

For Lease

Flex Building in Carson City



LOGIC



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5576 Bighorn Dr.
Carson City, NV 89703

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Listing Snapshot



\$1.15 PSF NNN
Lease Rate



± 4,500 - 9,000 SF
Available Square Footage



\$0.15 PSF
Estimated NNN

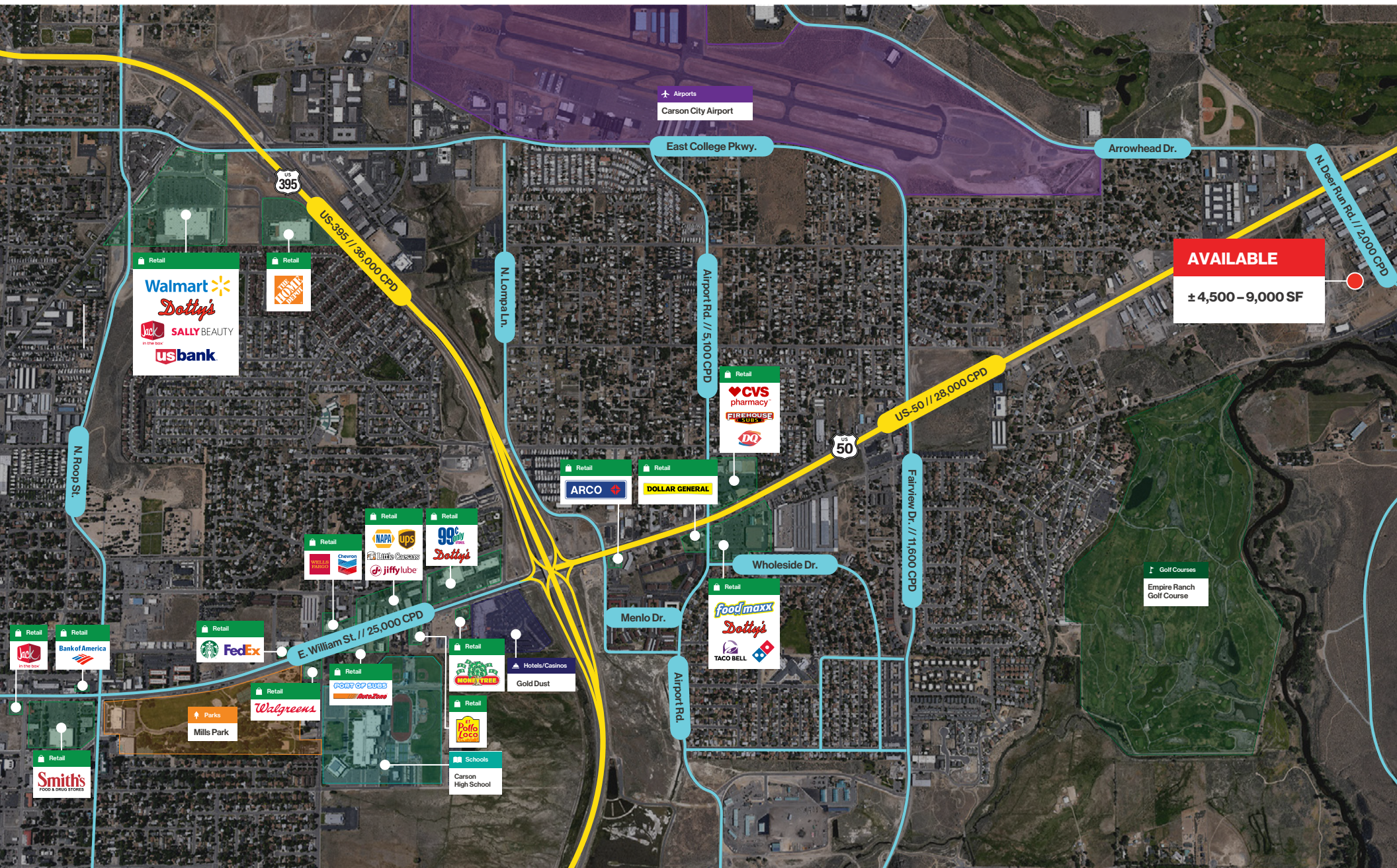
Property Highlights

- Two-story flex building in Carson City
- Clear height: 16'
- Two (2) 14'x12' roll-up doors
- Power: 480 Amp, 208V, 3-phase power
- Nine (9) offices, conference room, storage closet, two (2) separate warehouses
- Fenced yard
- Situated on ± 0.70 AC of land
- ± 4,500 SF of office
- ± 4,500 SF of warehouse

Demographics

	1-mile	3-mile	5-mile
2026 Population	1,064	21,248	55,198
2026 Average Household Income	\$97,611	\$89,718	\$96,250
2026 Total Households	361	8,044	23,158







 Office / Industrial
3D Concrete

 Communities
Villa Sierra Mobile Home Park

 Office / Industrial
Arcosa Specialty Materials

 Office / Industrial
WM - Capital Sanitation

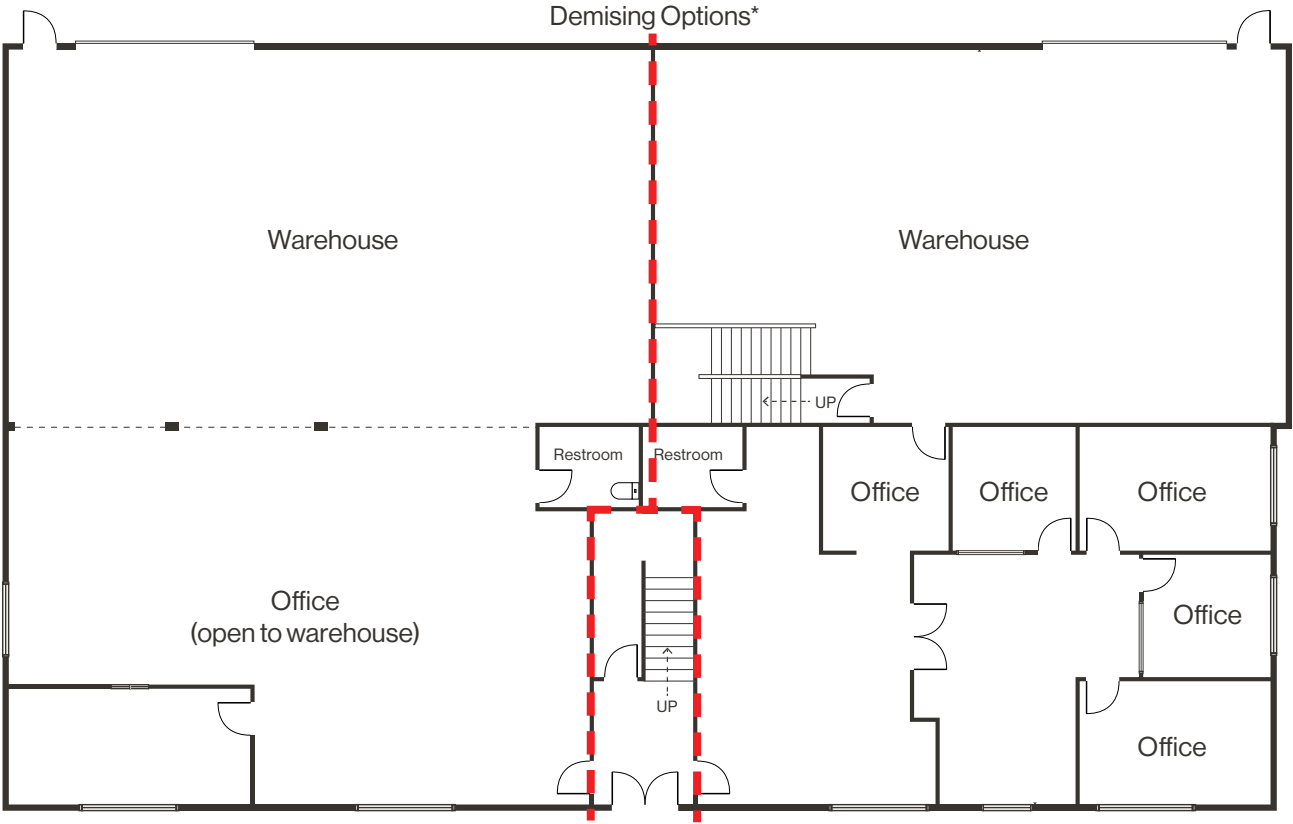
 Airports
Carson City Airport

AVAILABLE
± 4,500 – 9,000 SF

N. Deer Run Rd. // 2,000 CPD

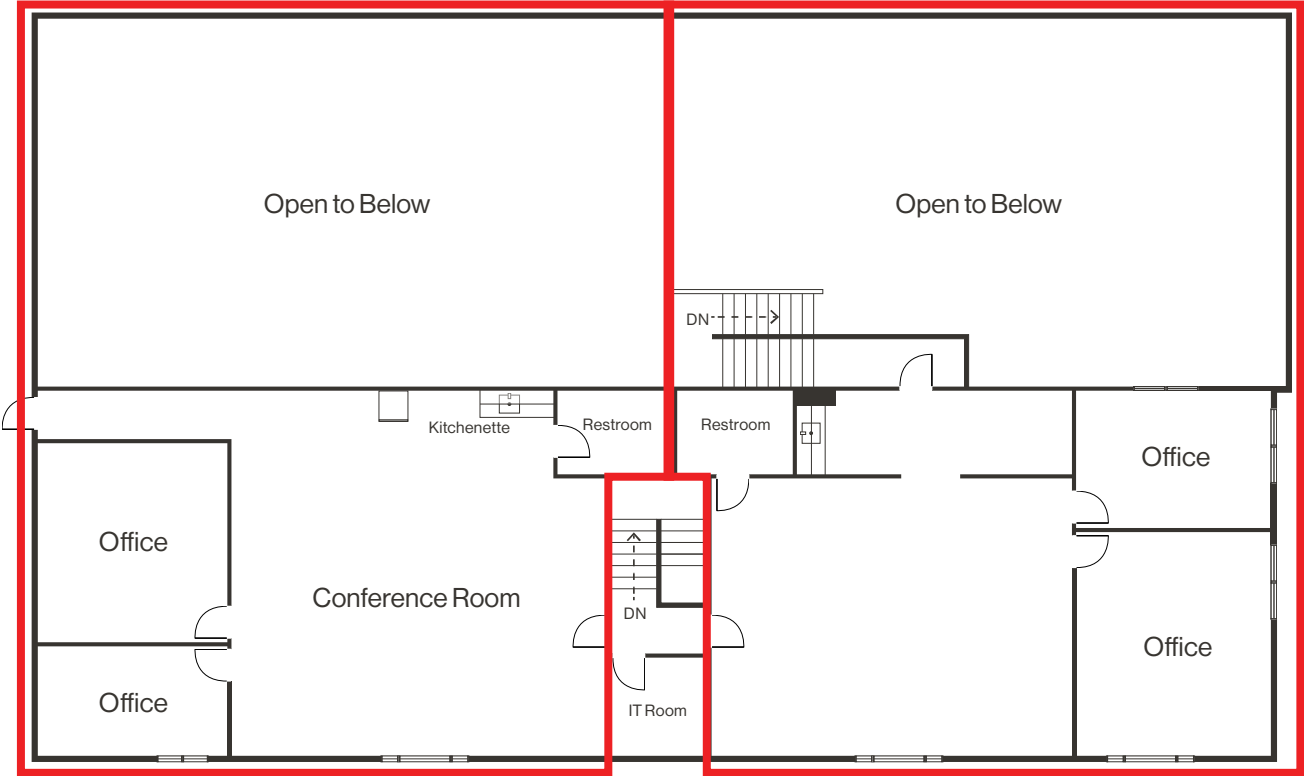
Bighorn Dr.

Floor Plan | First Floor



**Contact Broker for demising options*

Floor Plan | Second Floor



Property Photos



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For inquiries please reach out to our team.

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