

For Lease

# Research Way Flex Industrial



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3094 Research Way, Unit 60  
Carson City, NV 89706

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## Listing Snapshot

**± 2,100 SF**  
Available Square Footage

**\$0.90 PSF NNN**  
Lease Rate

**\$0.27 PSF**  
Estimated NNN Expense

**008-922-03**  
APN

**LI**  
Zoning

## Property Highlights

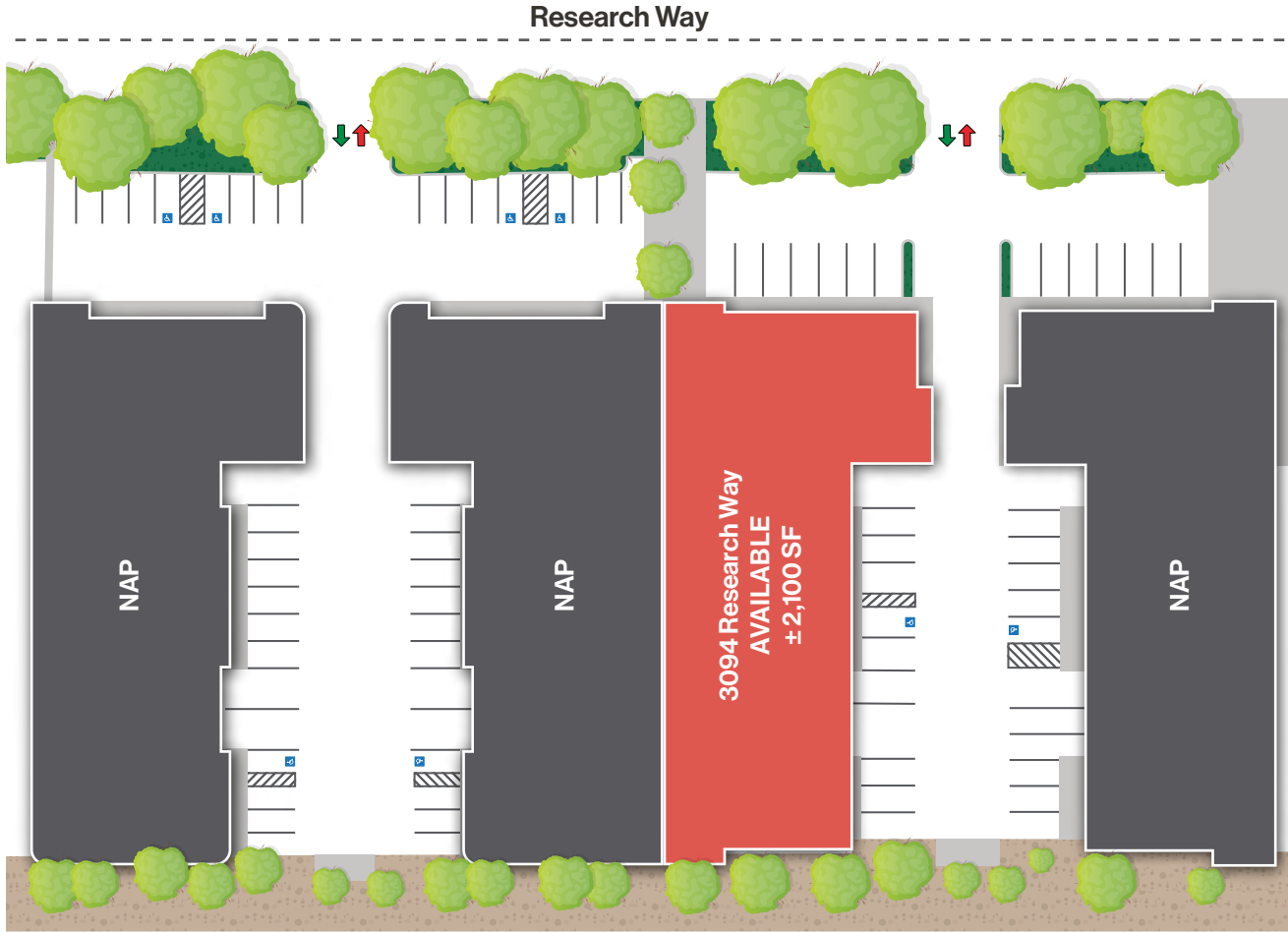
- ± 2,100 SF total (± 420 SF office and ± 1,680 SF warehouse) - office/warehouse/flex
- Dock-high loading with ability to convert to drive-in
- 13' clear height
- 10' x 10' dock door
- Office buildout includes entry/reception and one (1) private office

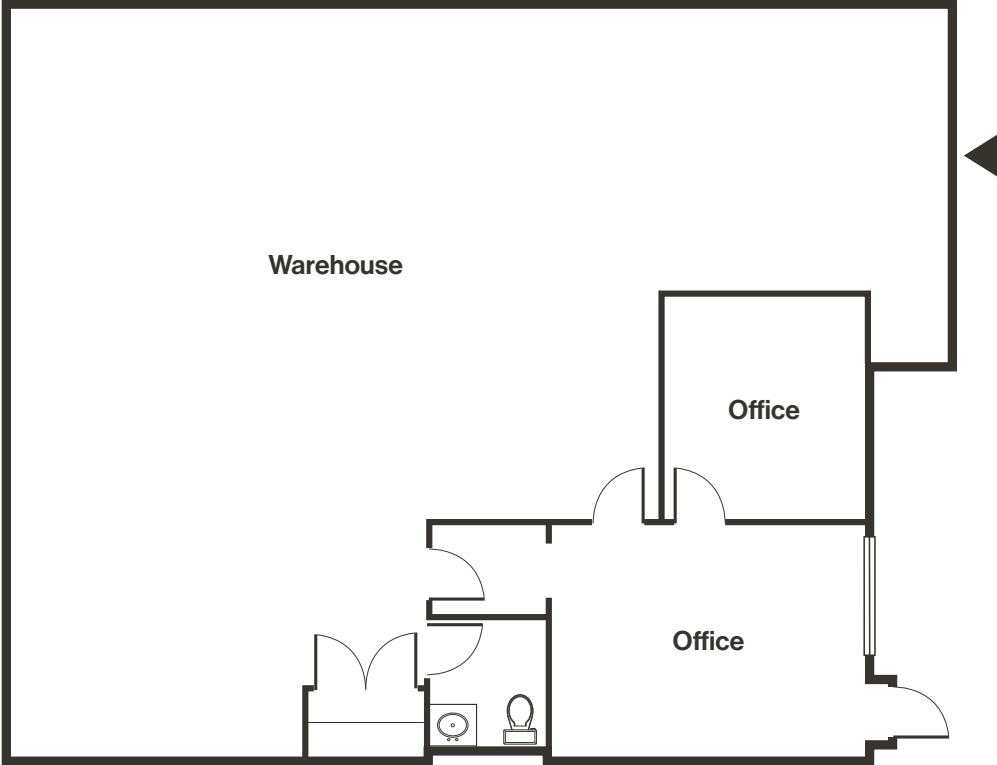
## Demographics

	1-mile	3-mile	5-mile
2025 Population	10,872	46,322	58,355
2025 Average Household Income	\$73,504	\$87,687	\$93,828
2025 Total Households	4,405	19,179	23,999









Property Photos



Property Photos



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For inquiries please reach out to our team.

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