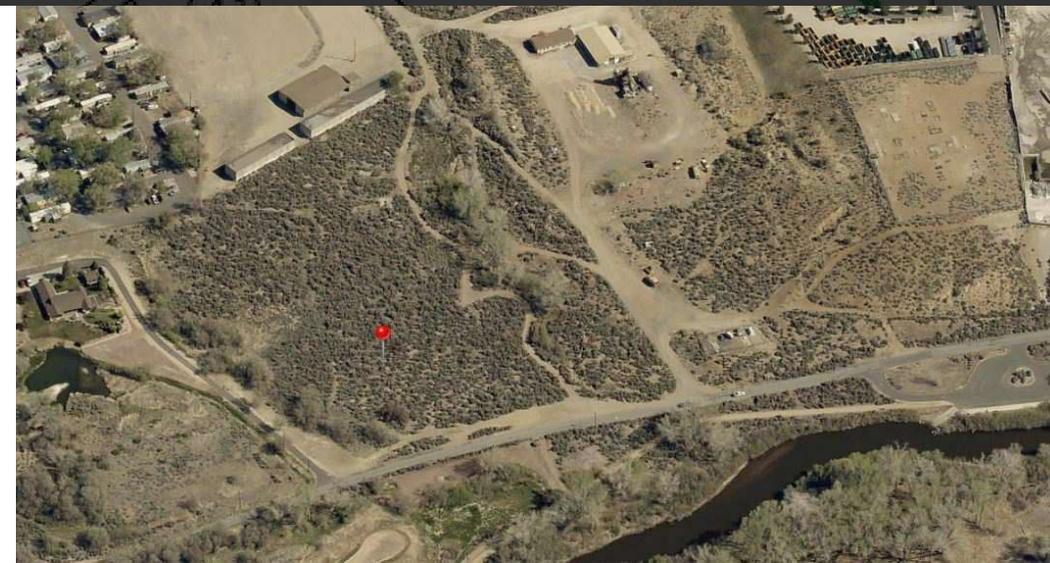


5000 Morgan Mill Road | Carson City, NV 89701

Property Summary



Property Description

Industrial lots for Lease
 008-371-17: 4.55 acres
 008-371-19: 3.00 acres
 008-371-35: 0.55 acres
 008-371-36: 2.21 acres
 008-371-41: 1.38 acres

Property Highlights

- 11.69 acres total
- Access from Morgan Mill Road
- Undeveloped industrial land
- Zoned GI
- Tenant Responsible for ALL Improvements

Offering Summary

Lease Rate:	\$2,500/MO + NNN
Lease Type:	NNN: TBD
Available Acreage:	0.55 - 4.55 Acres
Total Acreage:	11.69 Acres

Demographics

	1 Mile	2 Miles	3 Miles
Total Households	1,439	5,937	10,810
Total Population	3,670	14,394	25,962
Average HH Income	\$85,576	\$64,550	\$64,454

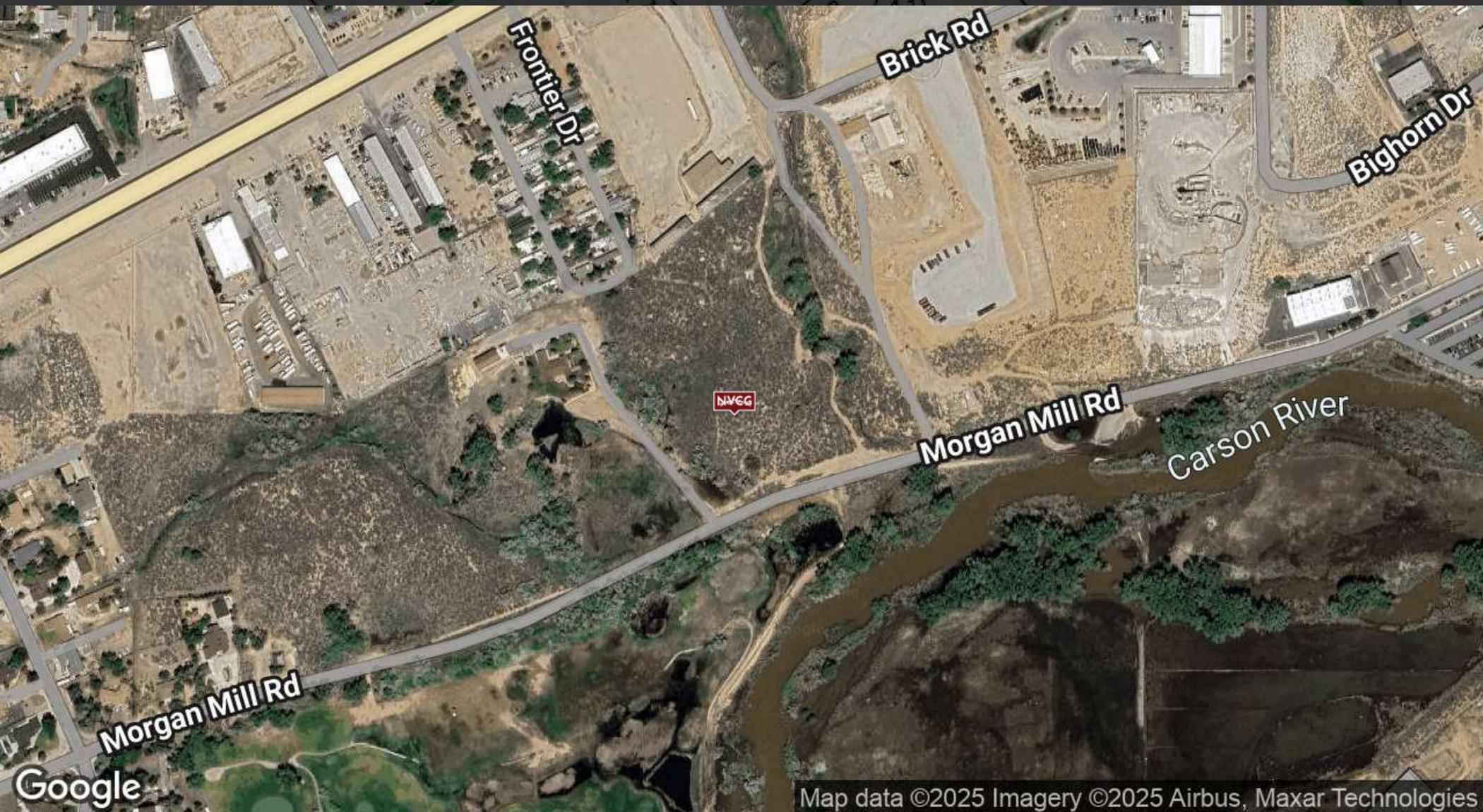
Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US
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Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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Location Map



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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Demographics Map & Report

Population	1 Mile	2 Miles	3 Miles
Total Population	3,670	14,394	25,962
Average Age	38.9	35.7	37.2
Average Age (Male)	31.9	31.7	35.9
Average Age (Female)	47.8	41.2	39.9

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,439	5,937	10,810
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$85,576	\$64,550	\$64,454
Average House Value	\$302,389	\$235,727	\$239,207

2020 American Community Survey (ACS)

