



For Lease | $\pm 20,000$ SF

New Construction in North Carson

4851 Goni Road, Carson City, NV 89706

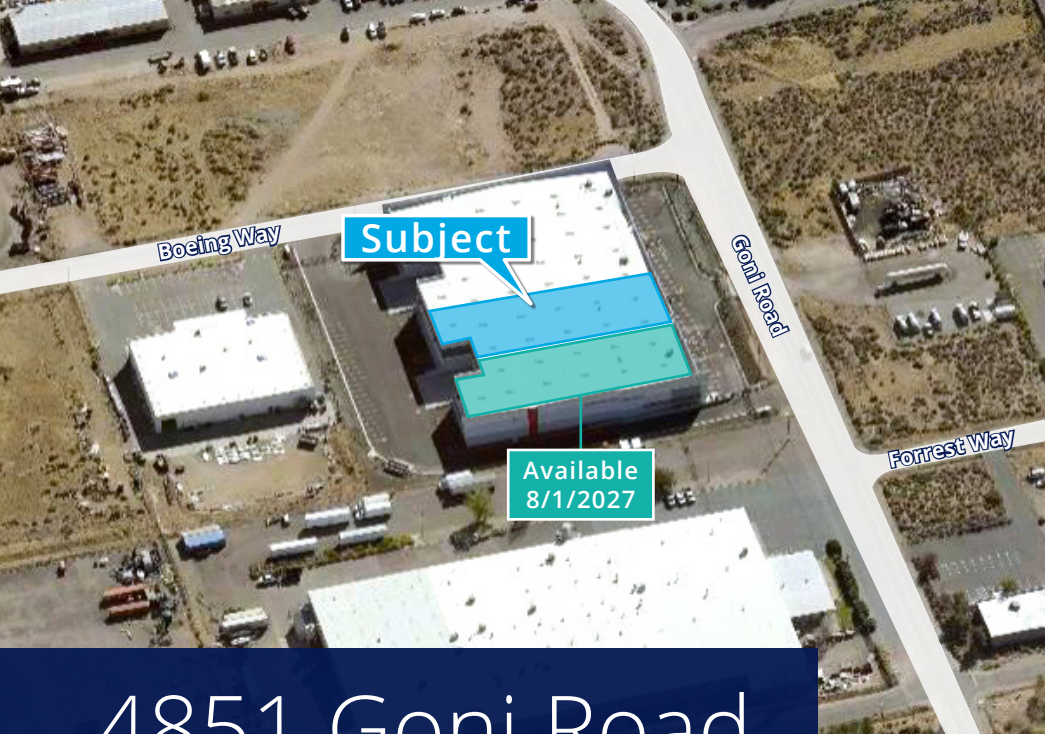
Lease Rate: \$0.95 PSF/MO NNN Introductory Rate

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4851 Goni Road

APN	005-073-14
Available Space	±20,000 SF
Office	Office delivered to tenant's specifications
Year Built	2024
Clear Height	32'
Dock-High Doors	Two (2) with pit levelers
Grade Level Doors	One (1)
Column Spacing	52'x60'
Sprinklers	ESFR
Electrical Service	400 Amps 480/277 Volt 3-Phase

Property Overview

Situated in North Carson City near the Carson Airport, 4851 Goni Road is a newly constructed industrial facility offering Class-A interior and exterior finishes with expansive front-facing windows. Strategically positioned less than two miles from I-580, the property provides seamless distribution options to the seven western states all within a one day drive via the Interstate 80 and US 395/ I580 interchange. Designed for efficiency, the building features a **32-foot clear height**, two drive-in doors, four dock-high doors with pit levelers, and robust 400 Amp, 480/277V, 3-phase power. Surrounded by a growing industrial hub and expansive labor pool.

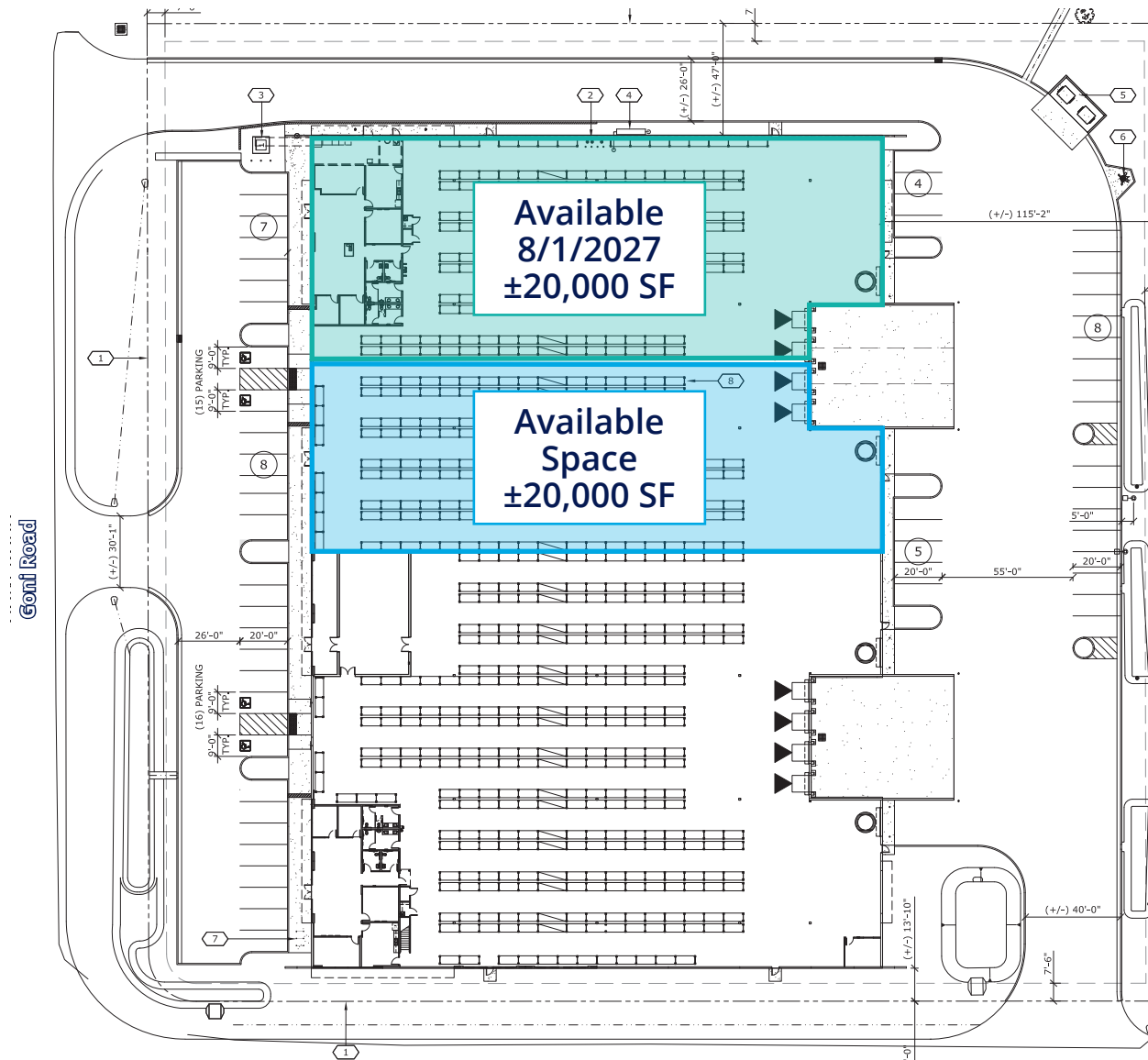
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Area Demographics

	 Total Population	 Average Household Income	 Local Workforce
1 Mile	1,205	\$97,753	3,896
3 Mile	35,538	\$80,248	20,282
5 Mile	55,131	\$86,128	30,978

4851 Goni Road

Available Space – ±20,000 SF



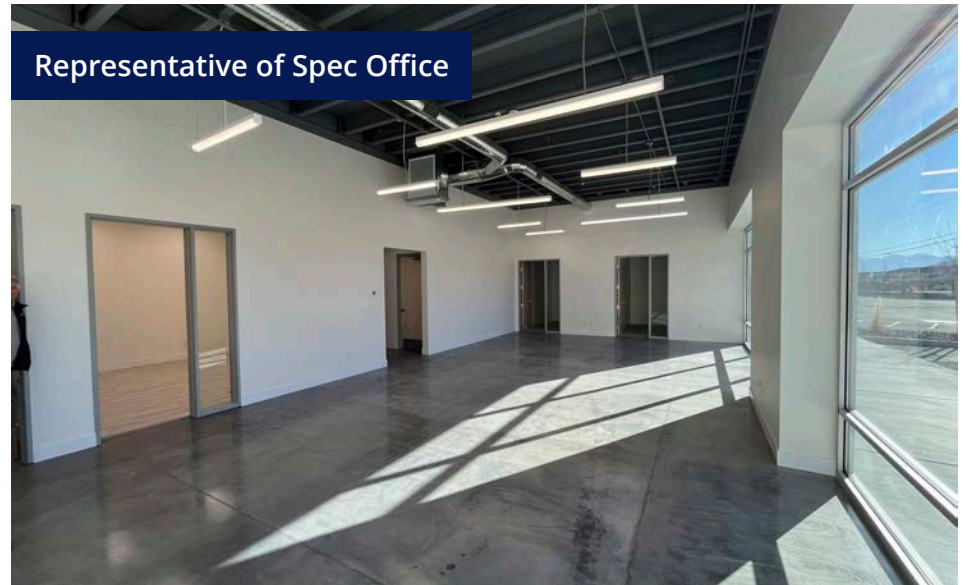
Property Photos



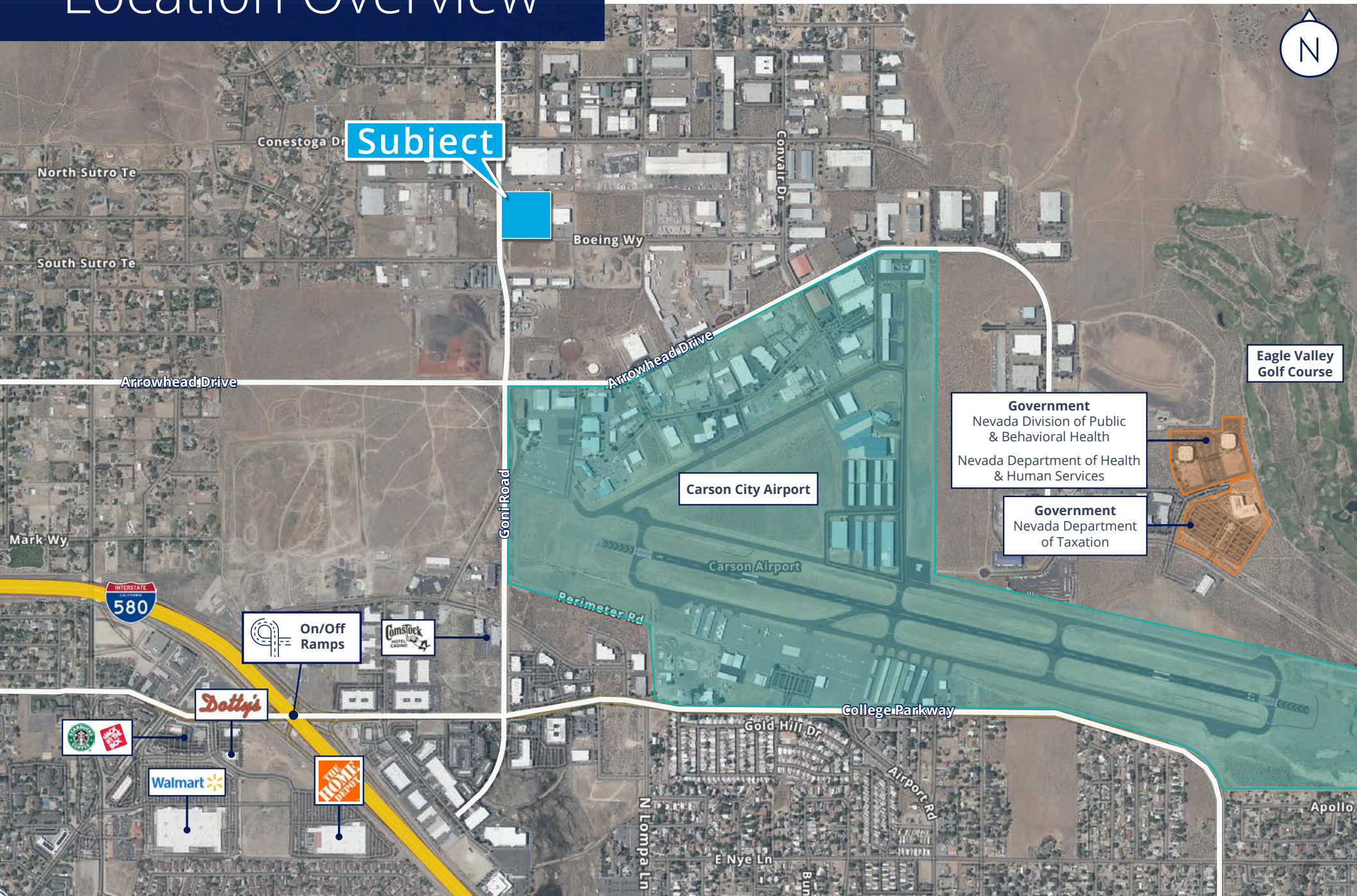
Representative of Spec Office



Representative of Spec Office



Location Overview



Nevada Operating Advantage

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location
- All industrial uses pre-approved within the Tahoe Reno Industrial Center



1.38%
Payroll Tax



6.85%
Sales Tax



0.44%
Property Tax



0.25-5.4%
Unemployment
Insurance Tax

0%
**Personal
Income Tax**

0%
**Inventory
Tax**

0%
**Franchise
Tax**

0%
**Estate
Tax**

0%
**Corporate
Income Tax**

0%
**Unitary
Tax**

0%
**Inheritance
Tax**



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