



1744 Forrest Way

1744 Forrest Way, Carson City, NV 89706



Patty Steelman

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\$10.56 /SF/YR

- Near Airport
- Near Freeway

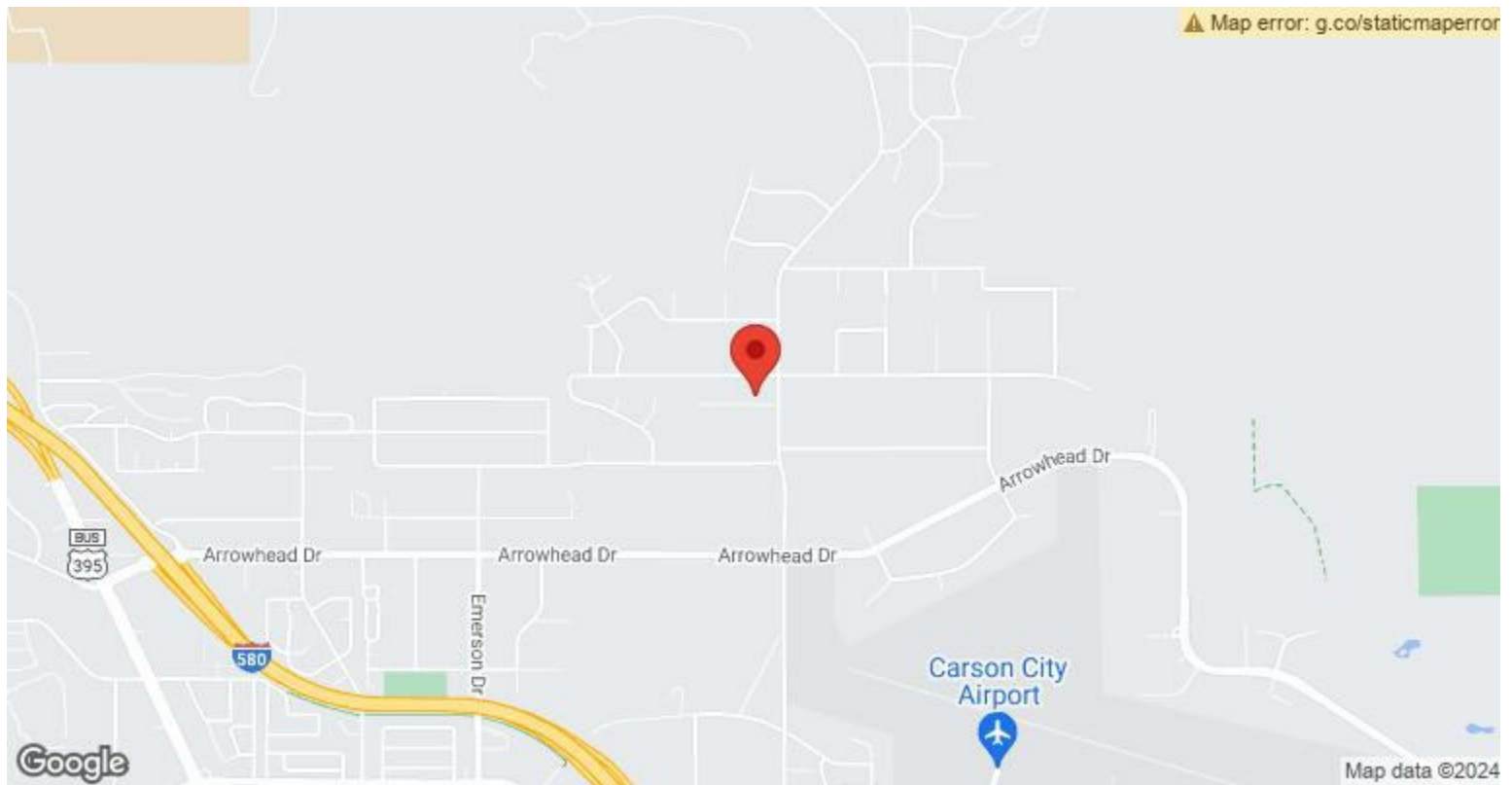


Rental Rate:	\$10.56 /SF/YR
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area:	23,400 SF
Year Built:	1985
Taxes:	\$0.04 USD/SF/MO
Operating Expenses:	\$0.11 USD/SF/MO
Rental Rate Mo:	\$0.88 /SF/MO

1st Floor

Space Available	23,400 SF
Rental Rate	\$10.56 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	1,800 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Fantastic Industrial building located 2 miles from the Carson City Airport, 2 miles from I 580 and 3 miles from Hwy. 50, Amazing 1,200 Amp power capability, fenced yard, compressed air drop downs running the length of the warehouse twice, heating/cooling throughout, 1,800 Sq. of office space which includes a full kitchen breakroom and conference room, 1,200 Sq. Ft. of storage Mezzanine not included in building square footage. New roof in the process of being installed. New interior paint. Must see!



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