



±341,800 SF | INDUSTRIAL DEVELOPMENT | FOR LEASE
BUILD-TO-SUIT

ARROWHEAD DRIVE
CARSON CITY, NV



ARROWHEAD
COMMERCE CENTER

CBRE

tolles



This project will host
±341,800 SF of industrial
space for lease.

PROPERTY OVERVIEW

Arrowhead Commerce Center is a ±24.31-acre industrial development opportunity located in the prime Northern Nevada market.

The Northern Nevada market continues to model robust demand for industrial space. With close proximity to the 11 western states, this project is located 30 miles south of Interstate 80, which serves as a main East-West thoroughfare, 4.2 miles east of Interstate 580, which serves as a main North-South arterial, and only minutes from Highway 50. This facility offers less than 1-day truck service to over 60 million people and 2-day truck service to 11 states, and five major ports.

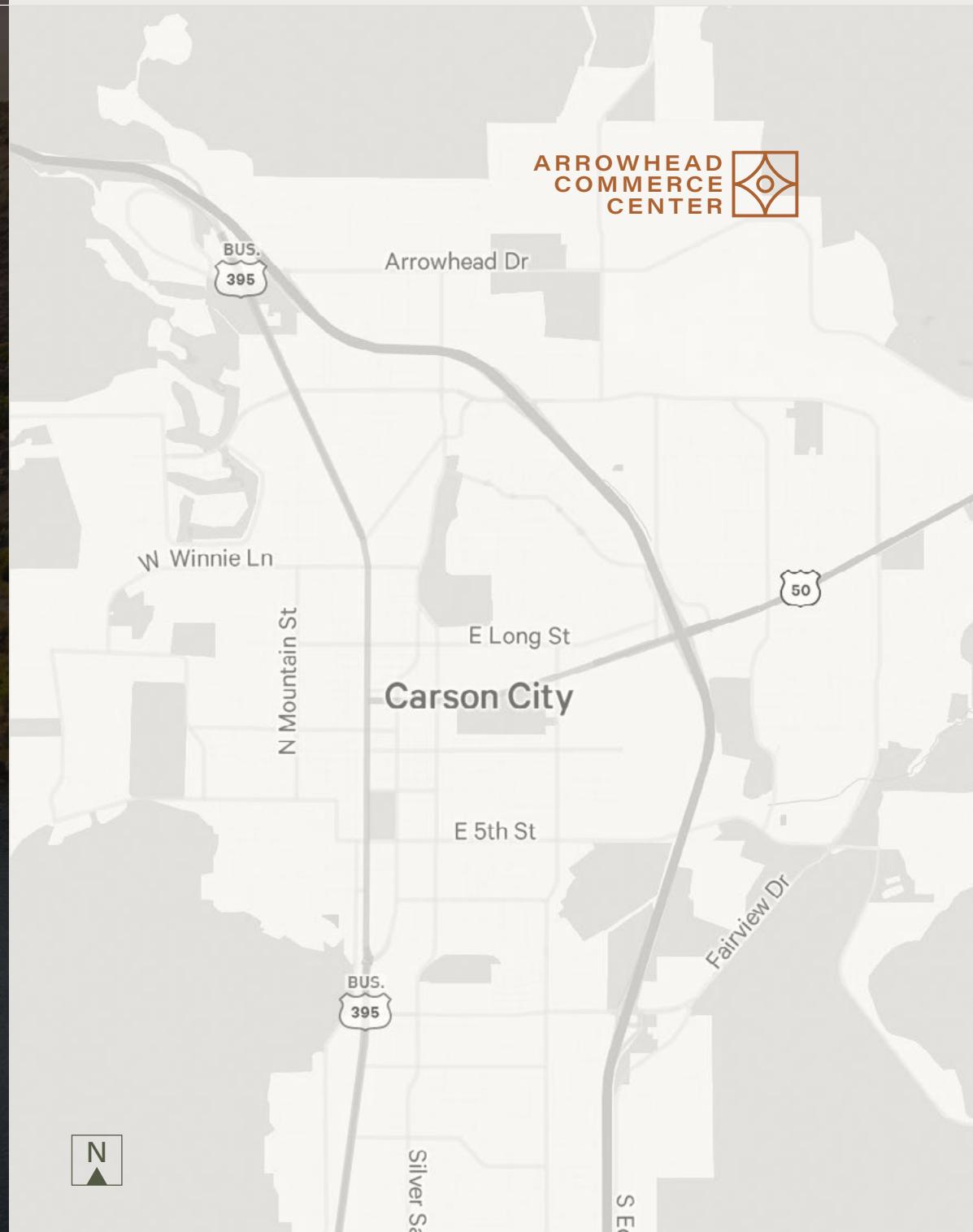
In addition to the remarkable logistics, the project is nestled in the foothills of the Sierra Nevada Mountains and surrounded by the Eagle Valley Golf Course. With wild horses often roaming the neighborhood, this is a truly idyllic setting for an industrial business park.

Arrowhead Commerce Center is a developer and tenant's dream alike.

LOCATION HIGHLIGHTS

ARROWHEAD COMMERCE CENTER IS ADVANTAGEOUS FROM BOTH A LOCAL AND REGIONAL PERSPECTIVE

- + **NORTHERN NEVADA**
Centrally located within a 2-day drive time to eleven (11) western states. Ability to reach 60 million customers within 1-day truck service.
- + **DYNAMIC MARKET**
Located 30 minutes South of Interstate 80 with proximity to North/Southbound Interstate 580/395 and Highway 50 traveling to the East/West.
- + **PROXIMITY TO WORKFORCE**
Due to lower cost of living, Carson City and the surrounding areas provide affordable workforce housing opportunities. Reduced commute times for workforce, compared to alternative industrial submarkets.
- + **DEMAND**
No new inventory built in 20 years, combined with a 6% vacancy rate and proximity to highly desirable Reno/Sparks market.
- + **AVAILABILITY**
The last large remaining piece of developable land in the Carson City industrial market.



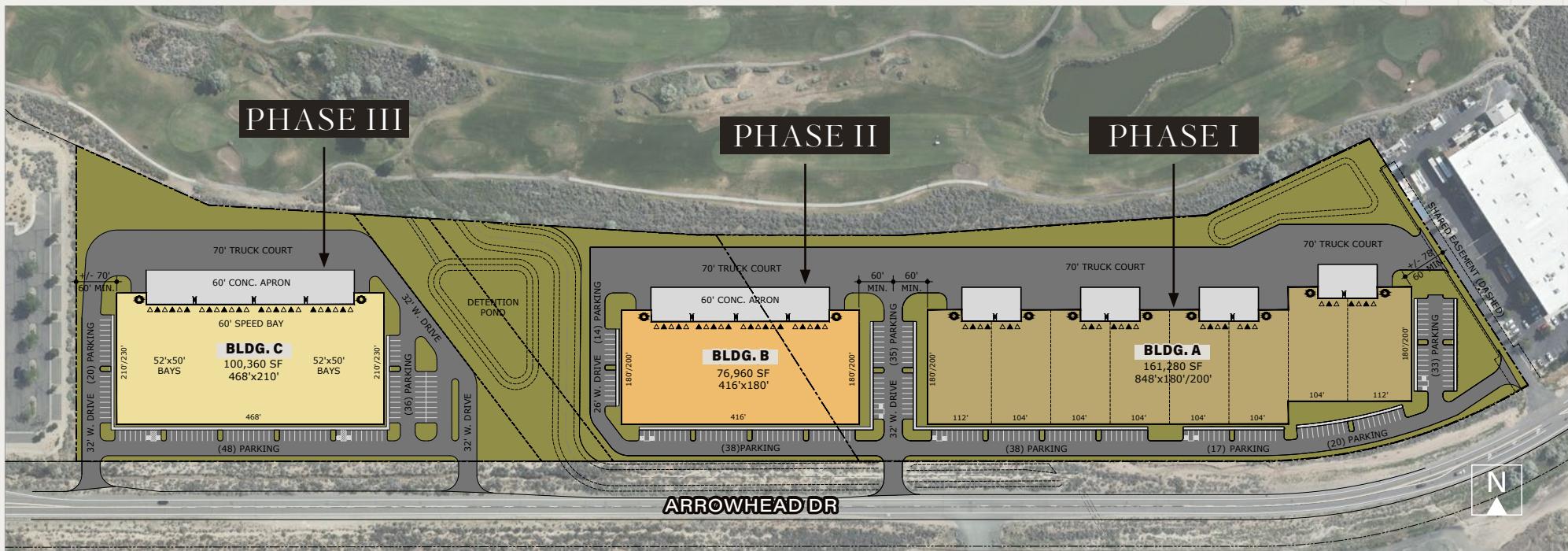
The project is nestled in the foothills of the
Sierra Nevada Mountains.



Build-to-Suit Possibilities for Industrial Use

SITE PLAN OVERVIEW

ARROWHEAD DRIVE, CARSON CITY, NV



BUILDING FEATURES

PHASE I

- Building A: ±161,280 SF
- Divisible to 20,000 SF
- Twenty-eight (28) Dock Doors
- Eight (8) Drive-in Doors
- Rear loading
- 70' Truck Court
- 32' Clear Height
- 52' x 60' Column Spacing
- 2,000 Amps, 480/277 Volts, 3-Phase
- Build-to-Suit Office
- 108 Parking Spaces

PHASE II

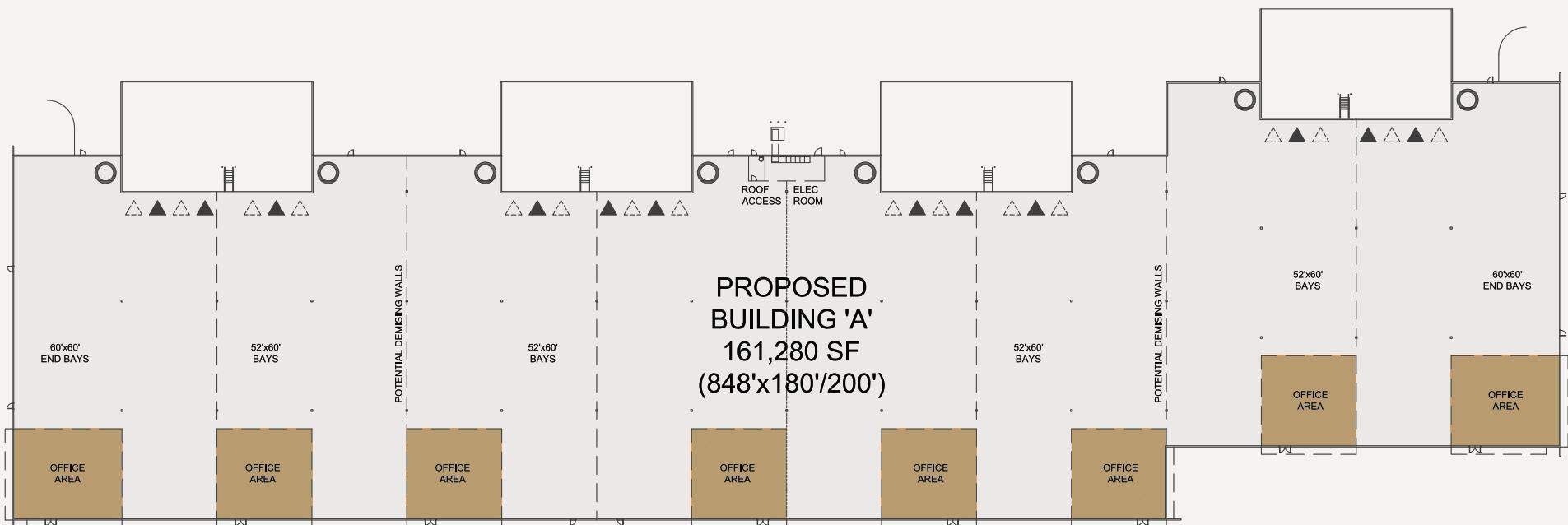
- Building B: ±76,960 SF
- Divisible to 38,480 SF
- Twenty-one (21) Dock Doors
- Two (2) Drive-in Doors
- Rear Loading
- 70' Truck Court
- 32' Clear Height
- 52' x 60' Column Spacing
- 2,000 Amps, 480/277 Volts, 3-Phase
- Built-to-Suit Office
- 87 Parking Spaces

PHASE III

- Building C: ±100,360 SF
- Twenty-five (25) Dock Doors
- Two (2) Drive-in Doors
- Rear Loading
- 70' Truck Court
- 52' x 60' Column Spacing
- 2,000 Amps, 480/277 Volts, 3-Phase
- Build-to-Suit Office
- 104 Parking Spaces

FLOOR PLAN

BUILDING A | 161,280 SF | AVAILABLE NOW



▼ Dock Door w/ Levelers (9' x 10')

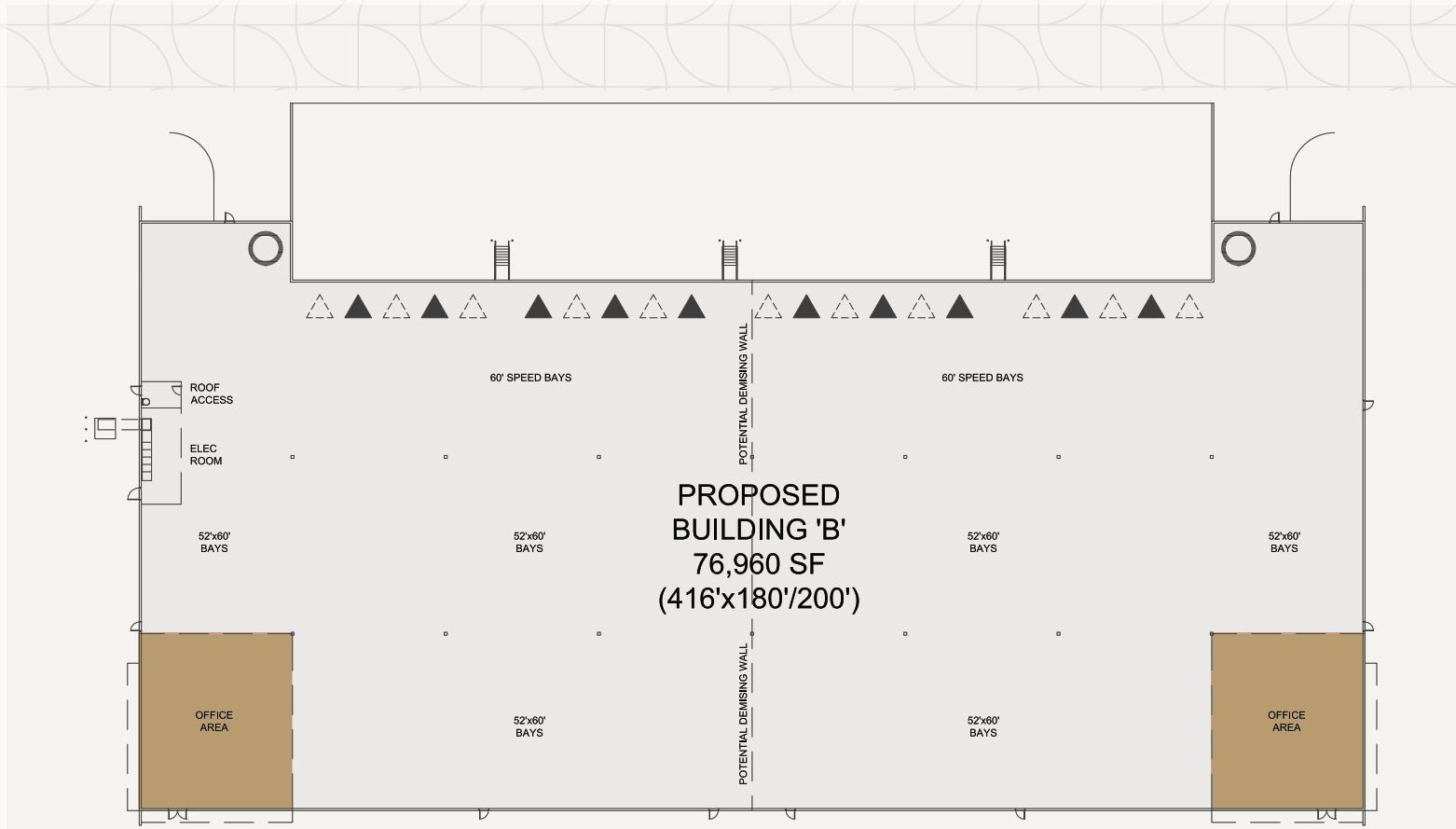
▼ Dock Door (9' x 10')

○ Drive-in Door (12' x 14')



FLOOR PLAN

BUILDING B | 76,960 SF | AVAILABLE NOW



▼ Dock Door w/ Levelers (9' x 10')

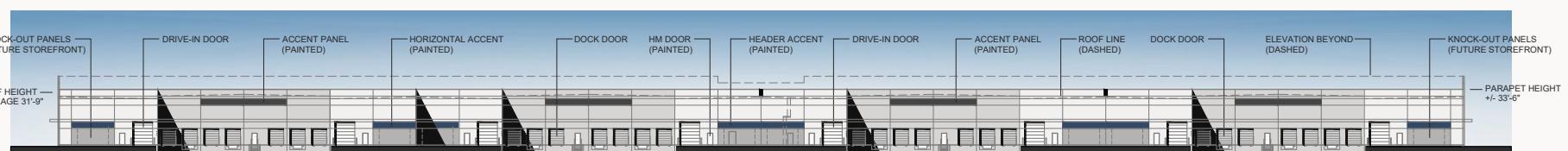
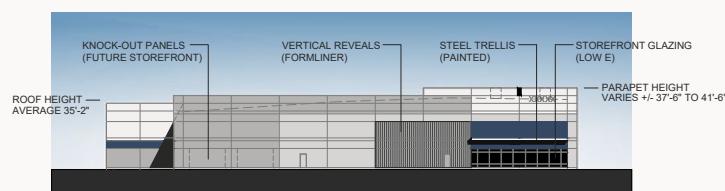
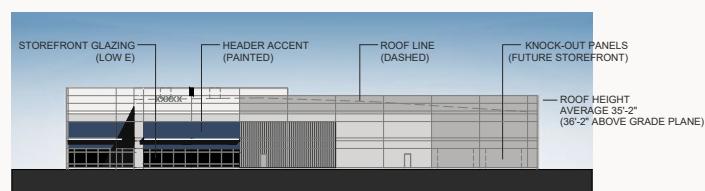
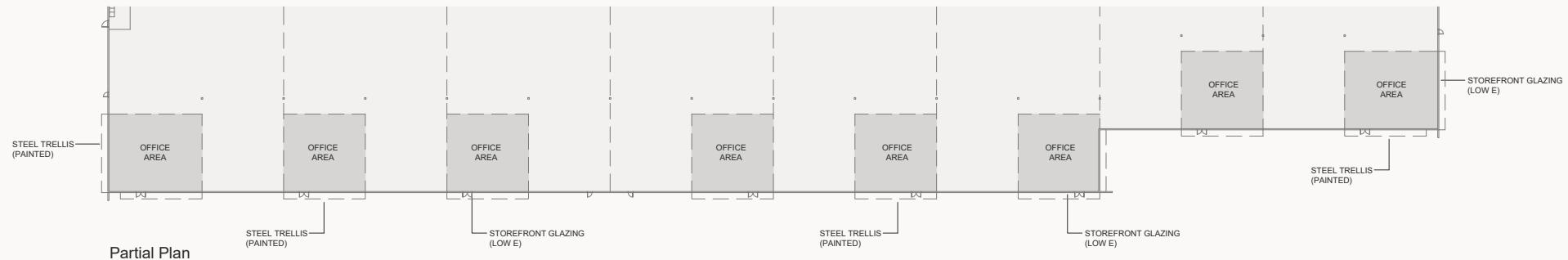
▼ Dock Door (9' x 10')

○ Drive-in Door (12' x 14')



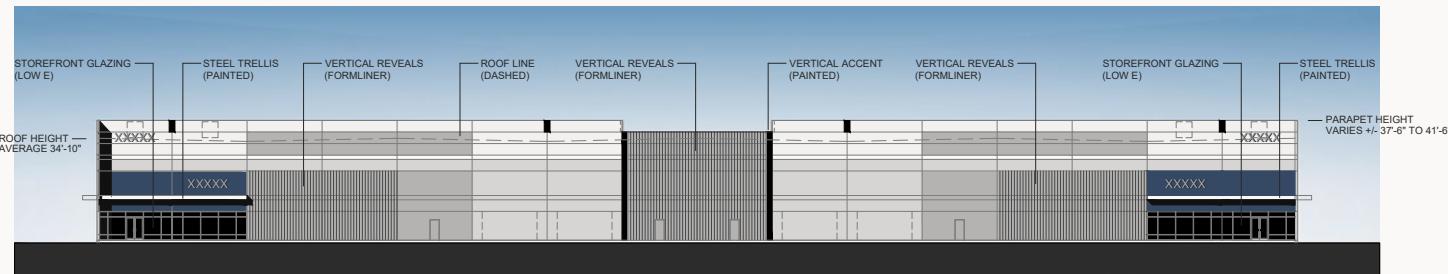
ELEVATIONS

BUILDING A

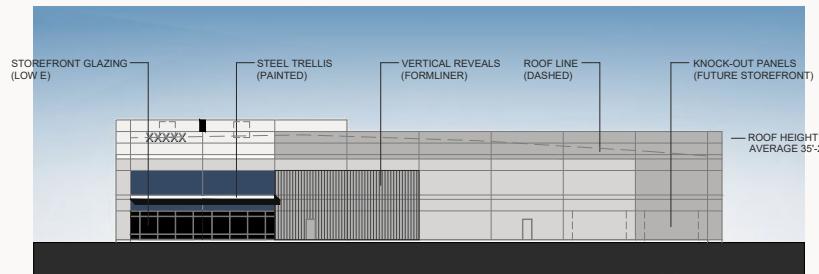


ELEVATIONS

BUILDING B



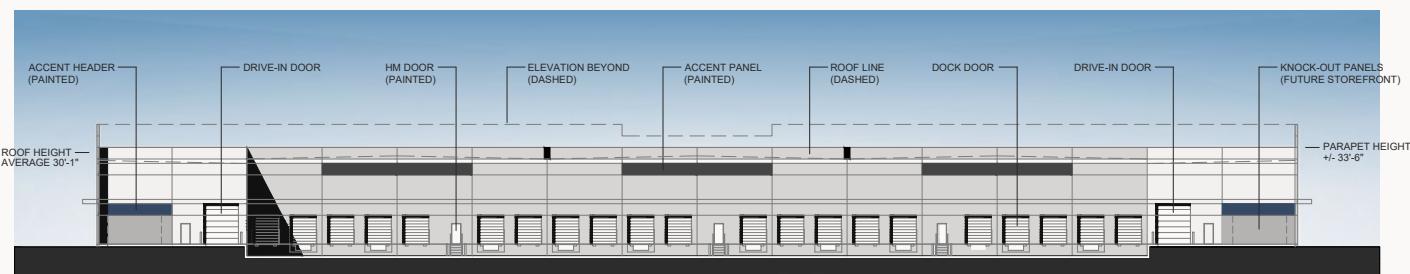
West Elevation (Arrowhead Drive)



South Elevation



North Elevation



East Elevation

DEMOGRAPHICS

(2023 EST.)



Workforce Overview



18.4%

TRANSPORTATION/
WAREHOUSING,
MANUFACTURING
& WHOLESALE



13.8%

PUBLIC
ADMINISTRATION



11.5%

RETAIL TRADE/
SERVICES



10.2%

HEALTH CARE/
SOCIAL ASSISTANCE



8.5%

FOOD SERVICE



6.5%

CONSTRUCTION

Cost of Living



\$75,311

AVERAGE HOUSEHOLD INCOME

CARSON CITY

MEDIAN HOME PRICE: \$445,000

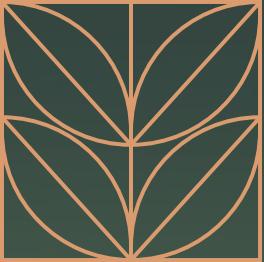
MEDIAN RENT PRICE: \$1,100/MO

RENO-SPARKS

MEDIAN HOME PRICE: \$530,000

MEDIAN RENT PRICE: \$1,550/MO





ARROWHEAD COMMERCE CENTER

ARROWHEAD DRIVE
CARSON CITY, NV



FOR MORE
INFORMATION,
PLEASE CONTACT

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