

2800 Arrowhead Drive

Carson City, NV 89706

Industrial/Office For Lease

Space Type

Warehouse
Office
Powder Coating Rooms

Site Address

2800 Arrowhead Dr.
Carson City, NV 89706

Available Space

Building Size 24,795 sf
Space Available 24,795 sf
Warehouse = 7,285 sf
Office = 10,110 sf
Powder Coat Space = 7,400 sf

LEASE RATES

Warehouse \$0.32 psf / mo.
Office \$1.00 psf / mo.
Warehouse \$0.35 psf / mo.
(Powder Coating Rooms)
+ \$2,500 mo. For equipment



For Information, contact:

CARRIE RICHARDSON
775-691-4338
CHAD COONS, CCIM
775-720-2115



FEATURES:

Dock High Doors: 2
Grade Level Doors: 1
Parking Spaces: 30+
Lot Size: 1.29 acres
Zoning: Light Industrial
Year Built: 1984
Construction: Concrete Block
Clear Ceiling Height: Approx. 12'-18'
Heating: Wall units
Office SF: 10,110 sf A/C
Date Available: Oct. 1, 2009
Distance to Major Highway: Less than 2 miles, Hwy 395

Highlights:

Back up Generator
Excellent Location
Training Rooms
Low Lease Rates

24,795 total square feet industrial building. Approximately 10,100 sf of office space, Approx. 7,285 of warehouse space and approx. 7,400 sf (2 units) of specialty. Specialty warehouse space consists of a 3,700 sf phosphatizing (degreaser) area with equipment and 3,700 sf powder coating area with equipment. Rents on the 2 specialty spaces are \$0.35 psf plus \$2,500 per month for use of equipment. Office space rents are set at \$1.00 psf monthly. Warehouse rents are set at \$0.32 psf monthly. Office space is fully air conditioned. Warehouse space has swamp coolers. Entire building has a back-up generator. Office area has training rooms as well, good for Training or general office

The information contained herein has been provided by the owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information. All information should be verified by the recipient prior to the purchase, lease or exchange.

**Gillmor
Coons**
Real Estate Group
Commercial

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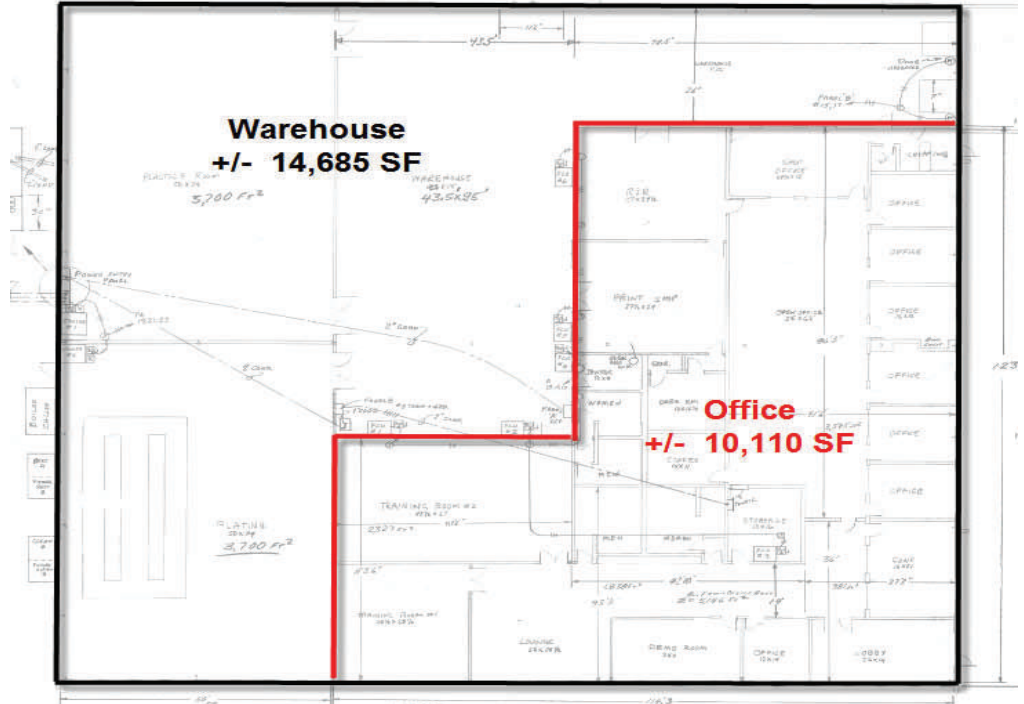
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Floor Plan



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