

For Lease

# Industrial Property

43,298 SF | \$0.50 SF/month (NNN)



## 3505 Arrowhead Drive

Carson City, Nevada 89706

### Property Highlights

- Minimum 3 year lease term required
- Built in 1991
- General Industrial zoning
- 1 loading dock plus a roll-up truck door, both measuring 18' high, 20' + clear height
- Sprinklered
- Ample parking & excellent access
- Includes additional mezzanine storage space
- Approximately 5,800 SF office space, including a large break room
- Power: 3-phase, 480 V, 600 amps
- <https://youtu.be/oOA1Zwp6hiv>
- Reimbursable NNNs are currently running only \$0.07/SF/MO (taxes & insurance). All other operating costs/ vendor contracts to be paid directly by tenant (HVAC maintenance, landscaping, etc.).

### Property Description

Hard to find industrial building for lease in Arrowhead Industrial Park. 20' + clear height, support columns spaced 40' on center.

#### OFFERING SUMMARY

|               |                       |
|---------------|-----------------------|
| Lease Rate    | \$0.50 SF/month (NNN) |
| Lot Size      | 2.5 Acres             |
| Building Size | 43,298 SF             |
| Zoning        | GI                    |

#### DEMOGRAPHICS

| Stats   | Population | Avg. HH Income |
|---------|------------|----------------|
| 1 Mile  | 3,632      | \$50,492       |
| 3 Miles | 33,329     | \$53,737       |
| 5 Miles | 60,677     | \$59,941       |

For more information

**Andie Wilson, CCIM**

NV #BS.0144325

O: 775 546 2894

[brandie@carsonbroker.com](mailto:brandie@carsonbroker.com)



1000 N. Division Street, #202  
Carson City, NV 89703  
775 546 2894 tel  
[naialliance.com](http://naialliance.com)

For Lease

# Industrial Property

43,298 SF | \$0.50 SF/month (NNN)



SCAN ME

For Lease

# Industrial Property

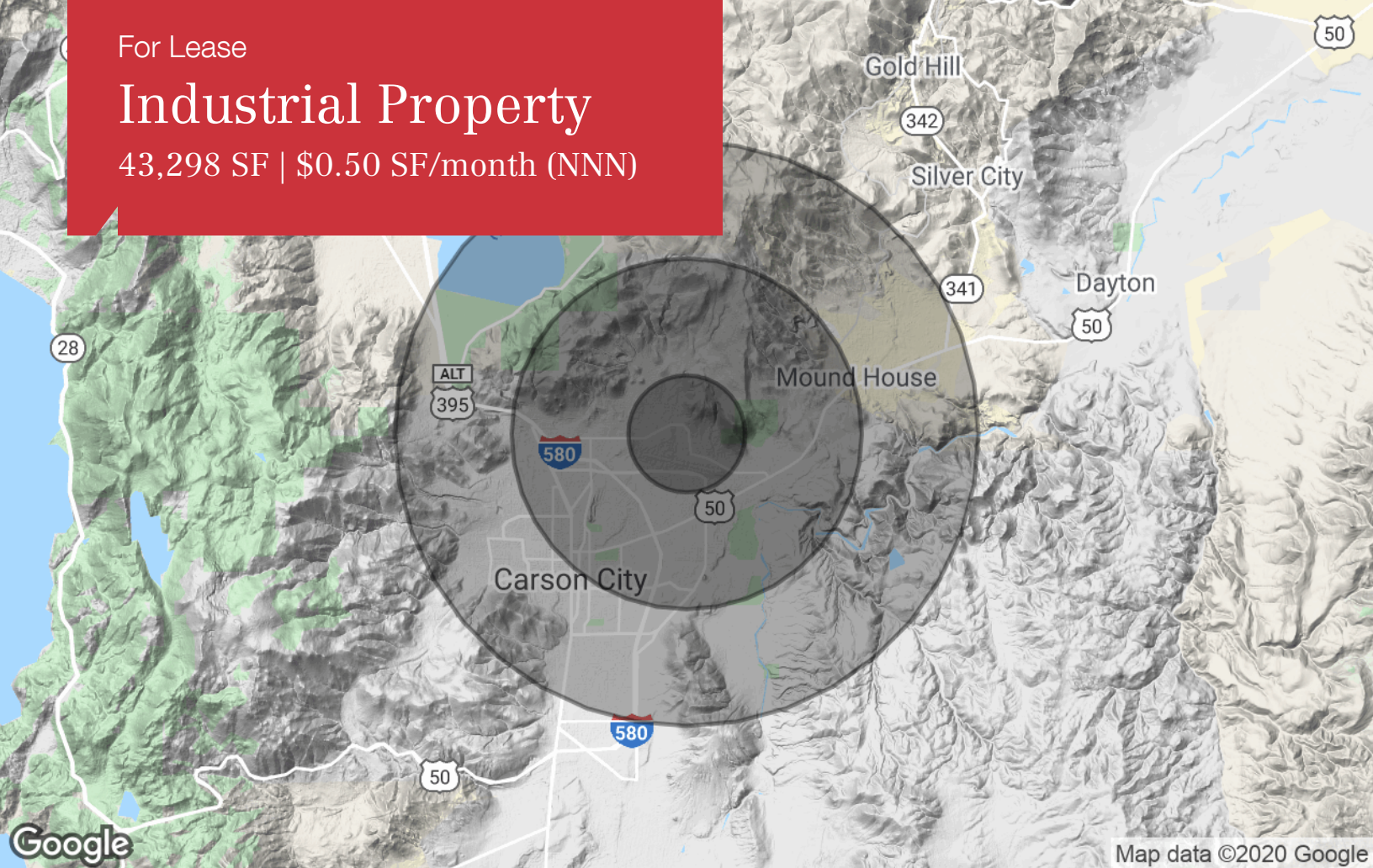
43,298 SF | \$0.50 SF/month (NNN)



For Lease

# Industrial Property

43,298 SF | \$0.50 SF/month (NNN)



## Population

|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 3,632  | 33,329  | 60,677  |
| MEDIAN AGE          | 45.9   | 38.4    | 40.9    |
| MEDIAN AGE (MALE)   | 47.7   | 37.1    | 39.3    |
| MEDIAN AGE (FEMALE) | 42.4   | 39.0    | 41.8    |

## Households & Income

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 1,456     | 12,812    | 23,896    |
| # OF PERSONS PER HH | 2.5       | 2.6       | 2.5       |
| AVERAGE HH INCOME   | \$50,492  | \$53,737  | \$59,941  |
| AVERAGE HOUSE VALUE | \$314,542 | \$248,198 | \$275,202 |

## Race

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % WHITE    | 85.3%  | 87.7%   | 89.2%   |
| % BLACK    | 0.0%   | 0.3%    | 0.6%    |
| % ASIAN    | 0.7%   | 1.6%    | 1.8%    |
| % HAWAIIAN | 1.3%   | 0.3%    | 0.2%    |
| % INDIAN   | 4.1%   | 1.9%    | 1.9%    |
| % OTHER    | 9.8%   | 8.6%    | 6.6%    |

## Ethnicity

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % HISPANIC | 27.3%  | 28.8%   | 21.2%   |

\* Demographic data derived from 2010 US Census