

FRO LEASE

2211 MOUTON DRIVE



Flex

PRODUCT TYPE



±1,625–3,250

AVAILABLE SF



August 2025

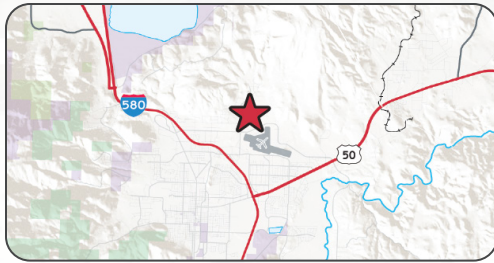
AVAILABLE



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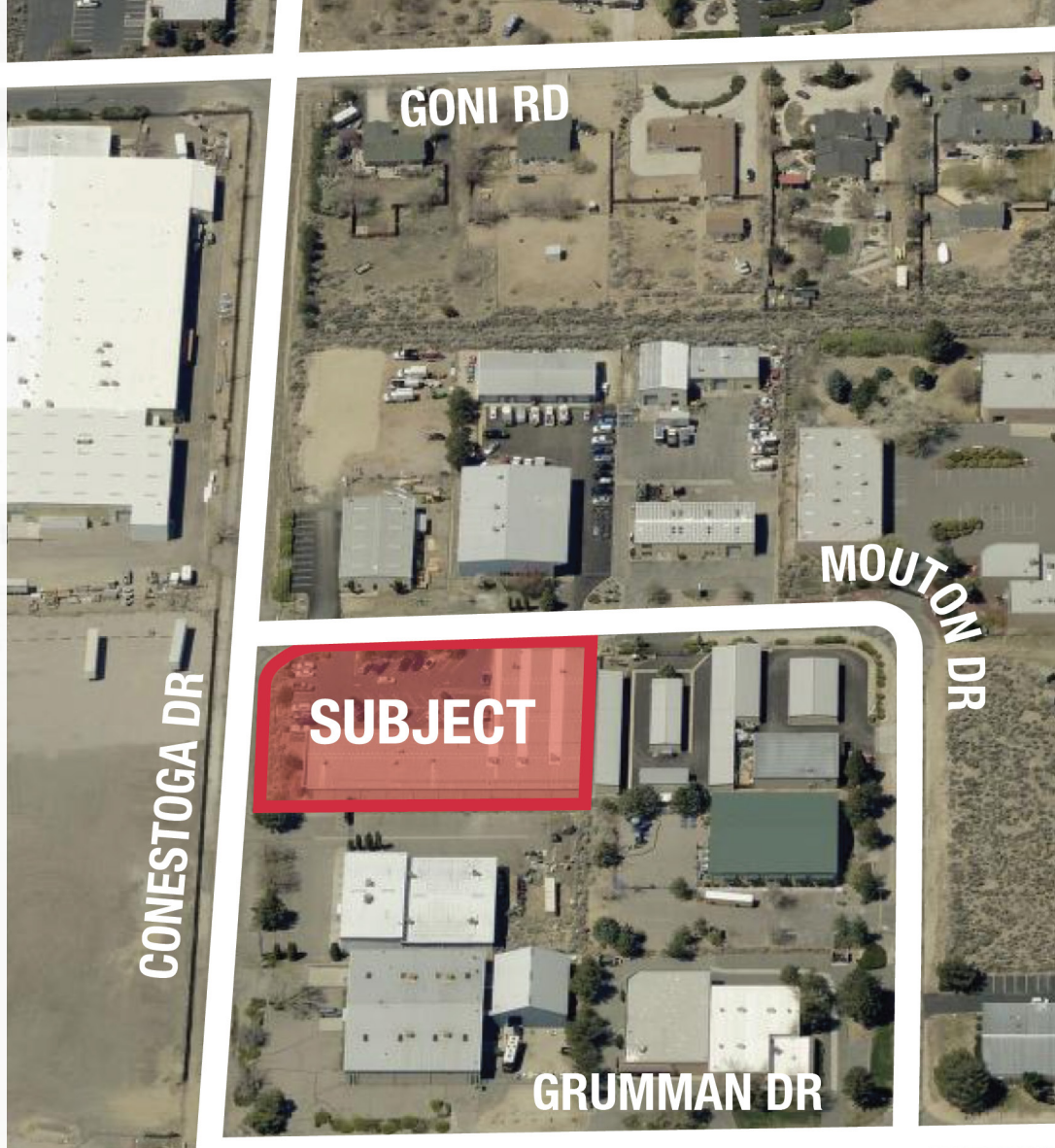


Property Highlights

Located at the corner of Conestoga Drive and Mouton Drive in Carson City's industrial area, this property offers excellent visibility and convenient access to major routes. Built in 1987 and zoned Light Industrial, the space is ideal for light manufacturing, warehouse, or service-based operations. Two neighboring suites, each $\pm 1,625$ SF, can be leased separately or combined for $\pm 3,250$ SF total. Every unit includes a private restroom, reception/office area, and a roll-up door for added functionality.

Property Details

| | |
|-------------------|---------------------------------------|
| Address | 2211 Mouton Drive Carson, NV 89706 |
| Available SF | $\pm 1,625 - 3,250$ |
| Lot Size | ± 1.12 AC |
| Lease Rate | \$0.90/SF |
| Year Built | 1987 |
| Lease Type | NNN - \$0.17/SF Est. |
| Clear Height | 18' |
| Grade Level Doors | 2 |
| Power | 100 Amps 120/208V 3-Phase |
| APN | 00881501 |
| Year Built | 1987 |
| Zoning | LI - Light Industrial |



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Property Photos



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● Drive-In

KELVIN RD

FOR LEASE

2211 MOUTON DRIVE

JEFFERSON DR

CONI RD

GRUMMAN DR

CONESTOGA DR

SUBJECT

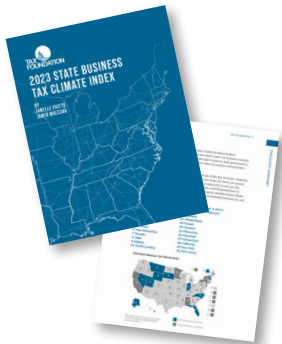
BOEING WY

DISTANCE FROM SUBJECT

| | |
|---|----------------------|
| NEAREST  ON-RAMP | 1 MI 3 MIN DRIVE |
| RENO-TAHOE AIRPORT | 29 MI 31 MIN DRIVE |
| SOUTH RENO | 30 MI 34 MIN DRIVE |
| CARSON CITY | 3 MI 5 MIN DRIVE |

Surrounding Area









Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

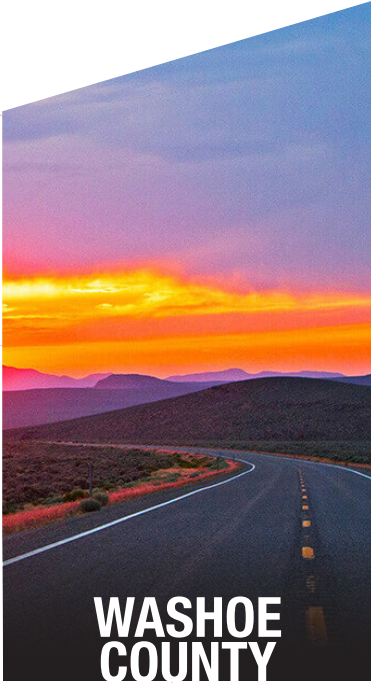
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

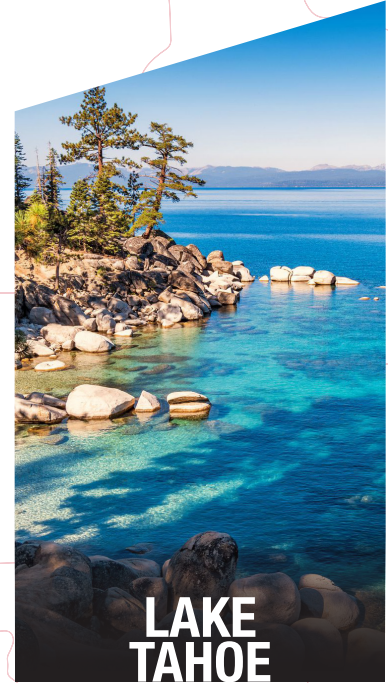
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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