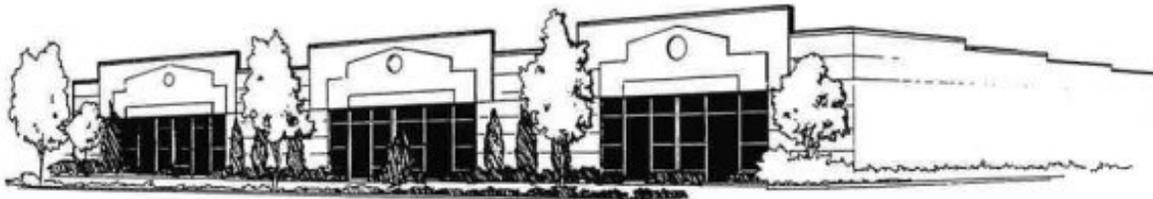


# EAGLE VALLEY COMMERCIAL CENTER



3107 & 3111 NORTH DEER RUN ROAD  
CARSON CITY, NEVADA

## Flex Office Warehouse Space

Versatile space ideal for distribution, heavy or light industrial service businesses, and operations. Features flexible floorplans. Easy access for trucks and employees with excellent visibility and ample parking .

# FOR LEASE

Only \$.80 P/SQ FT  
INCLUDES  
\$0.13 NNN



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**COLDWELL BANKER**

**SELECT REAL ESTATE  
COMMERCIAL DIVISION**

LEASING - SALES - PROPERTY MANAGEMENT

187 Sonoma St., Suite B • Carson City, NV 89701. Each office is independently owned and operated.

All information is gathered from sources deemed reliable, but is not guaranteed by the Broker. Therefore, Lessee is advised to independently verify any information on any items that would influence their decision to buy or lease.

## 3107 & 3111 NORTH DEER RUN ROAD

### OFFICE-WAREHOUSE

- General Industrial Zoning
- 16 1/2 Ceiling Height
- 10' x 12' Roll-up Doors
- Concrete Slab 5 1/2"
- Fully Sprinklered
- 120-208 / 3-Phase Power

3111 NORTH DEER RUN ROAD			
8	4 & 6	2	
3,796 Sq.Ft.	7,592 Sq. Ft.	1,876 Sq. Ft.	
\$3,037. Per Mo. <b>AVAILABLE</b>	\$6,073. Per Mo. <b>AVAILABLE</b>	\$1,500. Per Mo. <b>LEASED</b>	

\*Rent Includes \$0.12¢ NNN

## 3107 NORTH DEER RUN ROAD

24	18, 20 & 22	16	14	10 & 12	6 & 8	4 & 2
1,852 Sq. Ft.	5,556 Sq. Ft.	1,852 Sq. Ft.	1,852 Sq. Ft.	3,704 Sq Ft.	3,704 Sq. Ft.	3,704 Sq. Ft.
\$1,500. Per Mo. <b>LEASED</b>	\$4,445. Per Mo. <b>LEASED</b>	\$1,500. Per Mo. <b>AVAILABLE</b>	<b>LEASED</b>	<b>LEASED</b>	\$3,704. Per Mo. <b>AVAILABLE</b>	\$2,963. Per Mo. <b>AVAILABLE</b>
					* All Office, No Warehouse or Roll-up Doors	

\*Minimum 3 to 5 Year Lease