

For Lease

# Mallory Way & S. Roop Street



[Click for a Virtual Tour](#) 

**Promo Rate: Up To 50% Off First Years Rent For Qualified Tenant**

**Procuring Tenant Broker Fee of 5%**

550 Mallory Way  
Carson City, NV 89701

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## Listing Snapshot



**\$0.65 PSF**  
Lease Rate



**± 24,000-119,000 SF**  
Available Square Footage

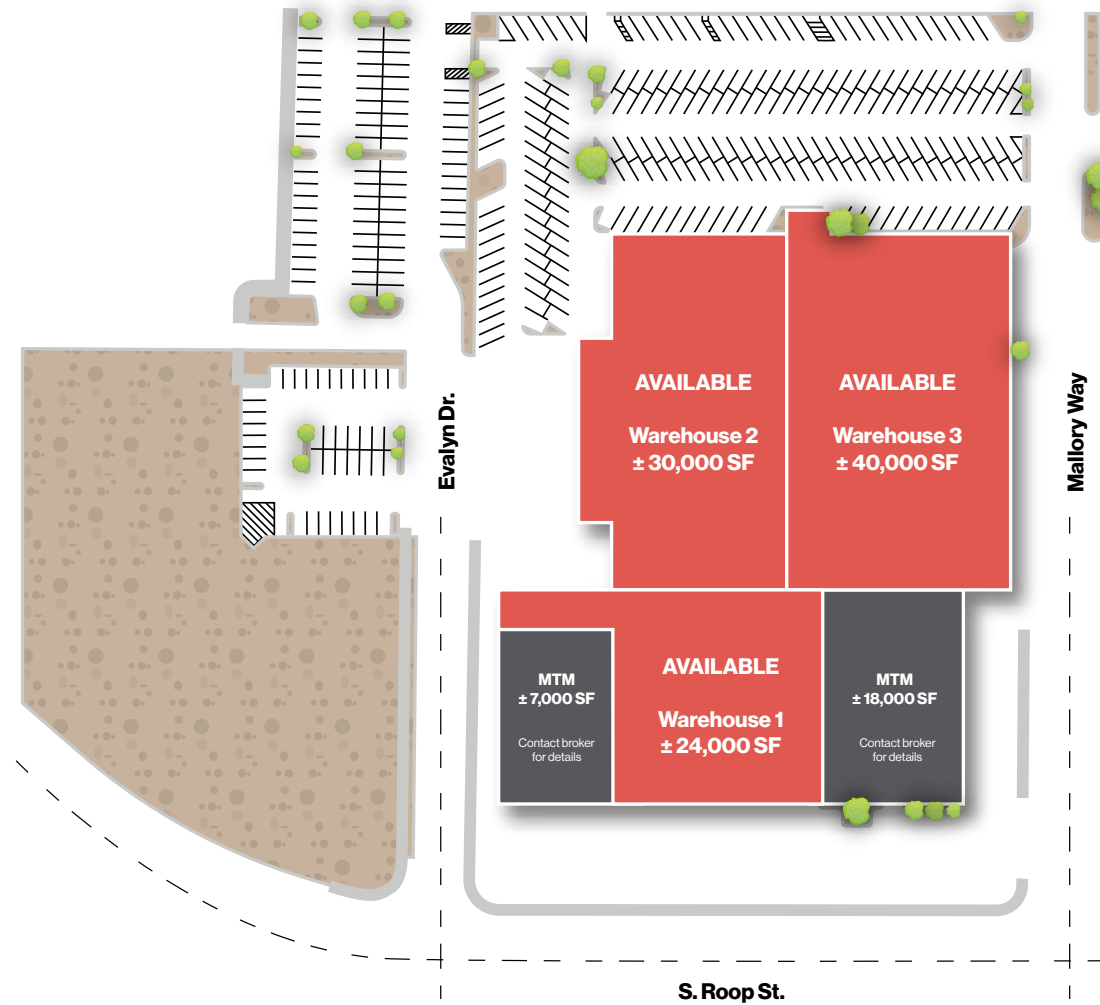


**\$0.10 NNN**  
Estimated Lease Expense

## Property Highlights

- Multiple sizes & configurations available
- Newly renovated with new lighting & office build-outs
- Swamp coolers throughout all suites
- Central Carson City location with convenient access to Hwy. 395
- Heavy power throughout (view suite pages for additional details)
- Potential to lease whole building - Contact broker for details





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*\*Whole building available for lease. Contact broker for details.*



# Floor Plan Whole Building

 Available



**\$0.65 PSF NNN**

Lease Rate



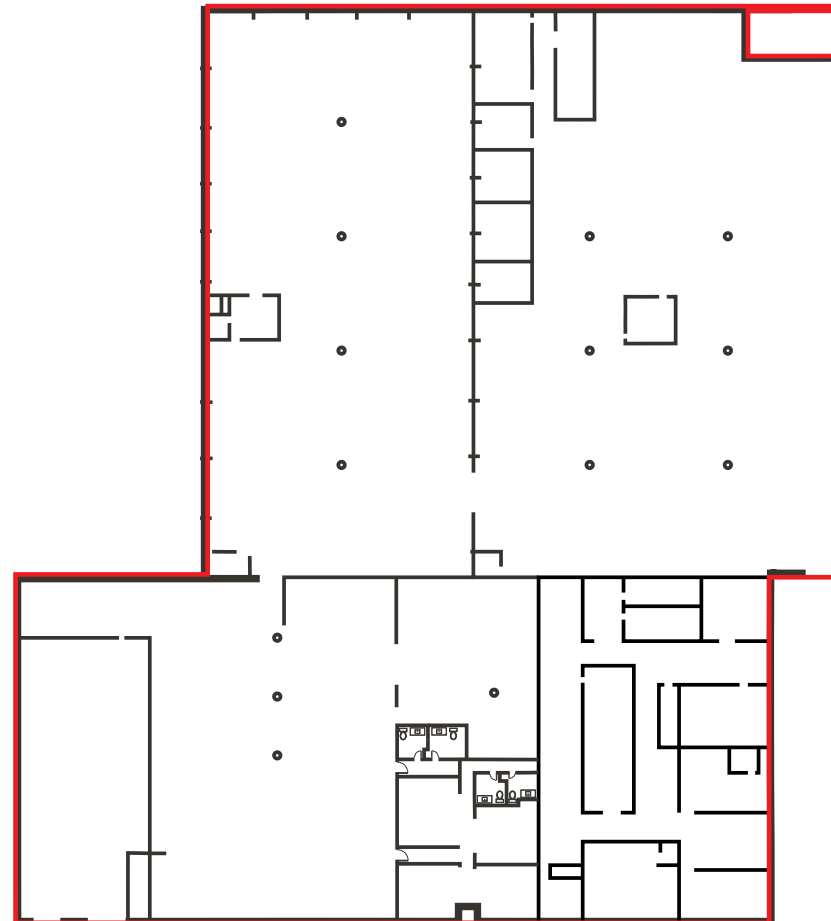
**± 119,000 SF**

Available Square Footage



**\$0.10 PSF NNN**

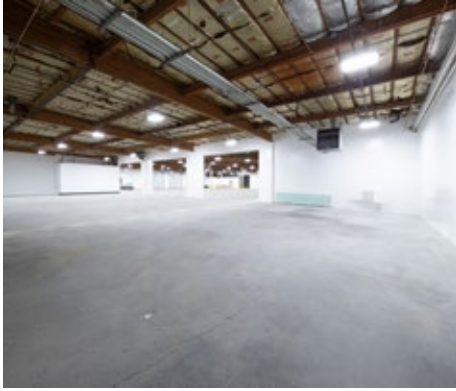
Estimated Lease Expense



# Floor Plan Warehouse 1

■ NAP

□ Available



**\$0.65 PSF NNN**

Lease Rate



**± 24,000 SF**

Available Square Footage



**\$0.10 PSF NNN**

Estimated Lease Expense

- 15' clear height
- Two (2) 12'x14' grade level doors
- Four (4) private restrooms
- Four (4) private offices
- 1,000 AMP power



# Floor Plan Warehouse 2

■ NAP

□ Available



**\$0.65 PSF NNN**  
Lease Rate

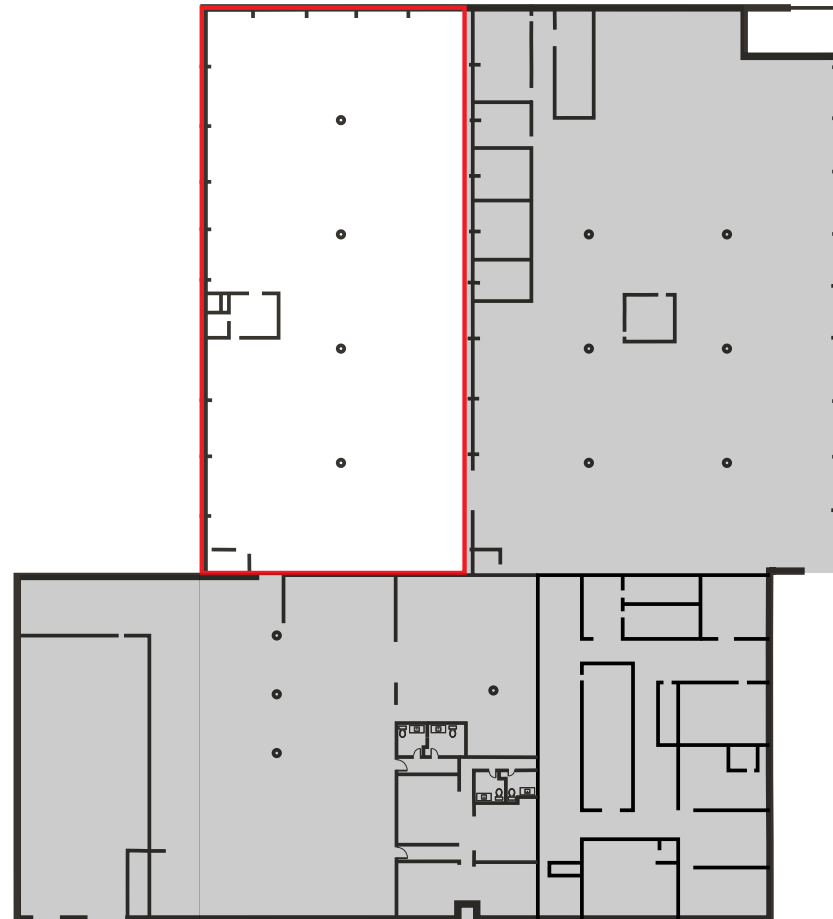


**± 30,000 SF**  
Available Square Footage



**\$0.10 PSF NNN**  
Estimated Lease Expense

- 20' clear height
- Two (2) 10'x12' roll-up doors
- Two (2) 8'x10' roll-up doors
- Two (2) private restrooms
- ± 575 SF office
- 1,000 AMP power



# Floor Plan Warehouse 3

■ NAP

□ Available



**\$0.65 PSF NNN**

Lease Rate



**± 40,000 SF**

Available Square Footage



**\$0.10 PSF NNN**

Estimated Lease Expense

- 19' clear height
- Two (2) 10'x12' roll-up doors
- One (1) internal roll-up door (connects to warehouse 2)
- Two (2) private restrooms
- One (1) kitchen
- One (1) office
- One (1) internal loading dock
- 1,000 AMP power



Property Photos



Property Photos



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## Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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