

# For Lease | Silver Sage Industrial Village | 5220 U.S. 50



## Property Description

1 Warehouse Available for Lease!

## Property Highlights

- One Office
- One Restroom
- 200 AMPS 480V Power
- Two 12' Grade Level Roll Up Doors
- Secured Gate Access
- Reznor Heater
- Situated in a +/-100K SF Industrial Park
- Along Highway 50
- Ample Parking

## Offering Summary

Lease Rate:	\$0.85 SF/MO
NNN:	\$0.10 SF/MO
Additional Charges:	Water Fee
Available SF:	2,500 - 7,400 SF
Lot Size:	6 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	104	207	932
Total Population	287	568	2,506
Average HH Income	\$98,449	\$98,549	\$100,511

## Samuel Douglass, CCIM

Principal/Managing Broker  
 NV #B.143639.LLC  
 775.443.7576  
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### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,500 - 7,400 SF	Lease Rate:	\$0.85 SF/month

### Available Spaces

Suite	Size (SF)	Description
Warehouse 5228	7,400 SF	NNN: \$0.10/SF/MO + Water Fee
Warehouse 5236A	2,500 SF	NNN: \$0.10/SF/MO + Water Fee

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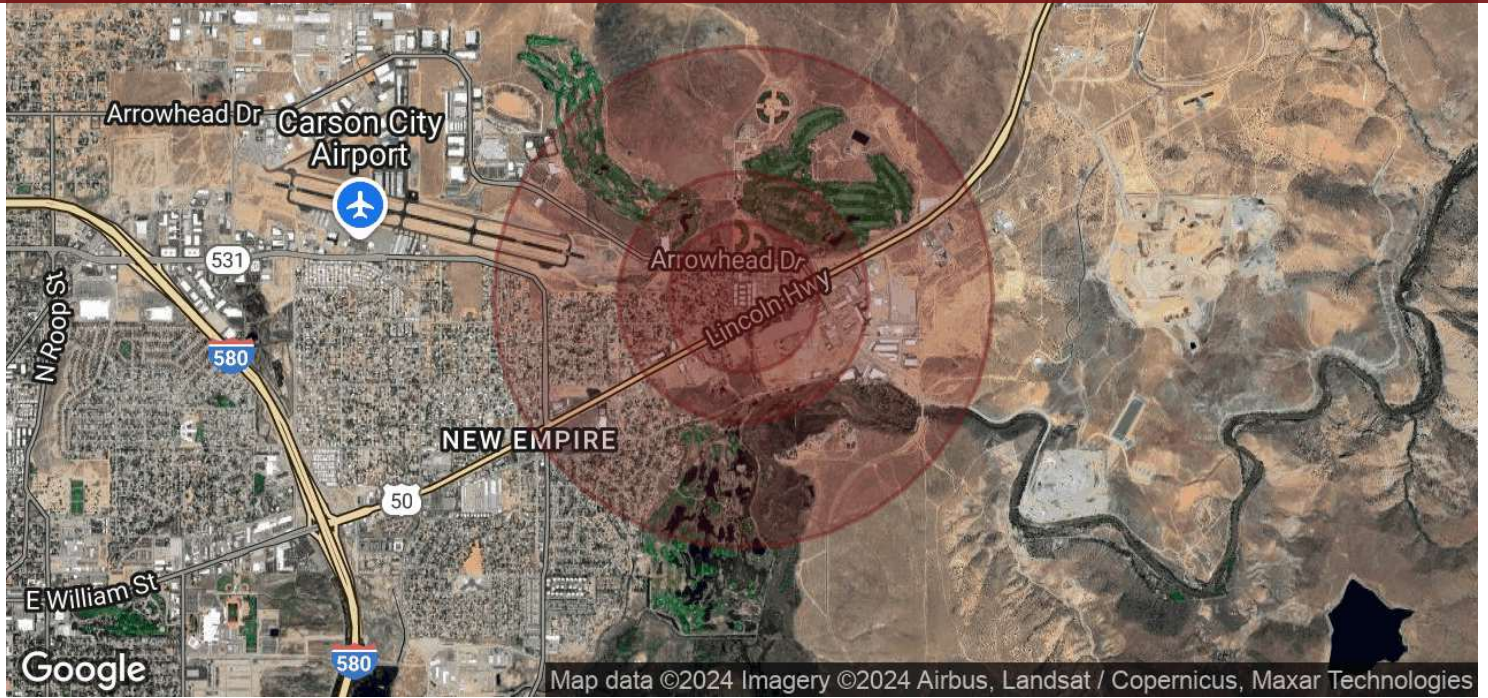
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## Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	287	568	2,506
Average Age	42	42	42
Average Age (Male)	42	42	41
Average Age (Female)	42	42	42

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	104	207	932
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$98,449	\$98,549	\$100,511
Average House Value	\$393,364	\$393,812	\$397,081

Demographics data derived from AlphaMap

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