

FOR LEASE



Property Description

5,500 SF @ \$0.90/SF/MG

Property Highlights

- 12' W x 14' H Roll Up Door
- Power: 200 AMP | 208 VOLT | 3 PHASE
- 24/7 Access
- Ample Parking
- Flexible Floor Plans
- High-Speed Internet and Connectivity Options
- Proximity to Major Highways
- Close to Dining and Retail Amenities
- Previously an Indoor Soccer Arena

Offering Summary

Lease Rate:	\$0.90 SF/MO
Lease Type:	Modified Gross
Available SF:	5,500 SF
Building Size:	22,080 SF

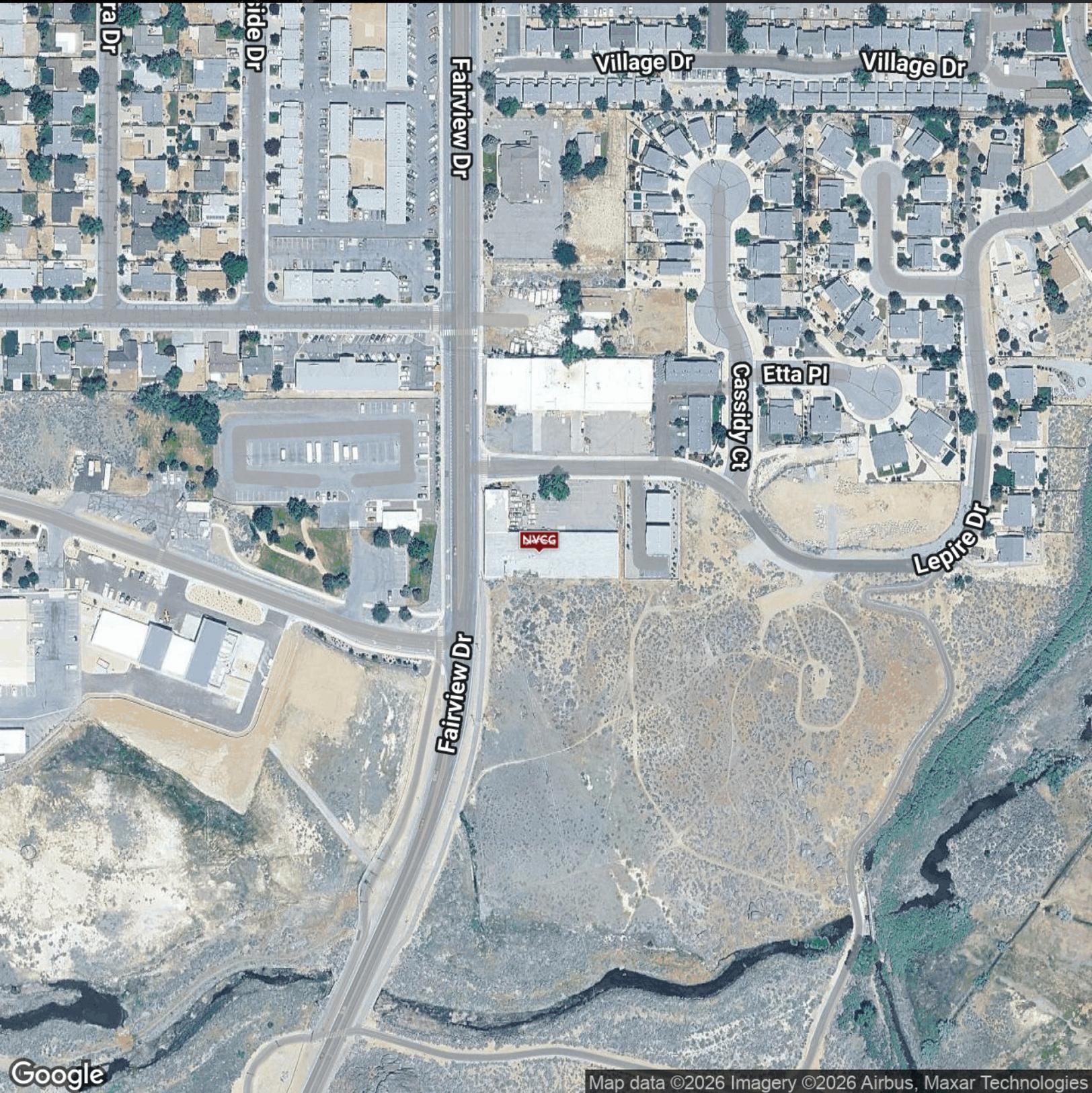
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	551	1,154	2,938
Total Population	1,570	3,226	7,849
Average HH Income	\$123,957	\$116,055	\$105,843

Additional Photos



3905 Fairview Dr. #140 | Carson City, NV 89701

Location Map

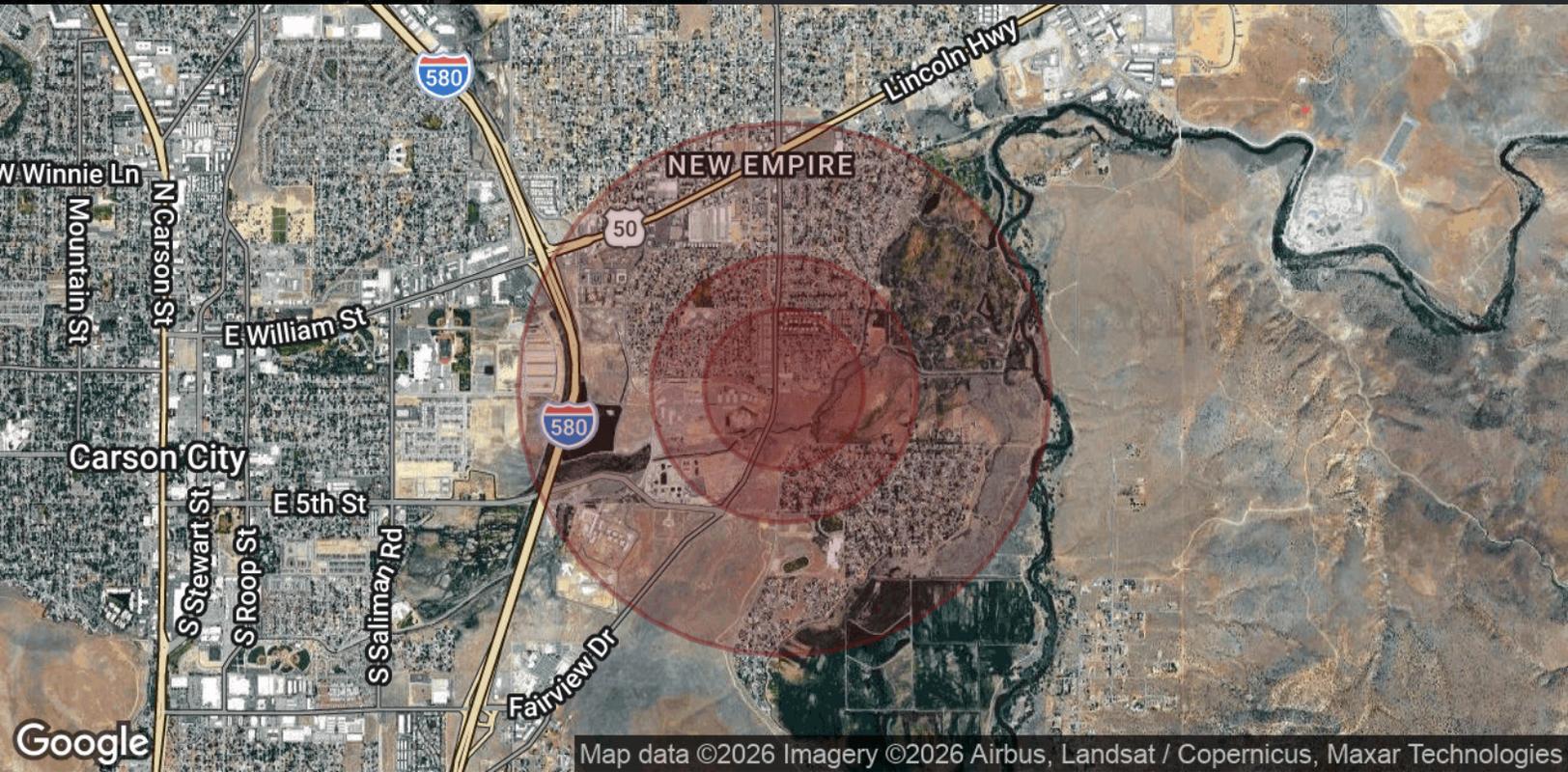


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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,570	3,226	7,849
Average Age	37	37	39
Average Age (Male)	36	37	38
Average Age (Female)	38	38	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	551	1,154	2,938
# of Persons per HH	28	28	27
Average HH Income	\$123,957	\$116,055	\$105,843
Average House Value	\$442,258	\$431,286	\$401,721

Demographics data derived from AlphaMap