

Deer Run Business Park

-SPACE FOR LEASE-

Deer Run Road

3 1 5 0

1, 2, 3	4	5	6
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3 1 6 0

1	2, 8	3	4	5, 6
7		9	10, 11	12

3 1 7 0

1	2	3, 4	5, 6		
7	8	9	10	11	12

3 1 9 8

1	2, 3, 4	5, 6	7
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HWY 50 E Frontage

Highway 50 East



CARSON PROPERTIES
INC

187 Sonoma Street
Carson City, NV 89701

**PROFESSIONAL REAL ESTATE
INVESTMENT & MANAGEMENT SERVICES**

3150 Building

Units #1-3 3,000 sq ft office/ whse.
\$600/mo plus \$150/mo CAM fees
(4) 100 amp/220v/single-phase
(2) 100 amp/220v/ 3-phase

Units #4-5 1,800 sq ft warehouse
\$360/mo plus \$90/mo CAM fees
(1) 100 amp/220v/single-phase
(1) 100 amp/220v/ 3-phase

3160 Building

Unit #4- 900 sq ft warehouse
\$180/mo plus \$45/mo CAM fees
(1) 100 amp/220v/single-phase

Units #5/#6- 2,940 sq ft office/ whse.
\$588/mo plus \$147/mo CAM fees
(2) 100 amp/220v/single-phase
(1) 100 amp/220v/ 3-phase (?)

Units #10/#11- 1,800 sq ft warehouse
\$360/mo plus \$90/mo CAM fees
**Must rent together, only one gas meter. Units
need work. (Call for appt. to show. Owner
occupied. Will vacate w/ one week notice.)**

Unit #12- 1,140 sq ft warehouse
\$228/mo plus \$57/mo CAM fees
(1) 100 amp/220v/single-phase

3170 Building

Unit #1- 1,200 sq ft warehouse only-
no restroom, 1 ofc/2 roll-up doors
\$240/mo plus \$23/mo CAM fees

Units #5/#6- 2,040 sq ft office/warehouse
\$408/mo plus \$102/mo CAM fees
(Must be rented together- 1 rstrm. Also there
is no gas meter for either unit)

Unit #10- 900 sq ft warehouse (needs work)
\$180/mo plus \$45/mo CAM fees

Unit #12- 1,200 sq ft warehouse
\$240/mo plus \$60/mo CAM fees

OFFICE/WAREHOUSE SPACE REDUCED ONLY \$0.20/SF + CAM!!



RETAIL SPACE \$0.65/SF + CAM

3198 Building

Units #5 and #6- 2,500 sq ft
retail/office/warehouse
\$1,625/mo plus \$125/mo CAM fees

- ◆ **Excellent location**
- ◆ **Office/Warehouse space**
- ◆ **General Industrial Zoning**
- ◆ **Hwy 50 frontage**
- ◆ **Easy Access to/from US HWY 50 E**

2010 CAM is \$.05/sf/month

Sketch is not to scale

Terry Yeager

Broker/Owner

PH (775) 882-3211

Your e-mail is welcome!

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www.carsoncommercial.com



Deer Run Business Park

-3198 N. DEER RUN, UNITS #5 AND #6-

