



For Lease | $\pm 40,590$ SF

New Construction in North Carson

4851 Goni Road, Carson City, NV 89706

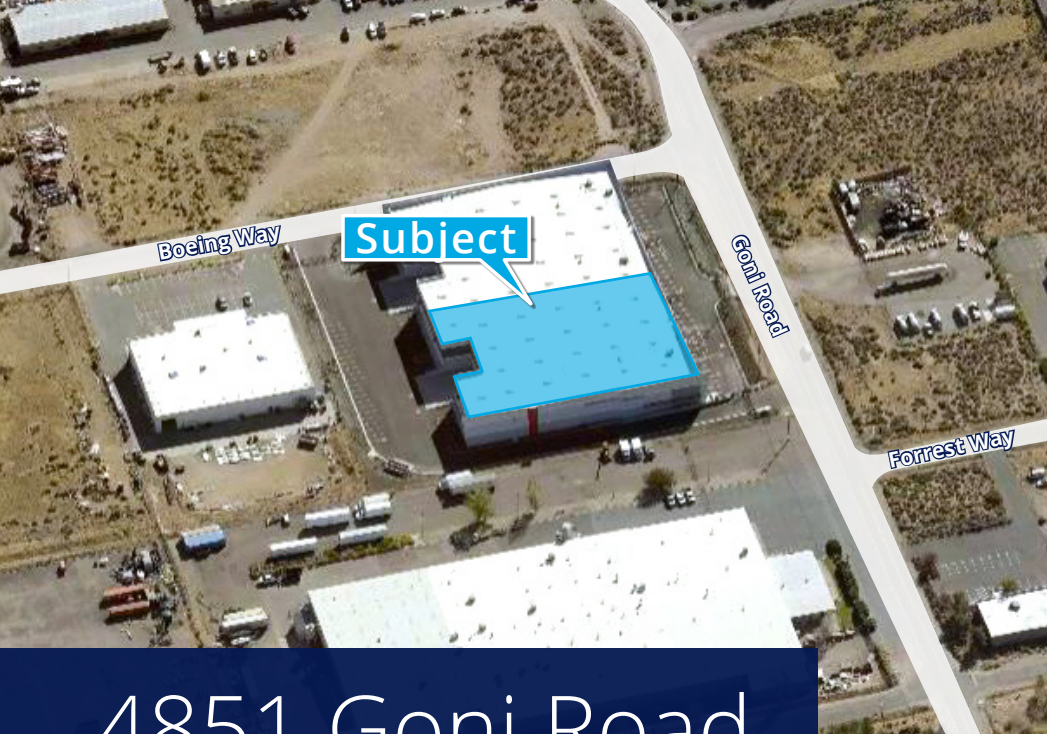
Lease Rate: \$0.90 PSF/Mo NNN Introductory Rate

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4851 Goni Road

APN	005-073-14
Available Space	±40,590 SF (Demisable to 20,000 SF)
Office	±2,650 (Finished and existing)
Year Built	2024
Clear Height	32'
Dock-High Doors	Four (4) with pit levelers
Grade Level Doors	Two (2)
Column Spacing	52'x60'
Sprinklers	ESFR
Electrical Service	1,000 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 1,000 Amp, 400/277V, 3-phase power. Surrounded by a growing industrial hub and expansive labor pool, this premier space can be demised to 20,000 square feet.

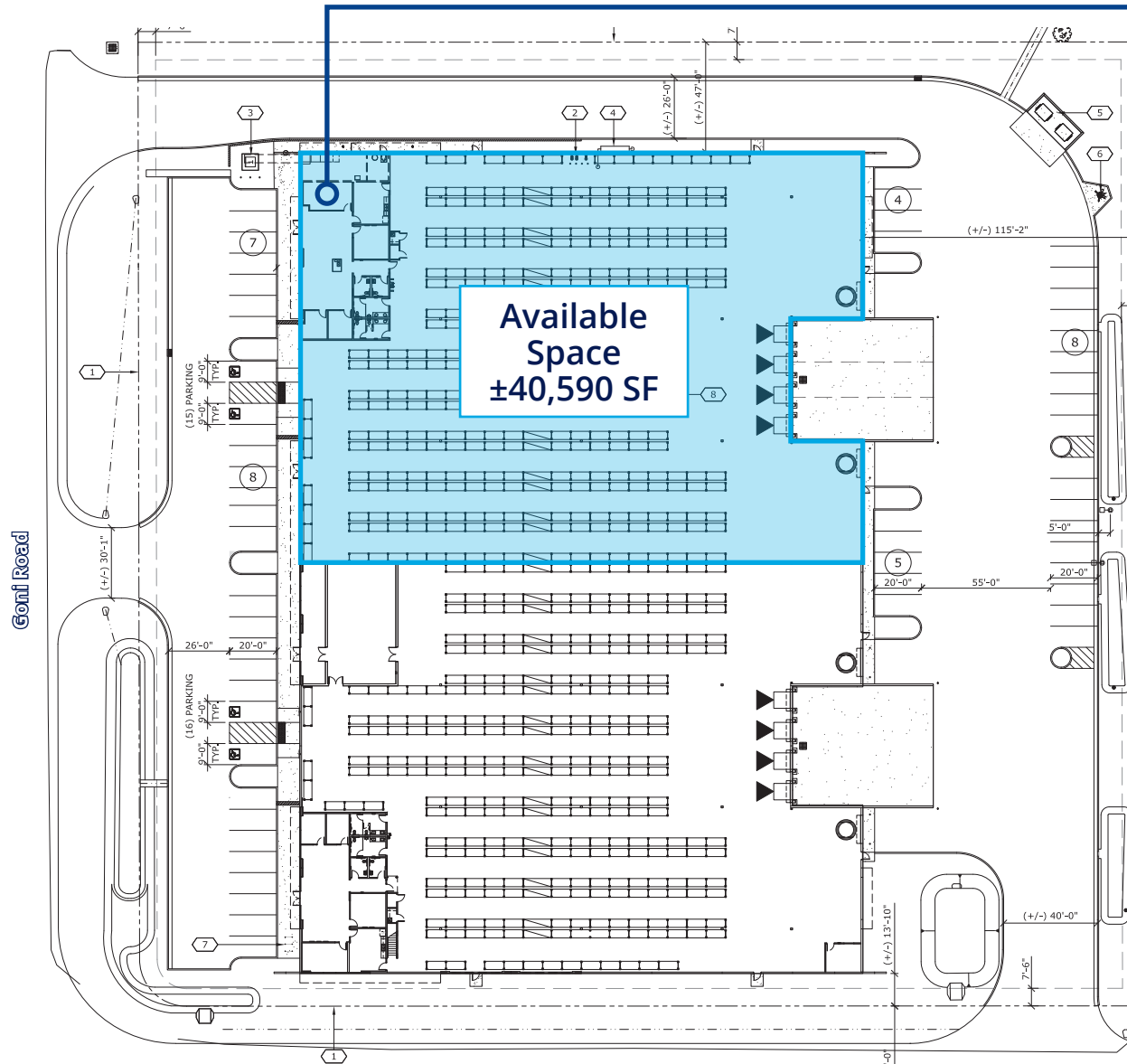
Lease Rate: \$0.90 PSF/Mo, NNN Introductory Rate

Area Demographics

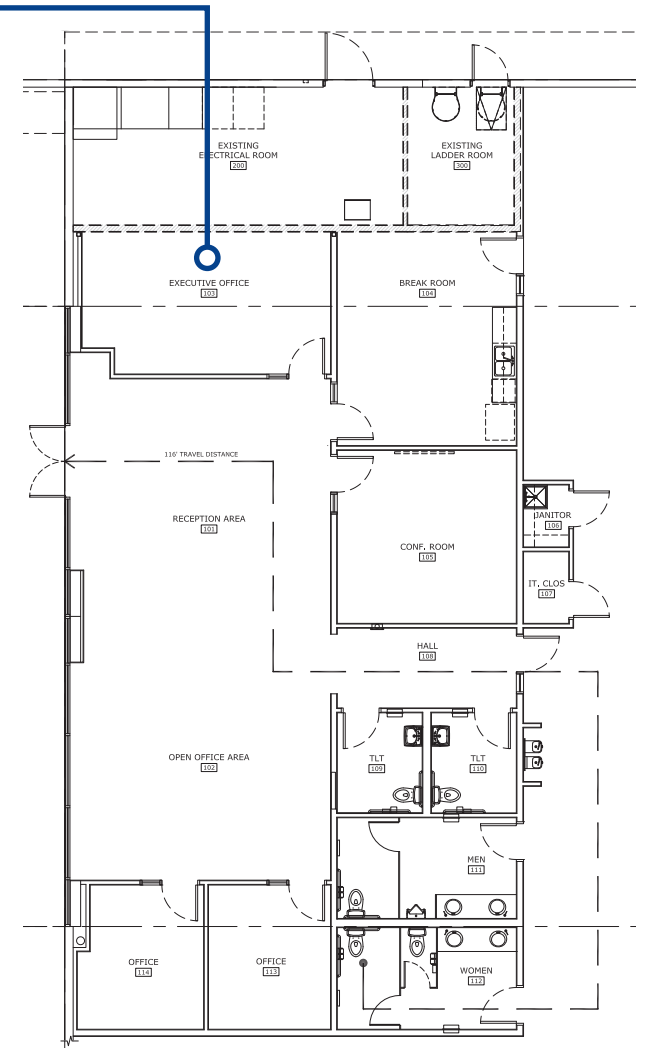
	 Total Population	 Average Household Income	 Local Workforce
1 Mile	1,205	\$97,753	3,896
3 Mile	35,538	\$80,248	20,282
5 Mile	55,131	\$86,128	30,978

4851 Goni Road

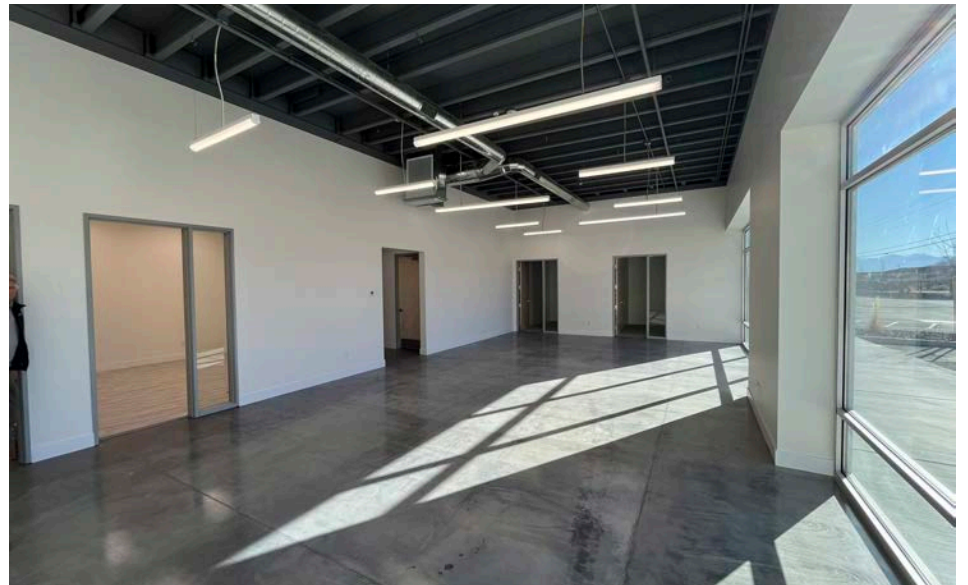
Available Space – ±40,590 SF



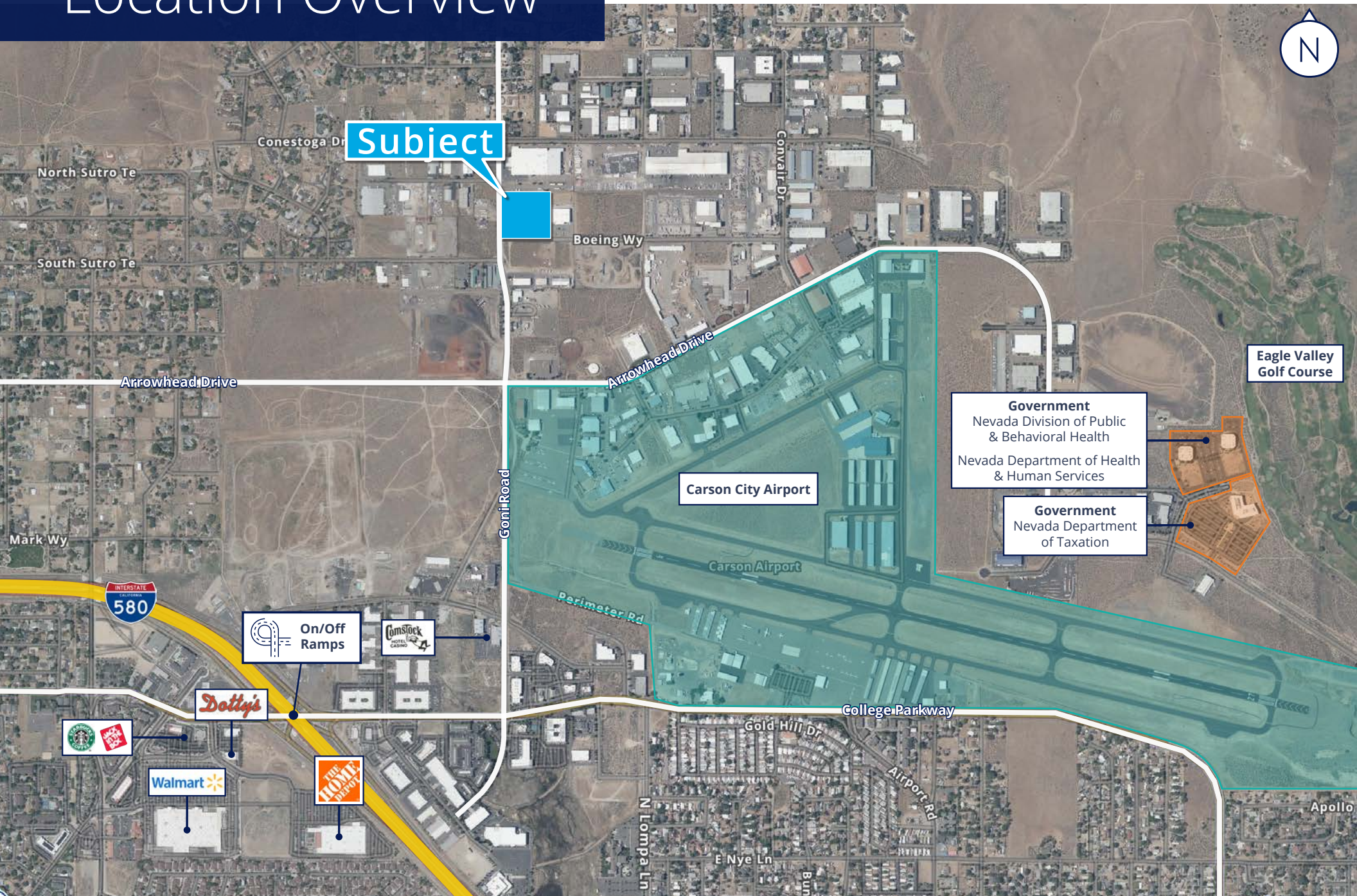
Office Space – ±2,650 SF



Property Photos



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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