

23,540 SF
Industrial Building for Sale

New Construction!

2401 Arrowhead Drive
Carson City, NV 89706



Rocky Joy

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Industrial Building For Sale | 23,540 SF | 2401 Arrowhead Drive



List Price

\$5,295,000

Property Highlights

- TRLINK Pre-Engineered Insulated Metal Panel Building
- Lot Size: 1.32 Acres
- Zoning: Air Industrial Park (AIP)
- Building Size: 23,540 SF
- Clear Height 20-22'
- 400 AMPs of Power
- 30 KW/HR Solar System
- Ample Parking
- Near Carson City Airport (KCXP)
- Easy Access to I-580
- 3 Oversized Roll Up Doors
- Completion First Quarter of 2025

Offering Summary

Sale Price:	\$5,295,000
Lot Size:	1.32 Acres
Rendering Size:	23,5740 SF
Building Size:	23,540 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,459	15,368	22,767
Total Population	3,431	34,744	51,069
Average HH Income	\$57,153	\$66,698	\$71,038

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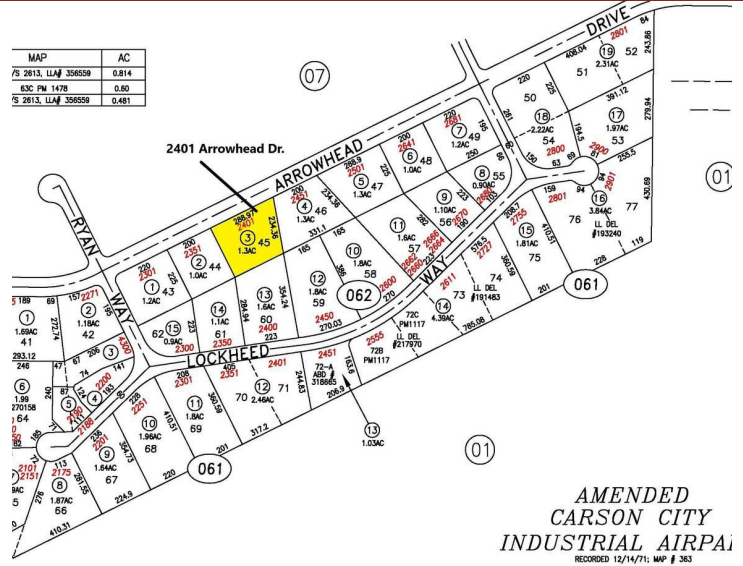
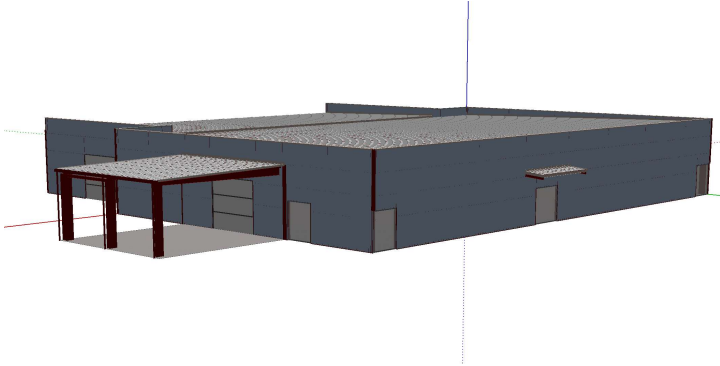
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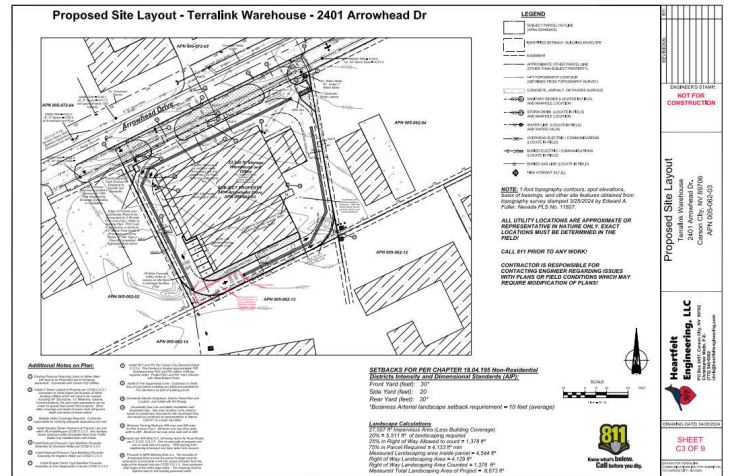


FOR SALE | 23K+ SF Industrial Building | 2401 Arrowhead Drive

PORTION N1/2 SECTION 4, T15 N., R20 E., M.D.B. & M.



u/p/m/lo/p/

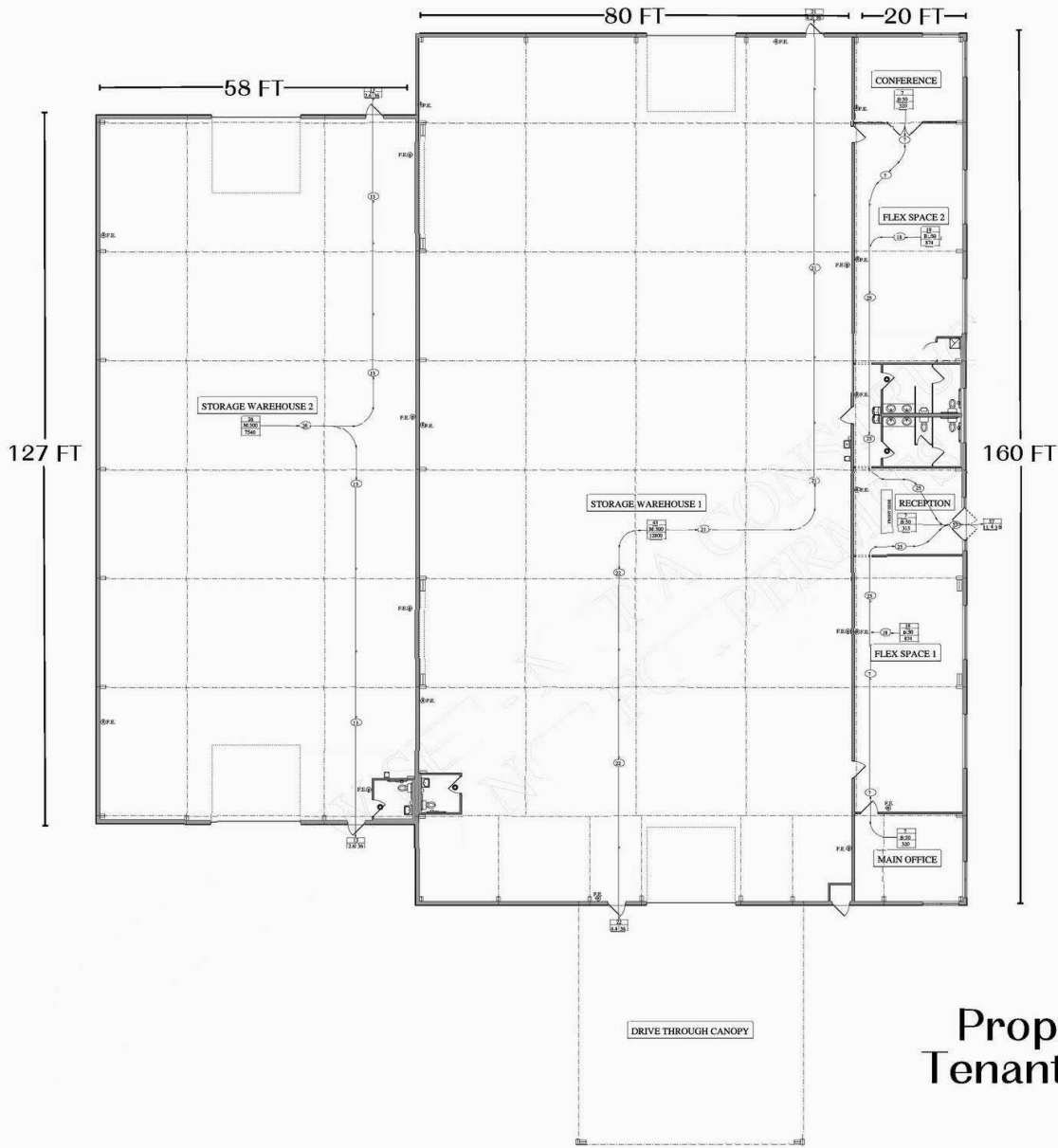


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EGRESS PLAN

SCALE: 1/8"=1'-0"

1 TOTAL OCCUPANT LOAD SERVED BY EXIT
 2 REQUIRED EGRESS WIDTH IN INCHES (5.7' PER OCCUPANT) PER IBC SECTION 1031.1 AND 1031.2
 3 CALCULATED OCCUPANT LOAD
 4 FLOOR AREA ALLOWANCE PER OCCUPANT PER TABLE 1034.1
 5 ROOM SQUARE FOOTAGE
 6 OCCUPANT EXITER LOCATIONS (10' LIGHTSPANS)
 7 LOCATION OF 1A-IBC FIRE LATHING/DOOR

TOTALS	FLOOR NO.	ST
CALCULATED OCCUPANT LOAD	1	ST
MINIMUM EGRESS WIDTH	1	ST
TOTAL OCCUPANT LOAD		ST

**Proposed Interior
Tenant Improvements**

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1

1558 Forrest Way
Carson City, NV 89706

Sold 2/8/2024

Price: \$3,635,500 Bldg Size: 15,072 SF
Lot Size: 2.52 Acres Price/SF: \$241.21

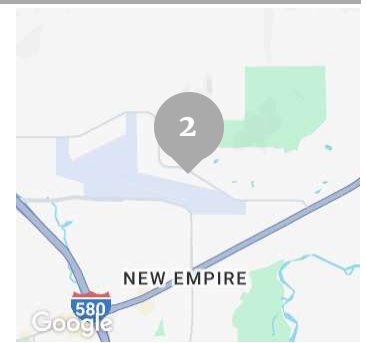


2

3880 Technology Way
Carson City, NV 89706

Sold 11/8/2023

Price: \$2,745,000 Bldg Size: 12,528 SF
Lot Size: 1.24 Acres Price/SF: \$219.11

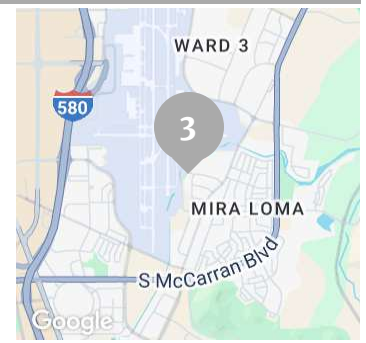


3

4655 Aircenter Circle
Reno, NV 89502

Sold 11/3/2023

Price: \$6,800,000 Bldg Size: 27,711 SF
Lot Size: 1.01 Acres Price/SF: \$245.39

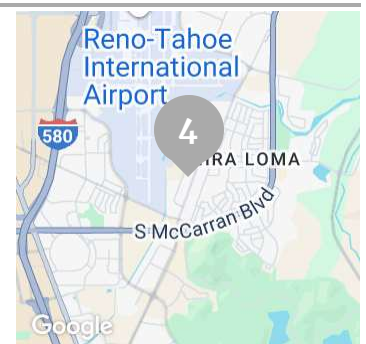


4

4835 Longley Lane
Reno, NV 89502

Sold 9/12/2023

Price: \$5,300,000 Bldg Size: 19,498 SF
Lot Size: 2.02 Acres Price/SF: \$271.82



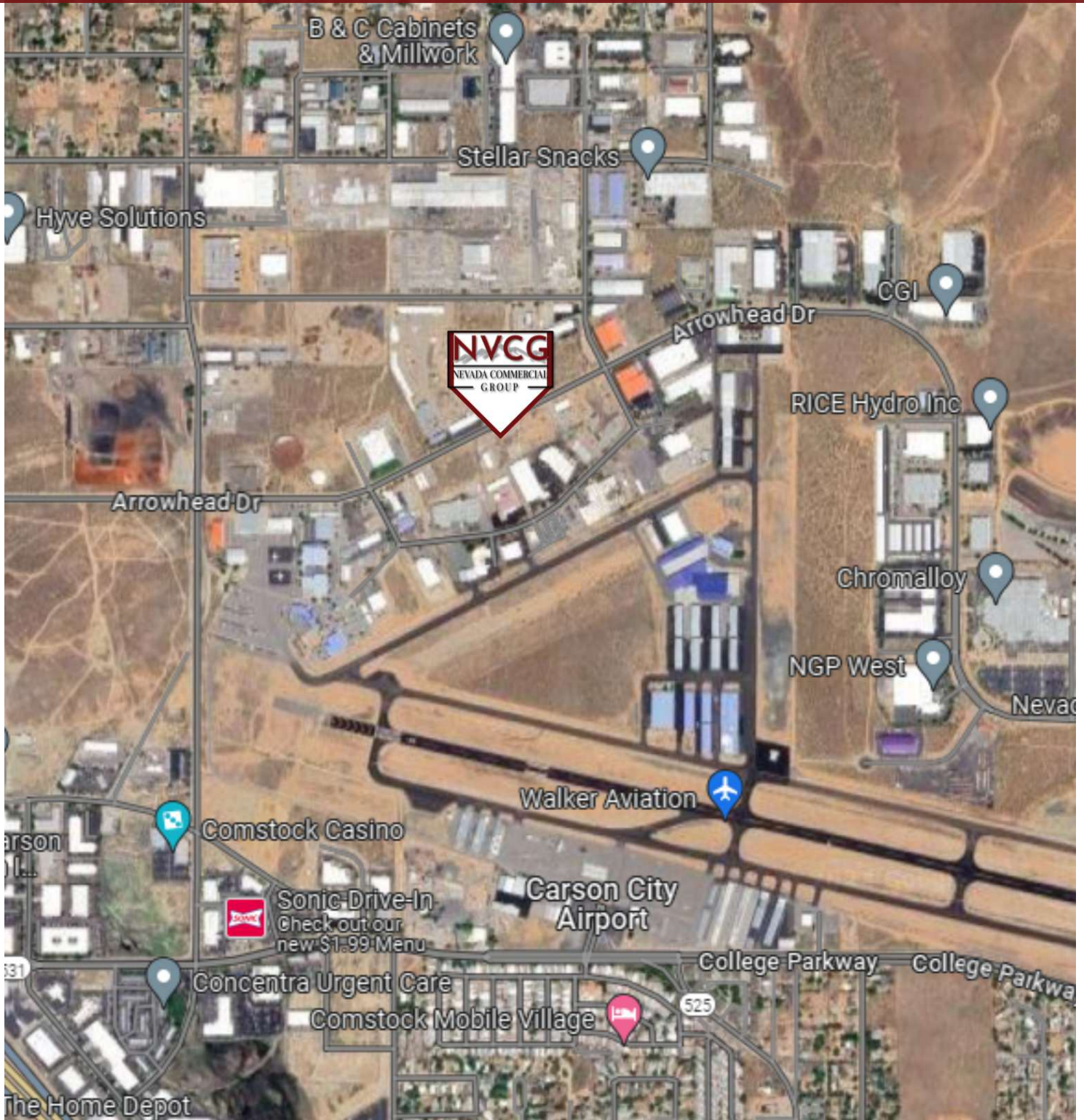
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Nevada State Tax System

- 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!

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.

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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Population	1 Mile	3 Miles	5 Miles
Total Population	3,431	34,744	51,069
Average Age	35.9	39.4	41.9
Average Age (Male)	35.6	37.9	40.2
Average Age (Female)	44.5	41.9	44.0
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,459	15,368	22,767
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$57,153	\$66,698	\$71,038
Average House Value	\$205,539	\$259,568	\$282,562

2020 American Community Survey (ACS)

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Professional Background

Titles: Senior Advisor | Broker

License(s): NV - BS.144649 | CA - 0953803

Rocky is licensed in Nevada and California. Experience includes: 35 years of dealing with commercial, industrial, development and large acreage properties. Specializing in transactions with major retailers, representing developers, working from start to finish on projects of all types along with brokering sales involving multi-million dollar properties. Rocky's career started at a young age, at 21 years old, he became the broker of a family owned real estate business in northern California. He has since worked as a Broker in Colorado and Nevada.

Past and present affiliations include: Board Member and President of a Chamber of Commerce, a Board Member of with the Economic Development Division, a Rotarian, City Council Member as well as Mayor of the City of Colorado Community, a Board Member and President of the local MLS association along with being honored as "Realtor of the Year" on several occasions.

With Carson City being the home base for Rocky, it provided the opportunity to focus on the Nevada and California Markets. Current market areas include: Reno/Sparks, Carson/Lake Tahoe area, and NE California. His brokerage in Carson City, Nevada Commercial Group, has a strong presence in the region and is well respected. His brokerage in California, Main Street Realty Group, allows him to work on specialized projects in the Northern part of the state.

Specialties:

Investment Sales Broker, Landlord/Sales Rep for: Flex, Industrial, Office, Retail, Multi-Family, and Development projects.

Memberships

- National Association of Realtors
- California Association of Realtors
- Rotary

Nevada Commercial Group LLC
301 West Washington Street
Carson City, NV 89703
775.884.1896

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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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Professional Background

Bryan Upton serves as a Senior Advisor for Nevada Commercial Group. Specializing in: Office, Industrial, Land, Retail, and Multi-Family transactions in Northern Nevada. Bryan began his career in commercial real estate in 2022 and has since completed over \$30M in transactions.

Bryan comes from a winemaking background, having worked for several Napa Valley wineries throughout his 12 year career. While in Napa, Bryan oversaw several winery construction projects from the design stages to completion.

Education

Bachelor of Science Degree in Agri-Business from Arizona State University

Memberships

Bryan earned the prestigious Certified Commercial Investment Member (CCIM) in April of 2024

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