



26 AFFONSO
DRIVE |
MOUNDHOUSE,
NV

INDUSTRIAL
PROPERTY FOR LEASE



LISA READ

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2 | Property Summary



PROPERTY DESCRIPTION

Discover an exceptional lease opportunity at 26 Affonso Drive in Carson City, NV. This impressive property boasts modern industrial facilities with customizable floor plans and flexible configurations to accommodate diverse business needs. With high ceilings, ample natural light, and state-of-the-art infrastructure, the property offers a versatile space for manufacturing or distribution operations. The building features convenient loading docks, ample parking, and easy access for large vehicles. Equipped with advanced technological capabilities, the property provides a seamless environment for efficient industrial operations. Located in a prime industrial location, this property presents an unparalleled opportunity for businesses looking to elevate their operations in Carson City.

PROPERTY HIGHLIGHTS

- Located Off Highway 50
- Convenient To I-580, Carson City, And Reno
- 14' Drive-In Doors

OFFERING SUMMARY

Lease Rate:	\$0.75 SF/month (NNN)
Available SF:	1,250 SF
Building Size:	25,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	6	39	205
Total Population	15	99	509
Average HH Income	\$81,369	\$78,087	\$77,433



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3 | Location Map



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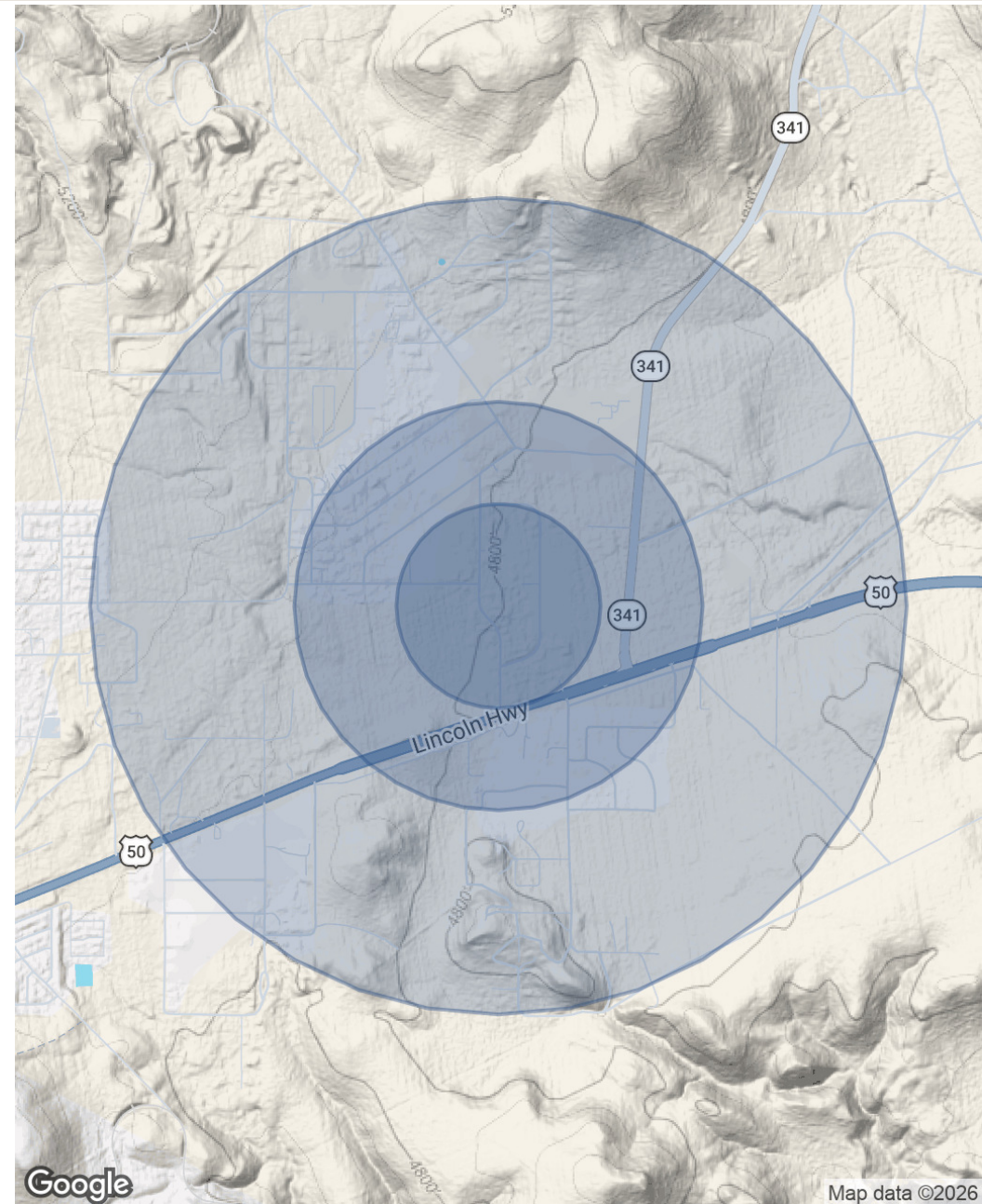


4 | Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	15	99	509
Average Age	38.9	40.8	41.9
Average Age (Male)	38.6	40.9	41.2
Average Age (Female)	40.1	39.9	41.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	6	39	205
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$81,369	\$78,087	\$77,433
Average House Value	\$359,271	\$294,889	\$306,246

2023 American Community Survey (ACS)



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5 | Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 SF	Lease Rate:	\$0.75 SF/month

AVAILABLE SPACES

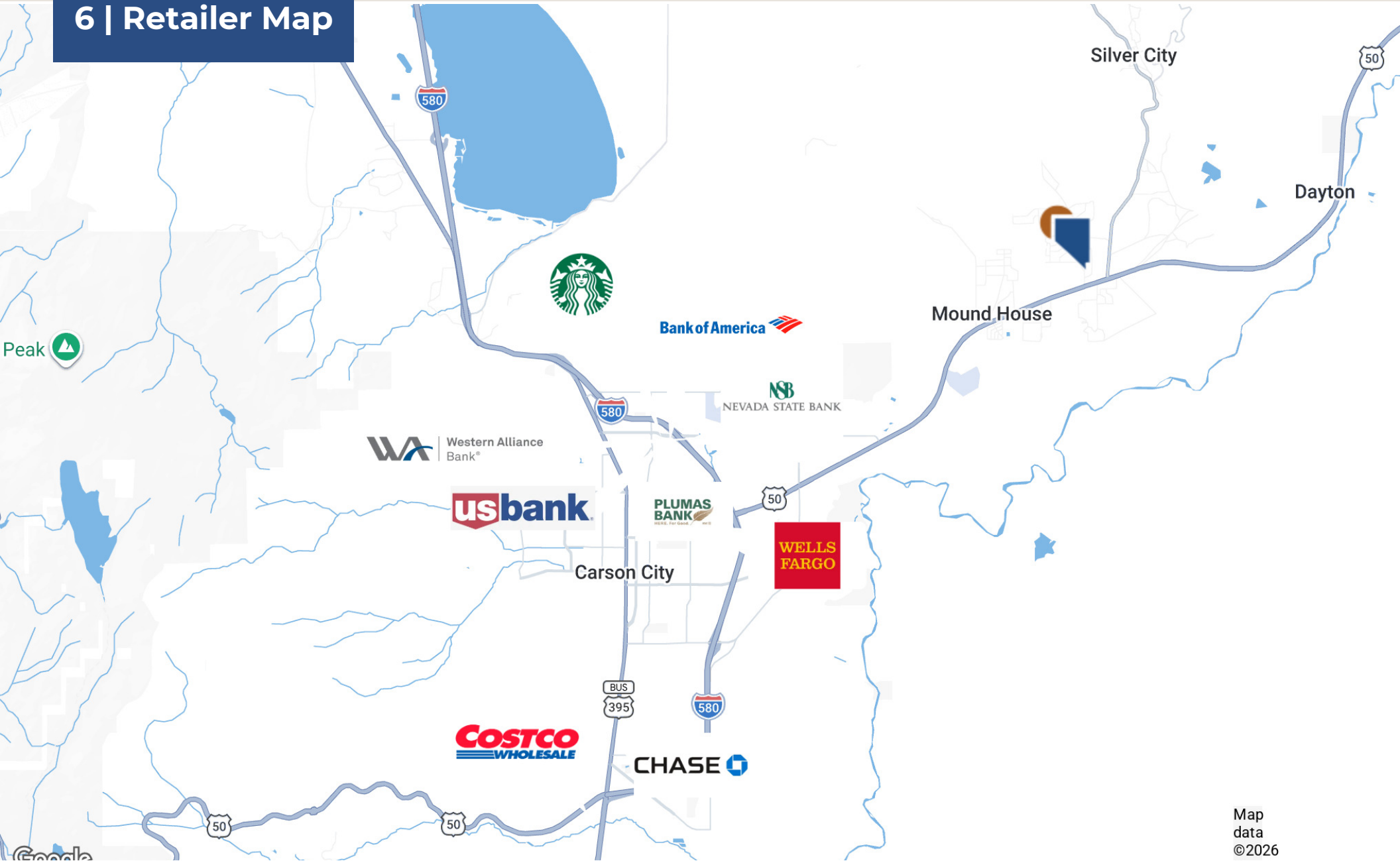
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
102	Available	1,250 SF	NNN	\$0.75 SF/month	Located off Highway 50. Convenient to I-580, Carson City, and Reno. 14' Drive-in doors.



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6 | Retailer Map



Map data ©2026



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