

For Lease

Research Way Flex Industrial



3170 Research Way
Carson City, NV 89706

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Listing Snapshot



± 2,450 - 4,900 SF
Available Square Footage



\$1.05 PSF NNN
Lease Rate



\$0.27 PSF
Estimated NNN Expense



008-922-03
APN



LI
Zoning

Property Highlights

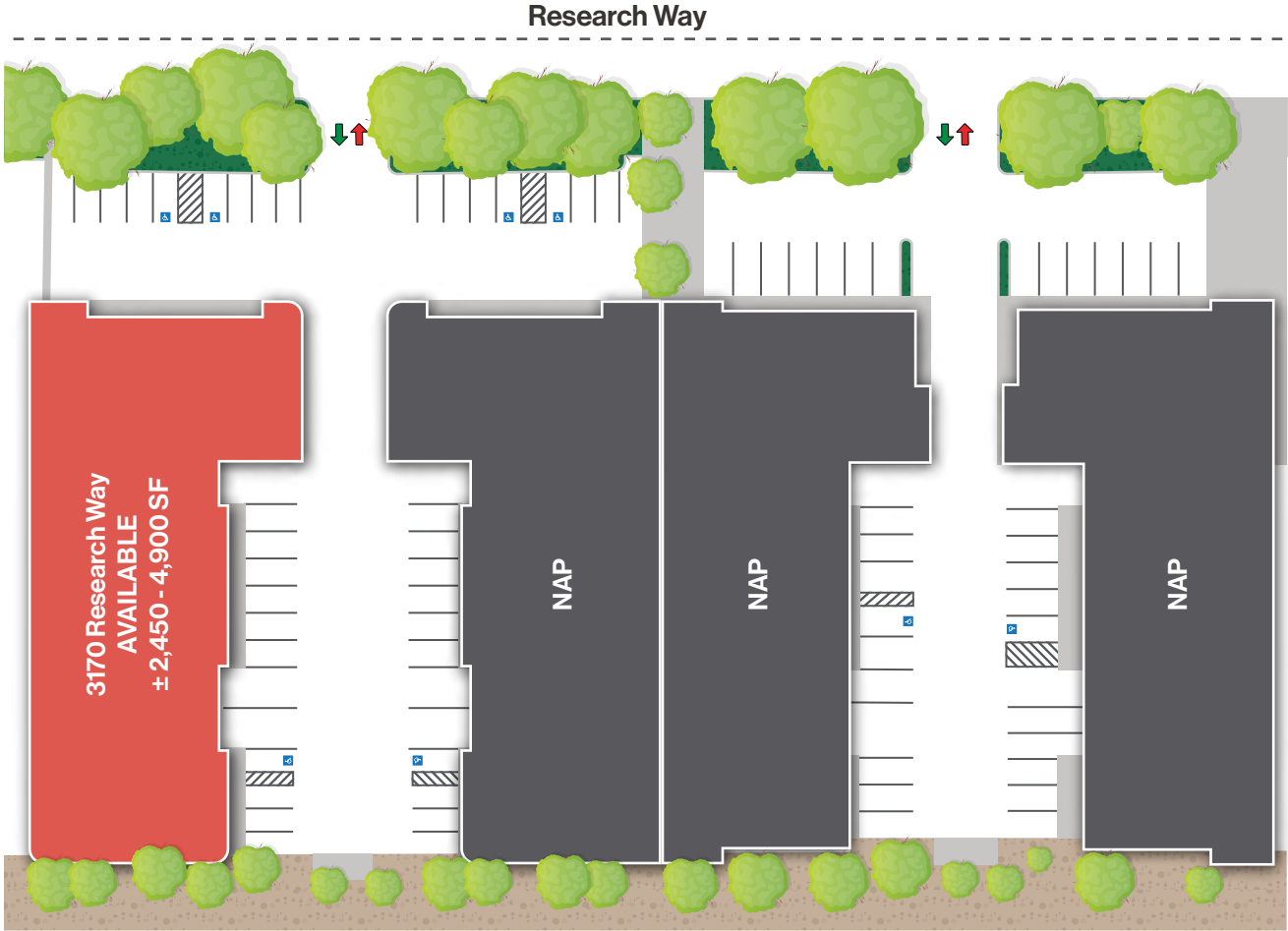
- ± 2,450 SF office/warehouse/flex per unit
- Immediate access to I-580/ US 395
- One (1) grade-level 10' x 10' roll-up door per unit
- Private parking
- Private restroom facilities

Demographics

	1-mile	3-mile	5-mile
2026 Population	10,477	46,895	58,185
2026 Average Household Income	\$76,027	\$94,035	\$99,799
2026 Total Households	4,354	19,848	24,415



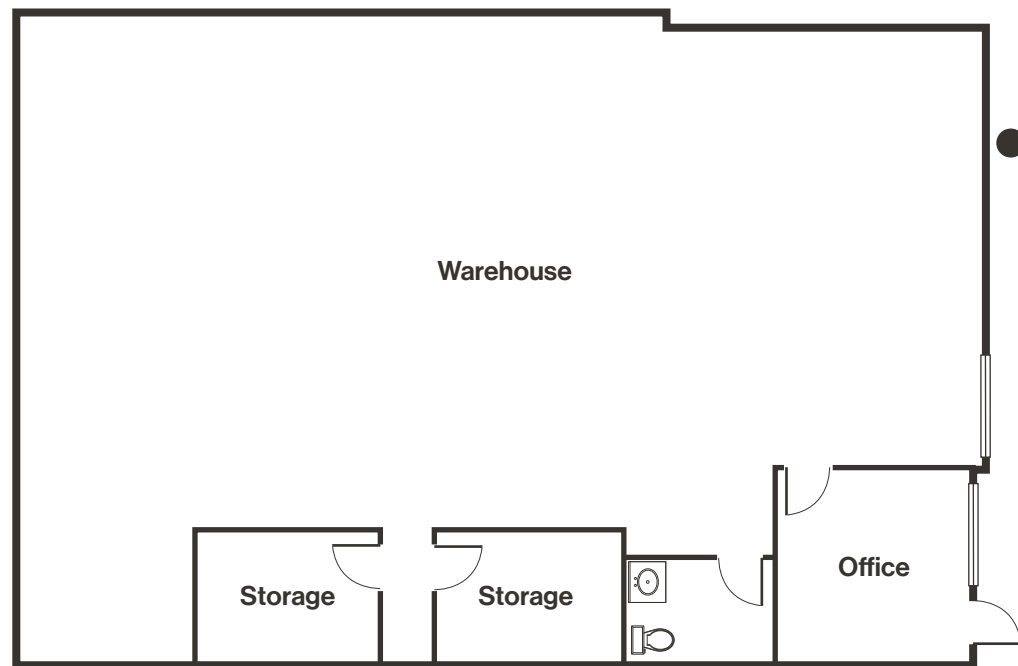




Floor Plan | Unit 82

● Grade Level Door

- ± 2,450 SF total (± 150 SF office and ± 2,220 SF warehouse)
- One (1) grade-level 10' x 10' roll-up door
- 13' clear height
- Office buildout includes entry/reception, one (1) private office area, and dedicated storage



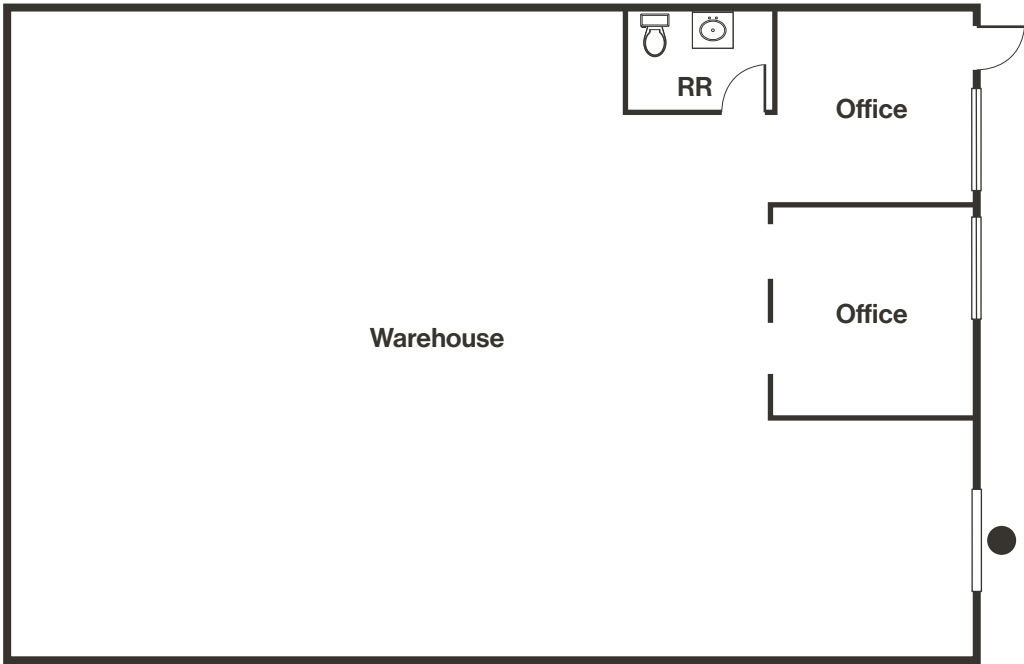
[Click for a Virtual Tour](#)



Floor Plan | Unit 83

● Grade Level Door

- ± 2,450 SF total (± 600 office and ± 1,800 warehouse)
- One (1) grade-level 10' x 10' roll-up door
- 13' clear height
- Office buildout includes entry/reception, two (2) private office areas, and showering facilities.



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Property Photos



Property Photos



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For inquiries please reach out to our team.

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