

# MOUND HOUSE

NV 89706

## INDUSTRIAL FOR SALE

SIZE | 5 ACRES | 016-235-07

SALE PRICE | NEGOTIABLE

ZONING | M1



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PARCEL MAP

LINEHAN RD

RED ROCK RD

016-235-07  
5 ACRES - M1

LINCOLN HIGHWAY





## AREA MAP



## LOCATION HIGHLIGHTS

- Located in Mound House, within in the user friendly Lyon County
- Flat topography
- Easy access to Lincoln Highway-US 50
- Close proximity to services, labor and amenities
- 15 minutes to Carson City; 35 minutes to Reno; 45 minutes to Sparks; 45 minutes to Tahoe Reno Industrial Center

LINCOLN HIGHWAY





# NORTHERN NEVADA

## The new distribution hub of the West



### MAJOR COMPANIES IN THE MARKET

- Tesla
- IGT
- Walmart
- Charles River laboratories
- Sierra Nevada Corporation
- Intuit
- Amazon
- Microsoft
- Panasonic Energy
- UPS
- Hamilton Company
- AT&T
- Patagonia
- FedEx
- Arrow Electronics
- Caesars Entertainment
- Starbucks
- The Home Depot
- Henry Schein
- Chewy
- TriNet
- Chase
- JCPenney
- Arrow
- Petco
- Emerson
- OnTrac
- Tempur Sealy
- The Balm
- Renfield
- Mary Kay
- ITS
- Compass Health
- S&S
- Urban Outfitters
- Michelin
- Daimler
- Cardinal Health
- Sally Beauty
- InMusic
- GM Parts
- Union Supply Group
- New Deantronics
- U Haul
- Leviton
- Wurth
- QBP
- Vitamix
- Parts Unlimited
- Breakthru
- Ellsworth Adhesives
- Moni
- Swanson
- SanMar
- Walkenhorst's
- Clasen Quality Chocolate
- Solar Edge
- Foot Locker
- Velux
- Mishimoto
- Geodis
- Givens Transportation Solutions
- Leatt



# M-1 ZONING

	<b>Title 10 Zoning</b> <i>(Consistent Title 15 Designation)</i>	<b>Title 15 Zoning</b>	<b>Density Range/Size</b>	<b>Description/Characteristics</b>	<b>Examples of Uses</b>
<b>Industrial</b>	<b>M-E</b> <i>(LI-R, -S)</i> <b>M-1</b> <i>(HI-R, -S)</i> <b>J-W</b> <i>(No consistent district)</i>	<b>LI-R, LI-S</b> <b>HI-R, HI-S</b> <b>XX</b> <b>PUD *</b>	Dependent on Character District	Uses typically involve more intensive work processes, and may involve manufacturing or basic resource handling.	<i>Primary Uses:</i> Light and heavy manufacturing, warehousing and distribution, indoor and screened outdoor storage, and a wide range of other industrial services and operations. <i>Secondary Uses:</i> Accessory and complementary commercial uses may be incorporated into a master planned industrial park, or through County design and development standards.
	<b>Title 10 Zoning</b> <i>(Consistent Title 15 Designation)</i>	<b>Title 15 Zoning</b>	<b>Density Range/Size</b>	<b>Description/Characteristics</b>	<b>Examples of Uses</b>
<b>Employment</b>	<b>M-1</b> <i>(HI-R, -S)</i>	<b>LI-R, LI-S</b> <b>HI-R, HI-S</b> <b>EMU</b> <b>SI</b> <b>XX</b> <b>PUD *</b>	Varies depending upon location and development context.	Suburban character district land use. Intended to provide concentrated areas of employment, combined with a mix of complementary commercial and residential uses Office/Research Park developments may be incorporated into a master planned neighborhood, or located in close proximity to residential areas. May include smaller live-work complexes consisting of a single building or several buildings that are not located within a typical office or industrial park setting, but are located on infill sites within established suburbanizing areas of the County. Activities typically take place indoors and outdoor storage or other more industrial types of uses are typically not permitted.	Light manufacturing, distribution, indoor and screened outdoor storage, and a wide range of other industrial and commercial services and operations. <i>Primary Uses:</i> Employment facilities, such as corporate offices, medical facilities and offices, research and development, service and light industrial facilities, and educational facilities. <i>Secondary Uses:</i> Limited residential, including residential mixed-use and live-work units, or commercial (or combination of the two) uses are encouraged in Employment Mixed-Use areas. Open space, parks, pathways, schools, other public uses, and senior housing facilities are also appropriate.



## ICONIC COMPANIES IN **NORTHERN NEVADA**

Tesla plans to invest \$3.6 billion to expand Gigafactory, introducing two new factories; a battery manufacturing facility and a truck factory that can support approximately 3,000 new team members.



TESLA

Gigafactory Nevada currently spans 5.4 million square feet and represents a \$6.2 billion investment for Tesla to date. Annually Tesla produces 7.3 billion battery cells, 1.5 million battery packs, 3.6 million electric vehicles and 1 million energy modules, employing over 11,000 staff members.

Switch is the largest, most advanced data center campus in the world encompassing up to 1.3 million square feet on 2,000 acres in the Tahoe Reno Industrial Center. The facility is powered 100-percent by renewable energy.



Google/Alphabet owns 1,210 acres in The Tahoe Reno Industrial Center a few miles south of Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company.



ITS Logistics is a premier Third-Party Logistics company that provides creative supply chain solutions. ITS logistics headquarters is located in Sparks, Nevada. ITS logistics also has a 40,000 square foot office located in the heart of Downtown Reno.



New Deantronics built a 200,00 square foot medical device technology campus in the Spanish Springs Industrial Park in 2021. The industrial park is home to well known companies like U-Haul, San Mar and Foot Locker.



## Panasonic

Panasonic added 94,483 square foot campus located in Reno's airport submarket. The location is the PENA's division headquarters and features state of the art engineering labs, employee recruitment and training facilities and other functions.



Dragonfly Energy has a 99,000 square foot facility in Reno Nevada and has created over 150 jobs. Dragonfly Energy is an industry-leading manufacturer of deep cycle lithium-ion batteries and is spearheading conventional and solid-state lithium-ion battery research and development worldwide.



Apple's \$1 Billion data campus at the Reno Technology Park continues to expand years after its announcement in 2017 with over 100 employees and claims to get 100% of its power from renewable energy sources.



Redwood Materials is creating a closed-loop, domestic supply chain for lithium-ion batteries across collection, refurbishment, recycling, refining, and remanufacturing of sustainable battery materials. Headquartered in Carson City, with a 173 acre battery recycling operation at the Tahoe-Reno Industrial Center and leasing 670,000 square feet of Class A industrial space inside the Comstock Commerce Center. Redwood expects to invest \$3.5 billion in Northern Nevada over the coming decade and hire more than 1,500 people at their Tahoe-Reno Industrial Center site.



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