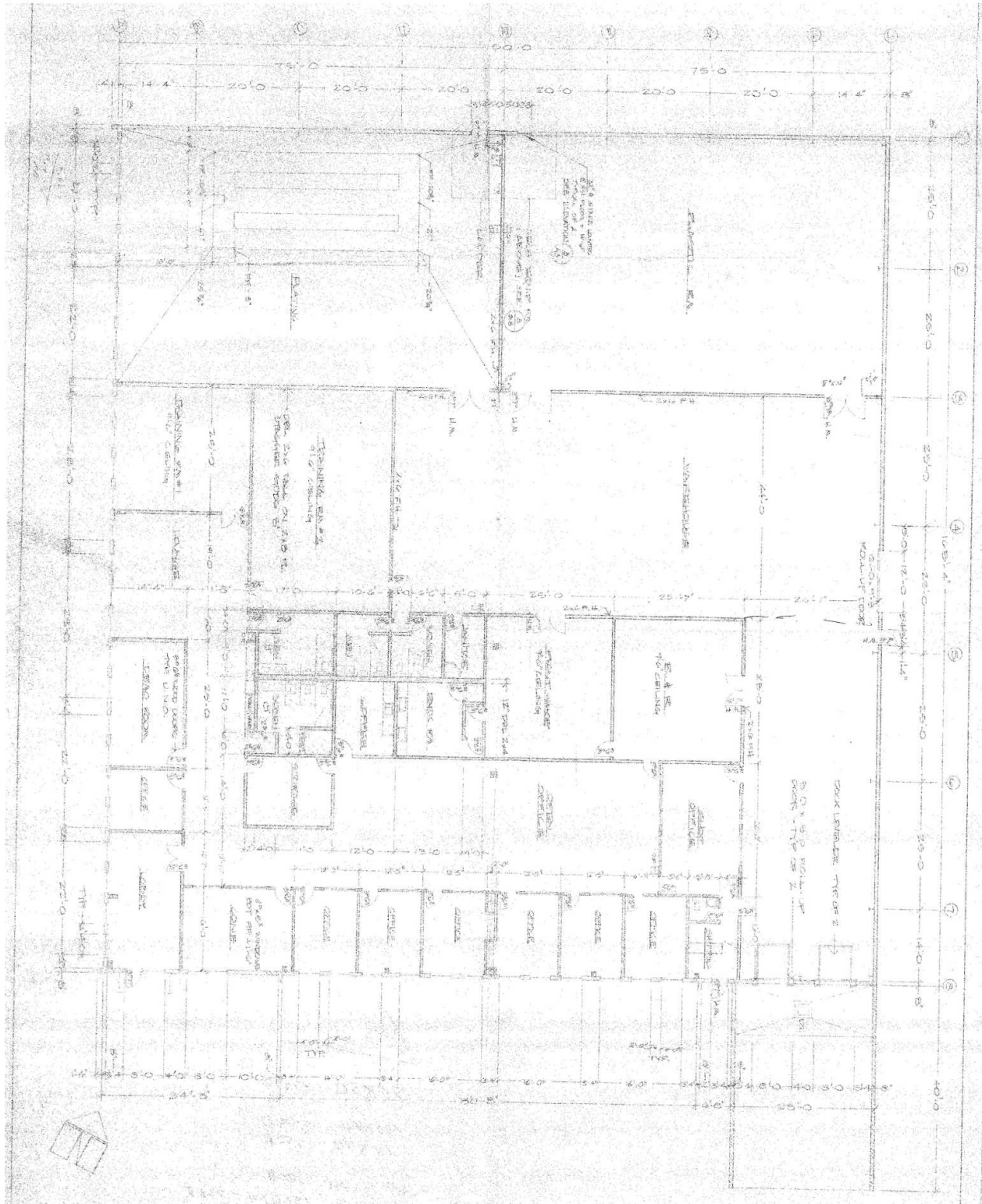
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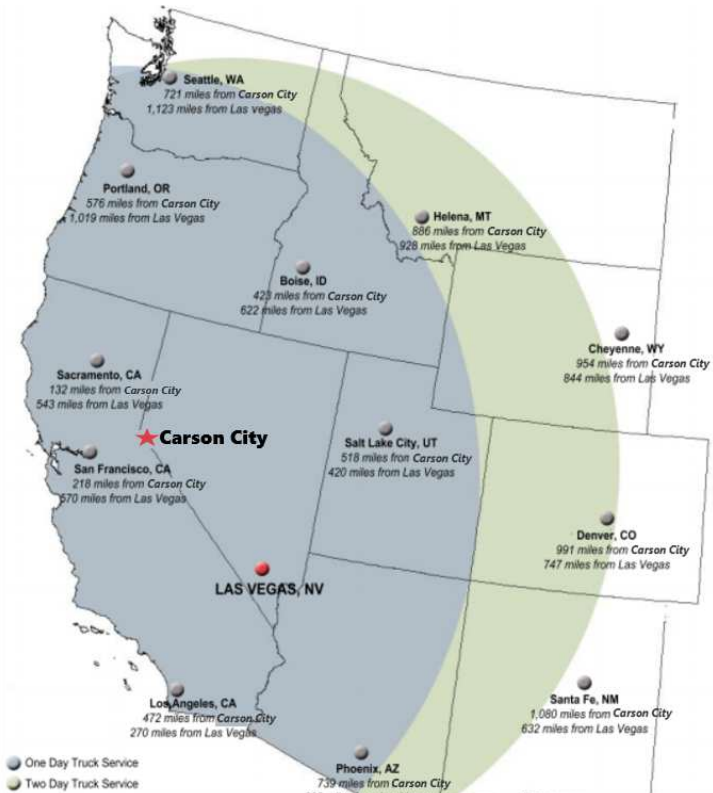
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FLOOR PLAN



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Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

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Location Map



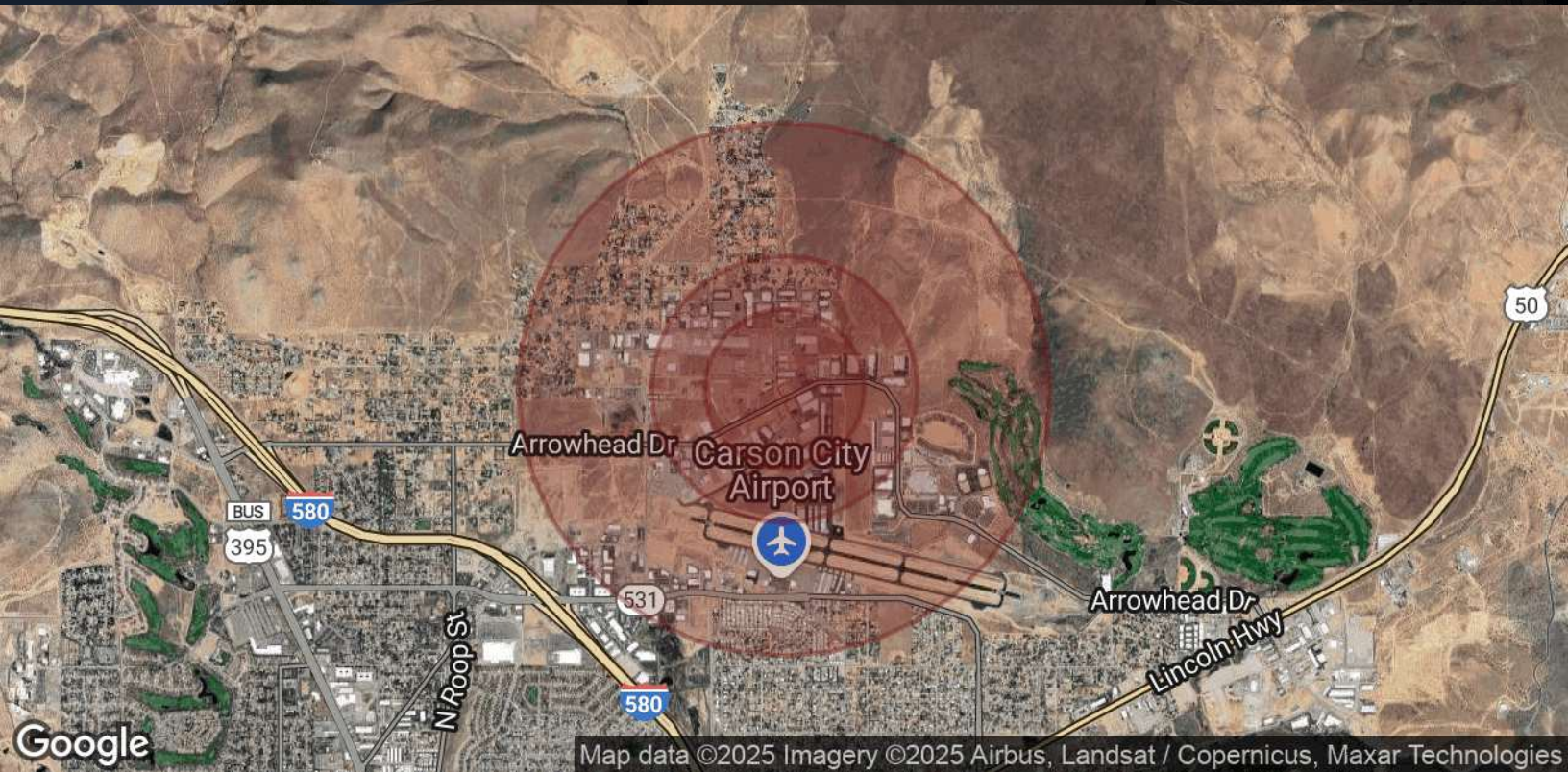
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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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



Samuel Douglass, CCIM

Principal/Managing Broker

Samuel@NVCg.us

Direct: 775.443.7576

NV #B.143639.LLC

Professional Background

Samuel Douglass is a 4th generation Nevadan raised in Reno. Samuel has actively held a real estate license in the State of Nevada since 2007 and achieved his CCIM designation in 2013. He has completed over 1,000 lease and sale transactions in the northern Nevada market.

Education

Samuel is currently serving on Northern Nevada Development Authority's Commercial Real Estate and Development Advisory Committee. He is a member of the Sierra Nevada Association of Realtors, a board member of the Northern Nevada CCIM Chapter, and a member of the Northern Nevada Chapter of NAIOP.

Memberships

He obtained his Bachelor of Science in Business Administration with distinction from the University of Nevada Reno. He also attended the University of Stirling in Scotland to compliment his degree.

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Bruce Robertson, CCIM

Sr. Advisor

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Direct: 775.721.7904

NV #S0038721.LLC

Professional Background

Bruce L. Robertson, CCIM serves as a senior advisor for Nevada Commercial Group, specializing in office, industrial, land, retail, and multi-family transactions in Nevada's Carson City, Reno, Sparks, and Northern Nevada. Robertson has more than twenty-nine years of brokerage experience and has completed more than 500 real estate transactions.

Robertson began his commercial real estate career while employed with Carson Furniture, Inc., where he was actively involved in the development, leasing and management of family-owned commercial properties. In addition, Robertson was responsible for the development of a retail/office center that has since proven to be a financial success.

Education

Bachelor's in Accounting from the University of Nevada, Reno

Memberships

Robertson earned the prestigious Certified Commercial Investment Member (CCIM) designation and has been very active in his community, serving as past President of Carson City's Chamber of Commerce, Rotary Club, Brewery Arts Center and the Northern Nevada Development Authority. In addition, he has chaired the committee for the Friends in Service helping capital fundraiser that netted in excess of \$400K.

Robertson has qualified for Sperry Van Ness Partners Circle and Achievers Awards, given to top producers, 6x in the past ten years.

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Bob Fredlund

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Professional Background

Bob Fredlund is a real estate agent at Coldwell Banker Select, a general contractor, as well as the owner of Nevada Style Construction. Selling and negotiating all types of real estate and building custom homes, new developments, and commercial buildings with his family is the most rewarding part of his life. Bob likes to get things done. He has 40 years in the industry and is passionate about providing quality customer service to all his clients and believes that anyone with a real estate or construction need, be it big or small, should receive knowledgeable assistance. This belief system can be seen in Bob's personal real estate brand, Nevada Style Real Estate and Construction Service, which focuses on providing Western Hospitality, Honesty, and Professional advice to his clients.

Bob's ability to assess the quality and benefits of the homes and buildings his clients are purchasing and building, as well as his aptitude to evaluate market conditions and provide a balanced perspective, comes from his many years as a Realtor and builder. He learned from his parents during their long careers in real estate, development, and construction, and has gained further insight from over 30 years of working on the construction side of real estate. Licensed as a General Contractor in Nevada since 1998, he has overseen the construction of more than 2,000 combined homes in Northern Nevada alone. He is experienced in developments and has also built custom homes in Northern Nevada, Arizona, Idaho, and Hawaii. Currently, he is building single-family homes in Carson City, Washoe Valley, and The Santa Maria Ranch development along the Carson River in Dayton that offer open floor plans on ½ to 1 acre parcels with 3-car and RV garages.