

For Sale

# Flex Building in Carson City



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5576 Bighorn Dr.  
Carson City, NV 89703

**Michael Keating, SIOR**  
Partner  
775.386.9727  
mkeating@logicCRE.com  
S.0174942

**Michael Dorn**  
Senior Associate  
775.453.4436  
mdorn@logicCRE.com  
S.0189635



## Listing Snapshot



**\$1,735,000**  
Sale Price



**\$193 PSF**  
Price Per Square Foot



**± 9,000 SF**  
Total Square Footage

## Property Highlights

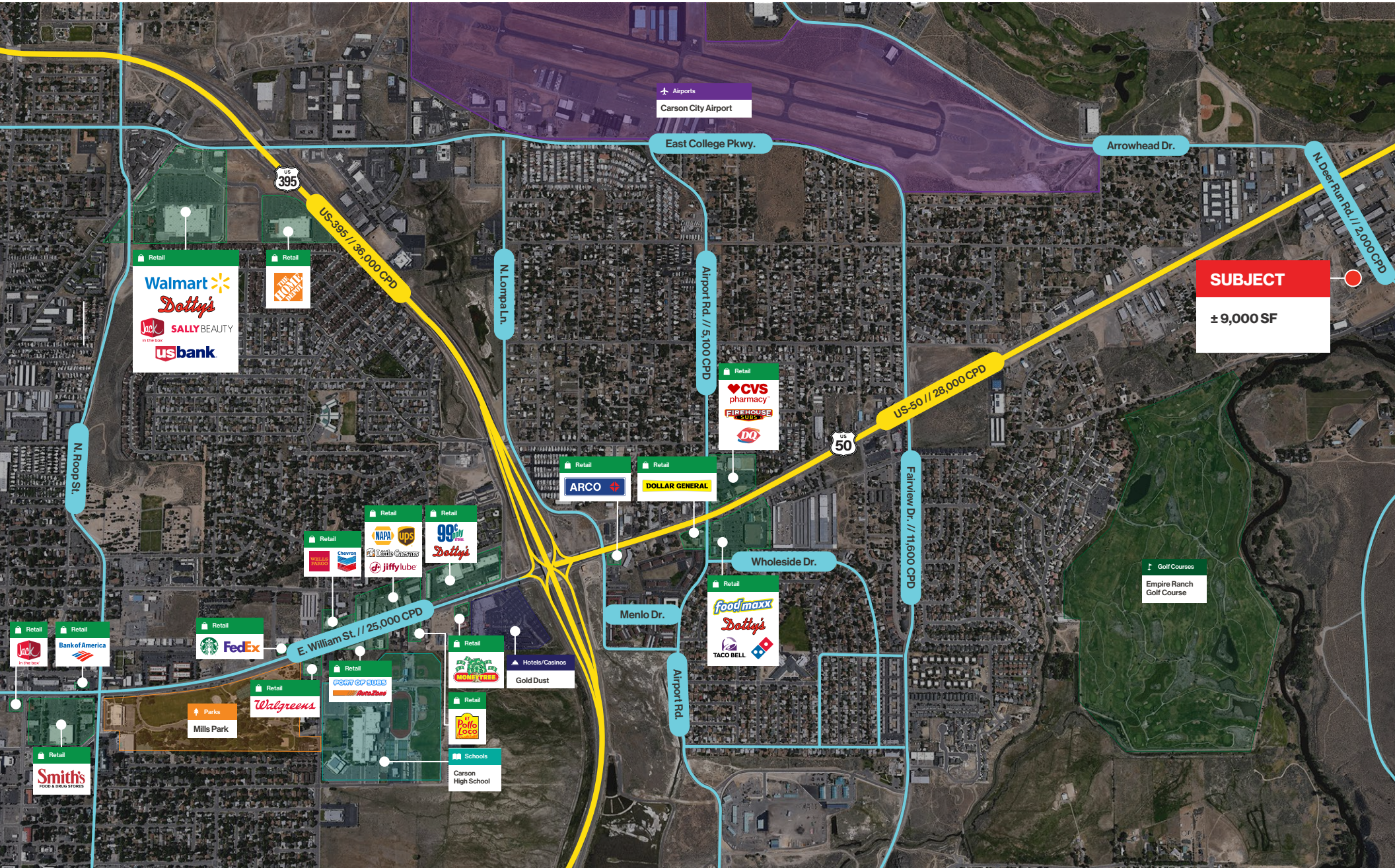
- Two-story flex building in Carson City
- Clear height: 16'
- Two (2) 14'x12' roll-up doors
- Power: 480 Amp, 208V, 3-phase power
- Nine (9) offices, conference room, storage closet, two (2) separate warehouses
- Fenced yard
- Situated on ± 0.70 AC of land
- ± 4,500 SF of office
- ± 4,500 SF of warehouse

## Demographics

	1-mile	3-mile	5-mile
2024 Population	1,250	21,046	54,424
2024 Average Household Income	\$87,031	\$81,074	\$83,700
2024 Total Households	438	7,938	22,716










**SUBJECT**  
±9,000 SF






 Office / Industrial  
3D Concrete

 Communities  
Villa Sierra Mobile Home Park

 Office / Industrial  
Arcosa Specialty Materials

 Office / Industrial  
WM - Capital Sanitation

 Airports  
Carson City Airport

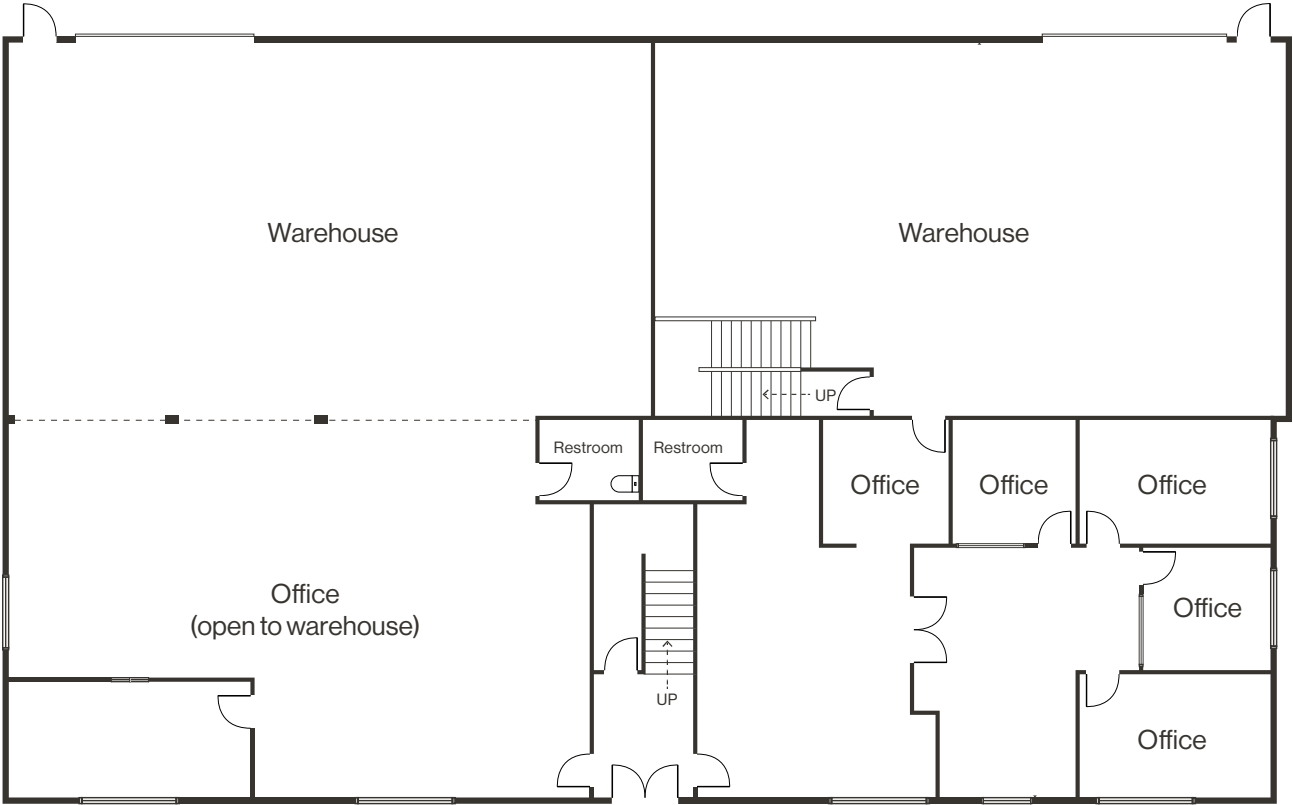
**SUBJECT**  
± 9,000 SF

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

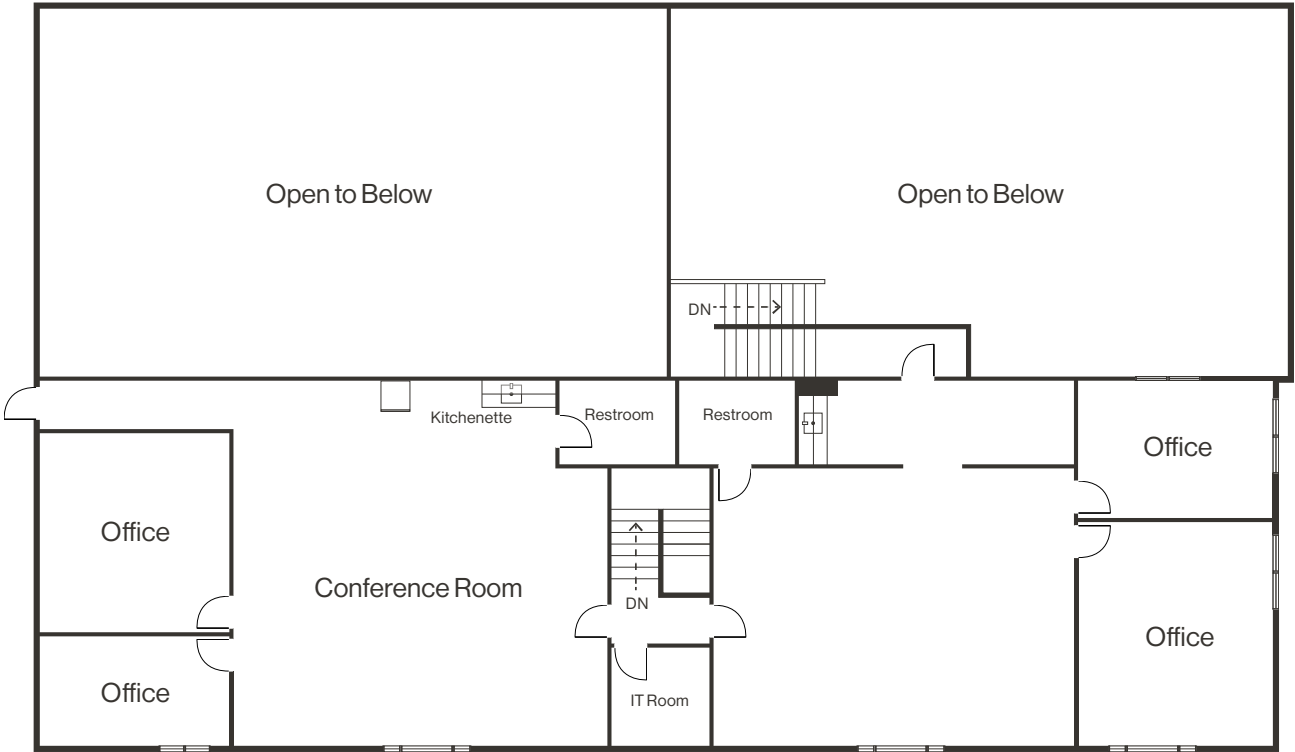
Bighorn Dr.



Floor Plan | First Floor



Floor Plan | Second Floor



Property Photos



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For inquiries please reach out to our team.

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