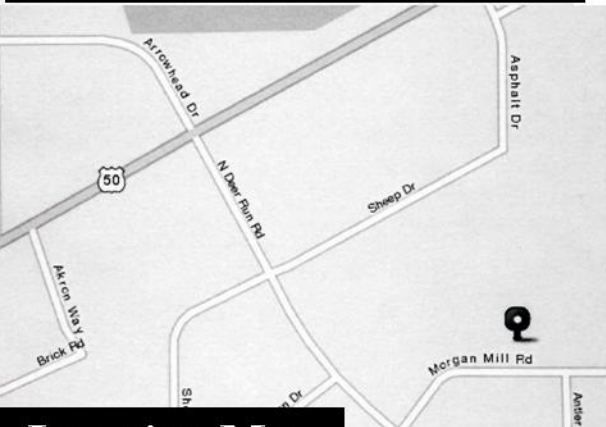
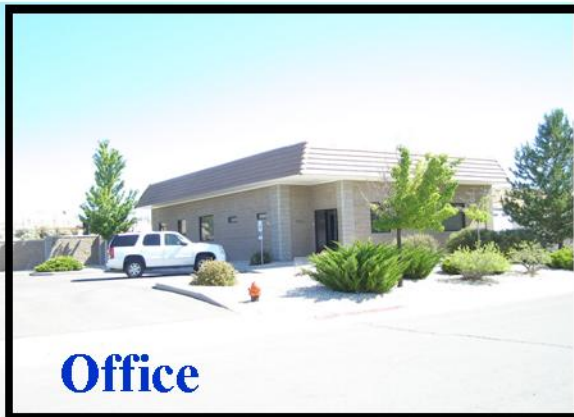


5990 MORGAN MILL RD.

CARSON CITY NEVADA



Location Map

FOR LEASE OFFICE /WAREHOUSE

**6,552 Sq. Ft. Available @ \$4,872/mo.
\$0.74 per Sq. ft.**

- ✓ 4,200 SQ. FT Warehouse
- ✓ 2,352 SQ FT. Detached Office
- ✓ On Fenced & Gated 1 Acre Parcel
- ✓ Zoning General Industrial
- ✓ Additional Fenced and Gated 2.8 Acres Contiguous Parcel Available for Lease. All or part.

**Additional Acreage Available 2.8 Acres
Fenced with 30 foot double gate
Only \$600.00 per month per Acre**

**Modified Gross Lease
Owner pays Real Property tax, and Hazard
Ins. coverage. Tenant pays base rent, utilities,
snow removal, trash, water and sewer**

To view our full inventory of properties, visit our
Website at www.CarsonCommercial.com

Contact:
Terry Yeager
(775) 882-3211



CARSON PROPERTIES
INC
187 Sonoma Street
Carson City, NV 89701

**PROFESSIONAL REAL ESTATE
INVESTMENT & MANAGEMENT SERVICES**

All information is gathered from sources deemed reliable, but is not guaranteed by the Broker.
Therefore, Buyer is advised to independently verify any information or any items that would influence their decision to buy or lease.

SUBJECT

Property Address 5990 MORGAN MILL RD.

City Carson City

State Nevada

Zip

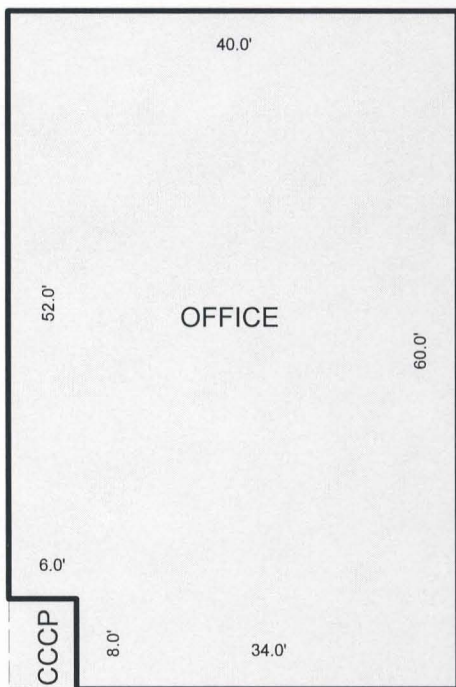
Owner

Client

Appraiser Name DAWLEY, DAVE

Inspection Date 201 North Carson Suite 6

IMPROVEMENTS SKETCH



Scale: 1 = 17

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	OFFICE	1.00	2352.0	200.0	2352.0
P/P	CCCP	1.00	48.0	28.0	48.0

Net BUILDING Area

(rounded w/ factors)

2352

Property Description

Warehouse

- ◆ 4,200 sq. ft.
- ◆ Decorative Block Construction
- ◆ 1-14' X 14' Roll-up Door
- ◆ 3 -10' X 14' Roll-up Doors
- ◆ 16 Ft. Clear Span
- ◆ 12 1/2' X 28' Mezzanine storage
- ◆ Enclosed Storage Room
- ◆ Tool room
- ◆ 1 Restroom
- ◆ 3-Phase Power
- ◆ 6 inch Concrete floors
- ◆ Air Compressor
- ◆ Owner will leave an above ground 8,000 gallon Diesel Pump system with maintenance agreement



Office

- ◆ 2,352 Sq. Ft. Concrete Decorative block construction
- ◆ 2 restrooms
- ◆ Central Heat & Air
- ◆ Floor Plan attached



Site

- ◆ 1 Acre fenced with 24 Ft. double gate
- ◆ Extensive Exterior Concrete



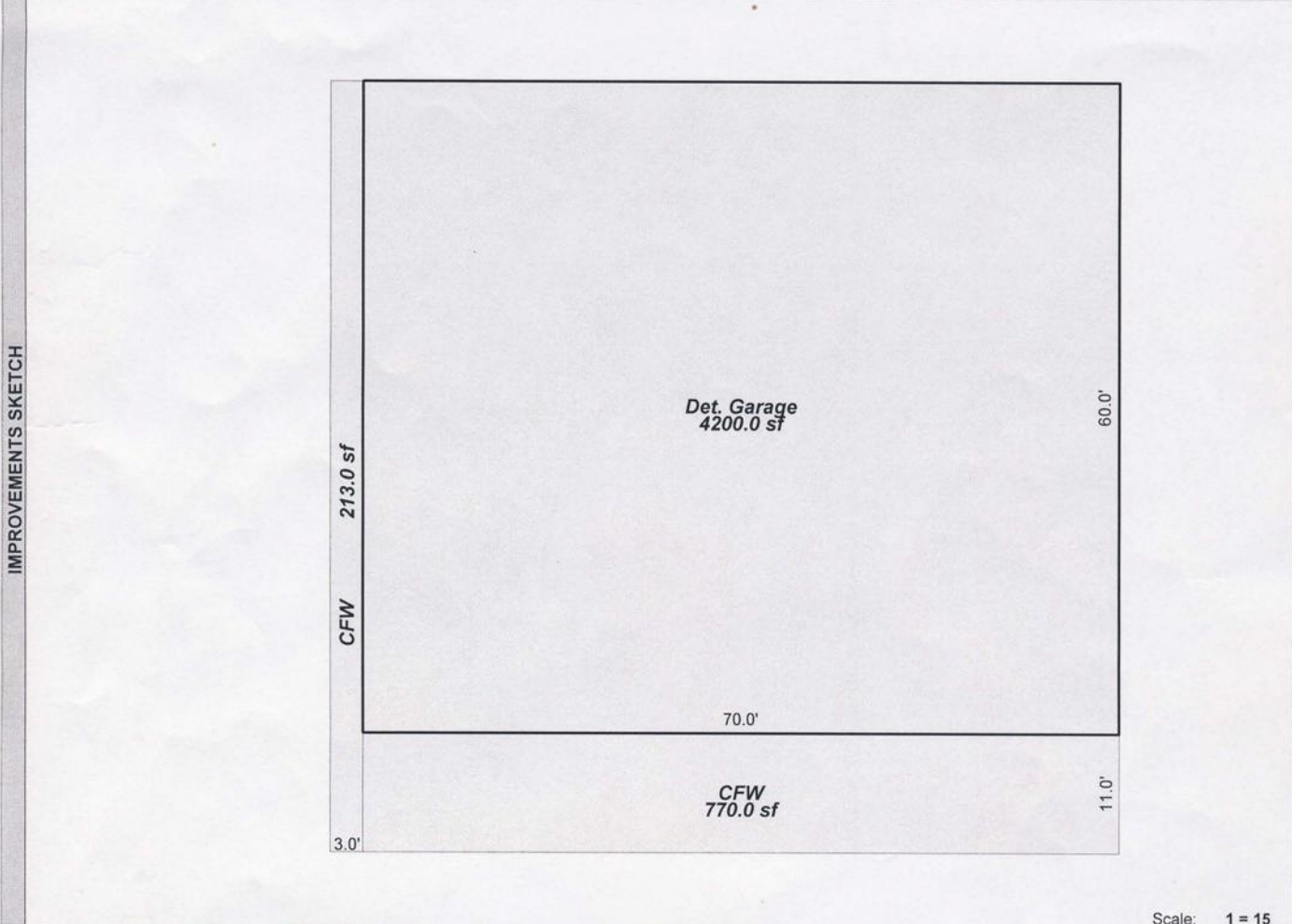
Additional Acreage

- ◆ 2.8 Acres contiguous parcel
- ◆ fenced with 30 ft. double gate.
- ◆ Available for Lease, All or Part



SKETCH/AREA TABLE ADDENDUM

SUBJECT	Property Address 5990 MORGAN MILL RD.		
	City Carson City	State Nevada	Zip
	Owner		
	Client		
	Appraiser Name DAWLEY, DAVE	Inspection Date 201 North Carson Suite 6	



Scale: 1 = 15

AREA CALCULATIONS

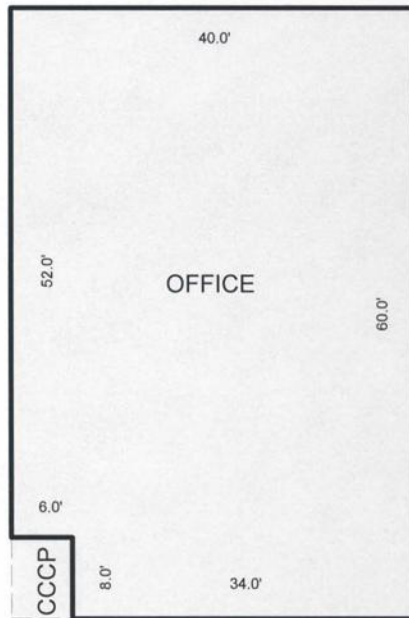
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
CFW	CFW	1.00	770.0	162.0	
	CFW	1.00	213.0	148.0	983.0

Sketch/Area Table Addendum

SUBJECT

Property Address **5990 MORGAN MILL RD.**
 City **Carson City** State **Nevada** Zip
 Owner
 Client
 Appraiser Name **DAWLEY, DAVE** Inspection Date **201 North Carson Suite 6**

IMPROVEMENTS SKETCH



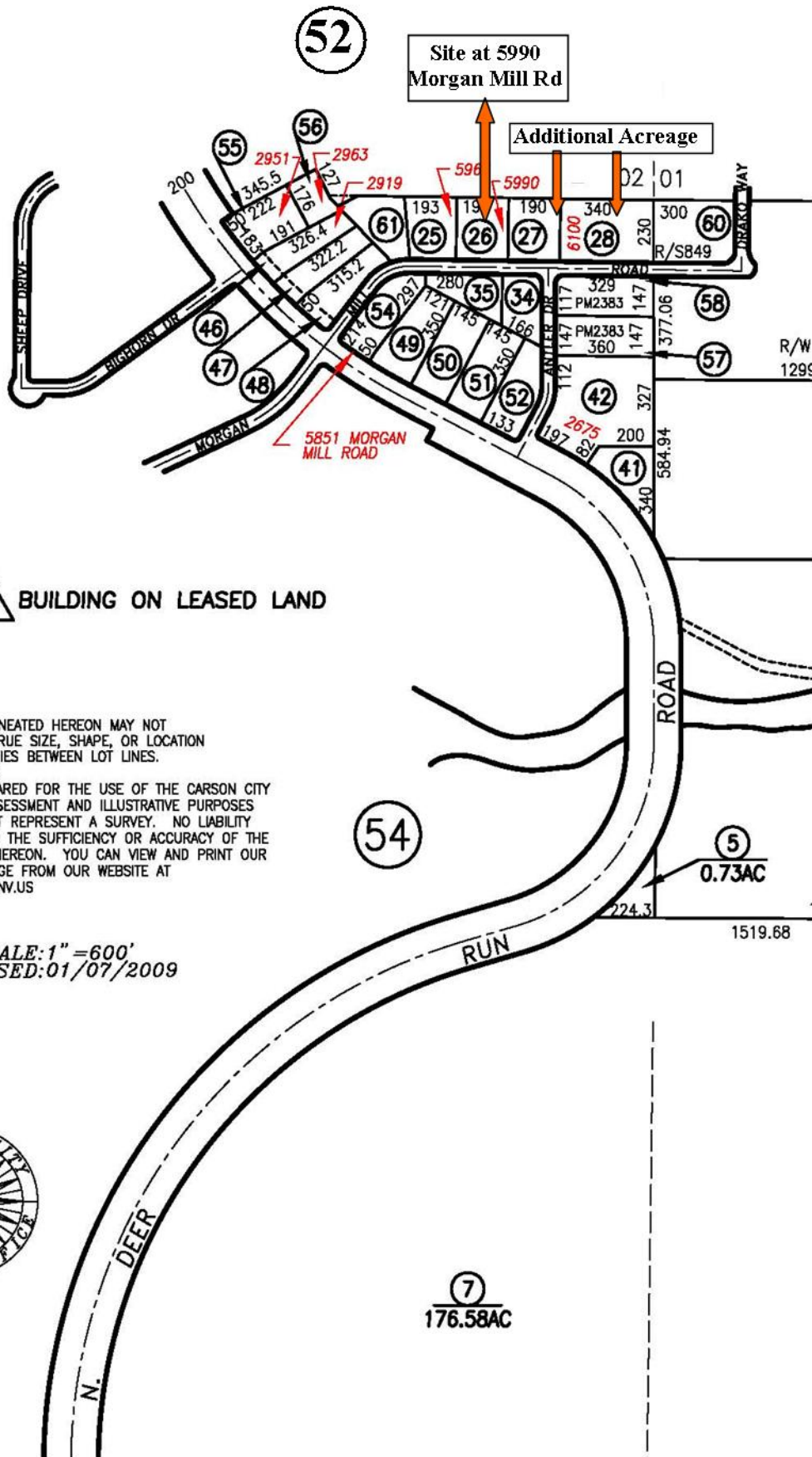
Scale: 1 = 17

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	OFFICE	1.00	2352.0	200.0	2352.0
P/P	CCCP	1.00	48.0	28.0	48.0

Net BUILDING Area (rounded w/ factors) 2352



△ BUILDING ON LEASED LAND

NOTE
 SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.
 CARSON CITY, NEVADA
 THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT WWW.CARSON-CITY.NV.US

SCALE: 1" = 600'
 REVISED: 01/07/2009



-531-61 DUE TO LLA#385243

⑦
 176.58AC

Satellite Map of 5990 Morgan Mill Rd

Gated Entrance



1-Acre Parcel

2.8 Additional Acres