

3094 Research Way | Carson City, NV 89706

FOR LEASE



Versatile Warehouse Spaces

Located in a thriving business complex, the area offers convenient access to I-580 and local amenities and services, making it an ideal location for various industrial or business operations.

Neighboring Establishments:

- Battleborn Harley
- Salvation Army
- COIT
- Maverick

Offering Summary

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	2,100 - 3,000
Lot Size:	0.57 Acres
Building Size:	12,000 SF
Zoning:	LI - Limited Industrial

SUITE

2,100 SF
1 OFFICE
1 RESTROOM
DOCK LEVEL DOOR

#64

3,000 SF
2 OFFICES
2 RESTROOMS
GRADE LEVEL DOOR

Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertsonb@NVCG.US
Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCG.US
Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.US

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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Location Map

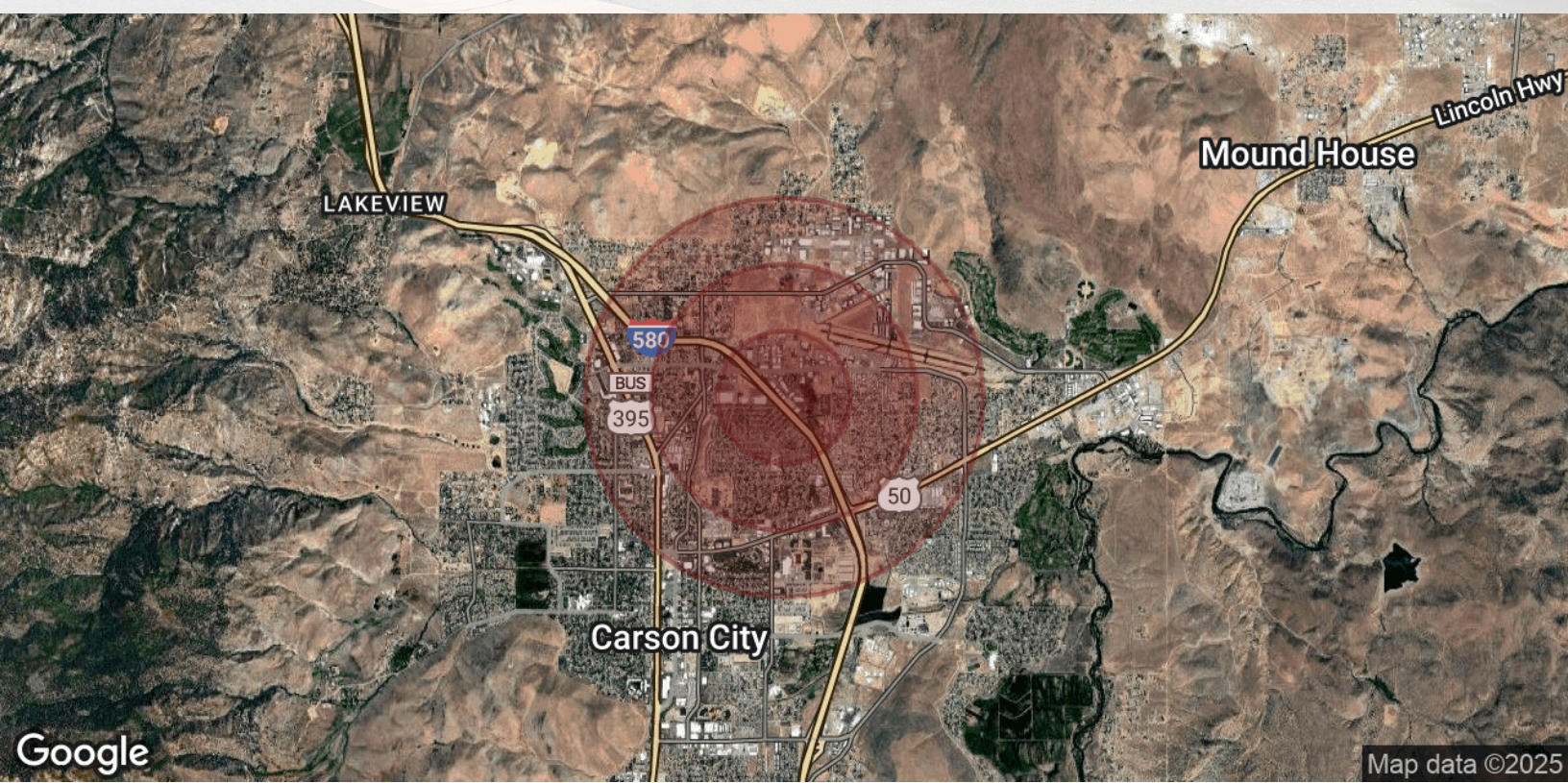


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Demographics Map & Report



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,599	11,299	22,621
Average Age	36.9	40.9	38.2
Average Age (Male)	36.2	40.9	37.4
Average Age (Female)	39.3	42.7	40.3
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,005	4,941	10,170
# of Persons per HH	2.6	2.3	2.2
Average HH Income	\$71,707	\$59,157	\$57,164
Average House Value	\$277,845	\$192,716	\$215,358

2020 American Community Survey (ACS)