

FOR LEASE

8995 TERABYTE DRIVE



Industrial
PRODUCT TYPE



±5,040 - 12,507
AVAILABLE SF



\$1.25/SF/MO
RATE



\$0.17/SF NNN
LEASE TYPE



Dan Oster, sior
Sr. Vice President | Principal
(775) 336 4665
doster@naialliance.com
NRED N°: B.0143648.LLC
BUSB.0007166.BKR



Derek Carroll, ccim
Director
(775) 225 4105
dcarroll@naialliance.com
NRED N°: BS.0145531





±5,040 - 12,507

AVAILABLE SF



\$0.17/SF NNN

LEASE TYPE



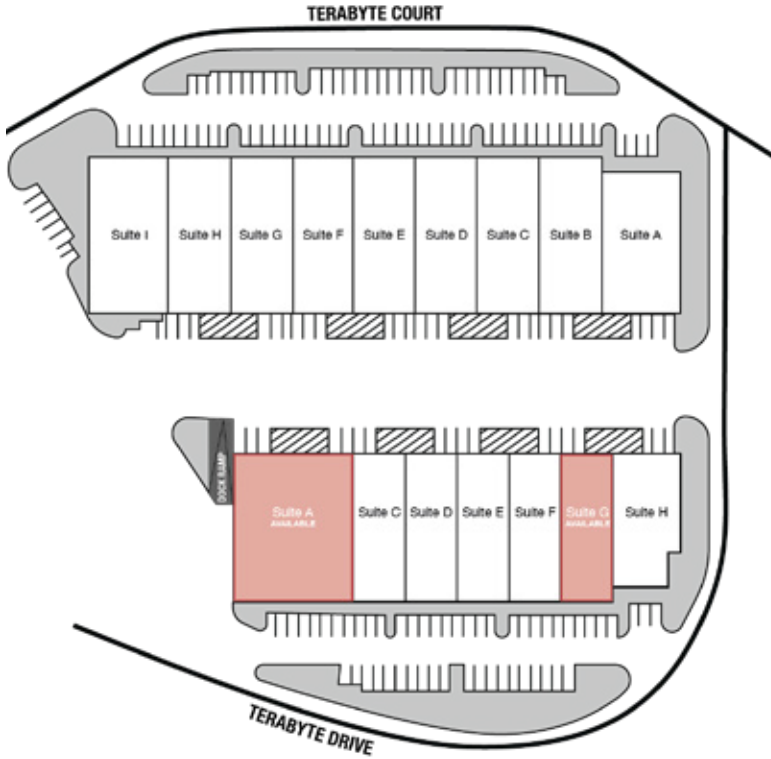
\$1.25/SF/MO

RATE



Immediately

AVAILABLE

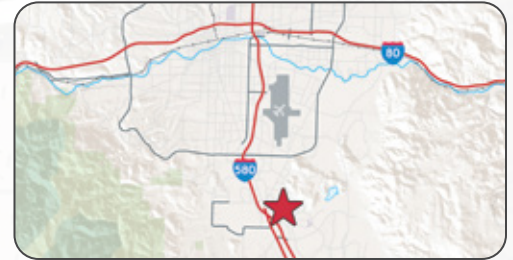


	SQ.FTG	Available	Notes
Suite A	±12,507 SF	3/1/2025	±4,000 SF of Office Spaces, ±8,507 Of Warehouse, 2 Grade Level Door
Suite G	±5,040 SF	Immediately	100% Warehouse, No Office Space, 2 ADA Restrooms, 1 Grade Level Door



FOR LEASE

8995 TERABYTE DRIVE



Property Highlights

This well located warehouse building located on the corner of Double Diamond Parkway and Trademark Drive. With easy access to I-580 it is only minutes to Reno / Tahoe International Airport. Suite G is fully built out as warehouse with a ADA compliant restroom. Suite A is fully built out with $\pm 4,000$ SF of office spaces split between two floors and $\pm 8,507$ SF of warehouse Space.

Property Details

Address	8995 Terabyte Drive Reno, NV 89511
Available SF	$\pm 5,040$ - 12,507 SF
Lease Rate	\$1.25/SF/MO
Lease Type	NNN
OPEX	\$0.17/SF/MO
Clear Hight	21'
Dock Ramp	1
Grade Level Doors	1 - 2
Power	225 Amps 480 Volt 3 Phase
Lighting	T-5
Zoning	PUD
Year Built	2008

Aerial Map + Property Highlights



±5,040 - 12,507

AVAILABLE SF



\$0.17/SF NNN

LEASE TYPE



\$1.25/SF/MO

RATE



Immediately

AVAILABLE

5-MILE KEY FACTS



235,708

POPULATION



4.0%

UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)



MEDIAN
AGE

5-MILE INCOME FACTS



\$60,996

MEDIAN
HOUSEHOLD
INCOME



\$37,318

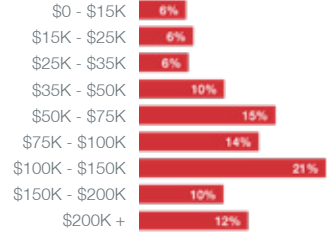
PER CAPITA
INCOME



\$59,048

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



13,038

BUSINESSES



180,217

EMPLOYEES

5- MILE EDUCATION FACTS

13%

NO HIGH
SCHOOL
DIPLOMA



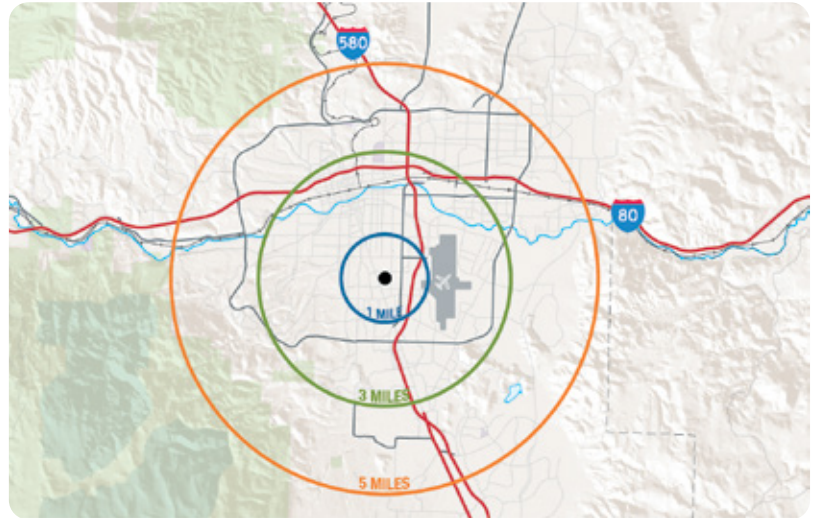
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

8995 TERABYTE
DRIVE

SUBJECT

580

S. Virginia ST

Double R BLVD

Double Diamond PKWY

S Meadows PKWY

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	1.8 MI 5 MIN DRIVE
RENO-TAHOE AIRPORT	6.4 MI 17 MIN DRIVE
DOWNTOWN RENO	11 MI 16 MIN DRIVE
CARSON CITY	22MI 23 MIN DRIVE

Area Map



±5,040 - 12,507

AVAILABLE SF



\$0.17/SF NNN

LEASE TYPE



\$1.25/SF/MO

RATE



Immediately

AVAILABLE

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

FOR LEASE

8995 TERABYTE
DRIVE



WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

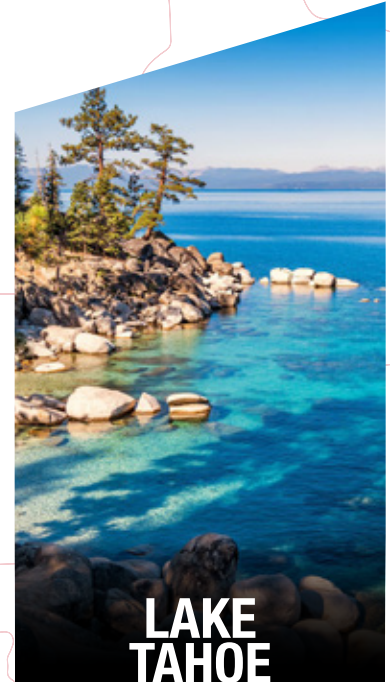
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

FOR LEASE

8995 TERABYTE DRIVE



Dan Oster, SIOR
Sr. Vice President | Principal
(775) 336 4665
doster@naialliance.com
NRED N°: B.0143648.LLC
BUSB.0007166.BKR



Derek Carroll, CCIM
Director
(775) 225 4105
dcarroll@naialliance.com
NRED N°: BS.0145531

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Alliance