

FOR SALE

# 2 ERIC CIRCLE

Industrial  
PRODUCT TYPE

±88,560  
AVAILABLE SF

\$7,995,000  
SALE PRICE

Verdi  
LOCATION



**NAI** Alliance



**Brian Armon** SIOR, CCIM  
Sr. Vice President / Principal  
(775) 772 0957  
[barmon@naialliance.com](mailto:barmon@naialliance.com)  
NRED N°: BS.23801



**Tony Machabee** SIOR, CCIM  
Sr. Director  
(775) 848 1594  
[tmachabee@naialliance.com](mailto:tmachabee@naialliance.com)  
NRED N°: S.188595



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



**Mason La Fond**  
Associate  
(775) 336 4628  
[mlafond@naialliance.com](mailto:mlafond@naialliance.com)  
NRED N°: S.202632



## Property Highlights

The Subject Property is a single-tenant industrial building located off Eric Circle in Verdi, Nevada. The property is a  $\pm 88,560$  square foot facility sitting on  $\pm 4.0$  acres of land, consisting of lab space built out of cultivation and empty warehouse with the ability to redevelop.

## Property Details

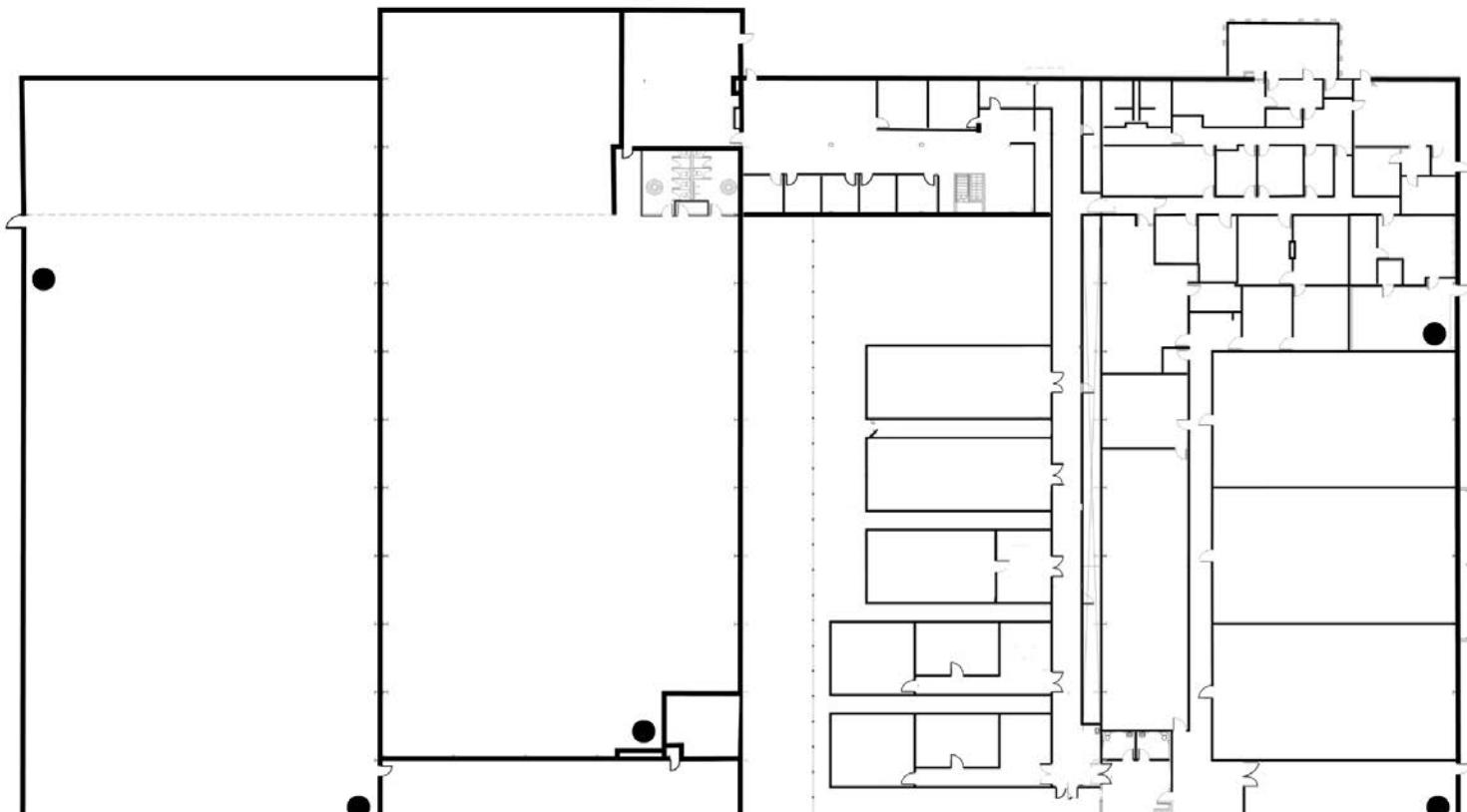
<b>Address</b>	2 Eric Circle Verdi, NV 8939
<b>Lot Size</b>	$\pm 4.0$ AC
<b>Building Size (SF)</b>	$\pm 88,560$ SF
<b>Sale Price</b>	\$7,995,000 (\$90/SF)
<b>Sale Type</b>	Investment or Owner-User
<b>Amenities</b>	Cultivation facility currently in operation
<b>Power</b>	4,000 AMP   480 Volt   3 Phase
<b>Clear Height</b>	14' - 20'
<b>Drive-In Doors</b>	6
<b>Parking</b>	25 Auto
<b>APN</b>	038-060-09
<b>Year Built</b>	1968
<b>Zoning</b>	I - Industrial



## Overview

FOR SALE

**2** ERIC  
CIRCLE



● Drive-in

Floor Plan



Industrial

PRODUCT TYPE



**±4.0 AC**

SIZE



**\$7,995,000**

SALE PRICE



**Immediately**

AVAILABLE



Property Photo

**NAI** Alliance

FOR SALE

**2** ERIC  
CIRCLE



Office Photo



Industrial

PRODUCT TYPE



±4.0 AC

SIZE



\$7,995,000

SALE PRICE



Immediately

AVAILABLE



Cultivation Area

**NAI** Alliance

FOR SALE

**2** ERIC  
CIRCLE



Warehouse

  
**Industrial**  
PRODUCT TYPE

  
**±4.0 AC**  
SIZE

  
**\$7,995,000**  
SALE PRICE

  
**Immediately**  
AVAILABLE

## 5-MILE KEY FACTS



**94,150**  
POPULATION



**3.5%**  
UNEMPLOYMENT



**2.3**  
HOUSEHOLD  
SIZE (AVG.)



**46**  
MEDIAN  
AGE

## 5-MILE INCOME FACTS

  
**\$119,656**  
MEDIAN  
HOUSEHOLD  
INCOME

  
**\$70,447**  
PER CAPITA  
INCOME

  
**\$624,990**  
MEDIAN  
NET WORTH



## 5-MILE BUSINESS FACTS



**281**  
BUSINESSES



**3,045**  
EMPLOYEES

## 5-MILE EDUCATION FACTS



**4%**  
NO HIGH  
SCHOOL  
DIPLOMA



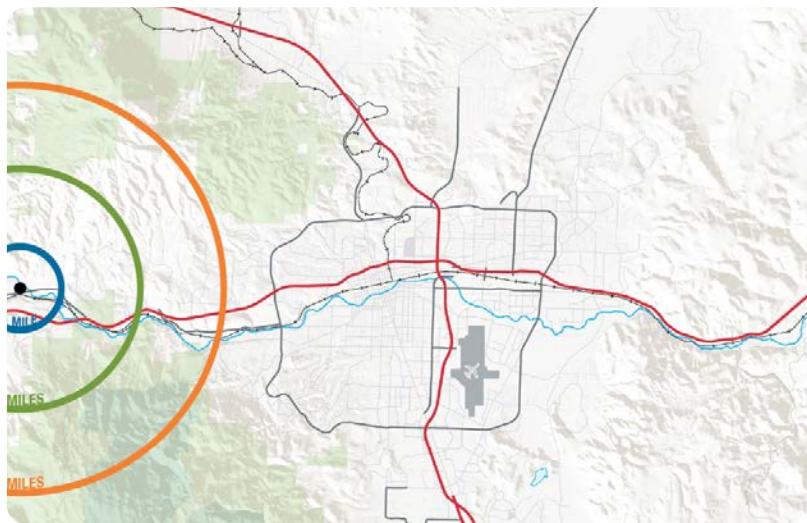
**15%**  
HIGH  
SCHOOL  
GRADUATE



**28%**  
SOME  
COLLEGE



**53%**  
BACHELOR'S  
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR SALE

**2** ERIC  
CIRCLE

**SUBJECT**

OLD HIGHWAY 40

ERIC CIRCLE

**DISTANCE FROM SUBJECT**

NEAREST 80 ON-RAMP	2 MI   5 MIN DRIVE
RENO-TAHOE AIRPORT	14 MI   18 MIN DRIVE
SOUTH RENO	19 MI   23 MIN DRIVE
CARSON CITY	41 MI   44 MIN DRIVE

80

Nearby Businesses



±4.0 AC  
SIZE

\$7,995,000  
SALE PRICE

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

About Nevada

**NAI** Alliance



## WASHOE COUNTY

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

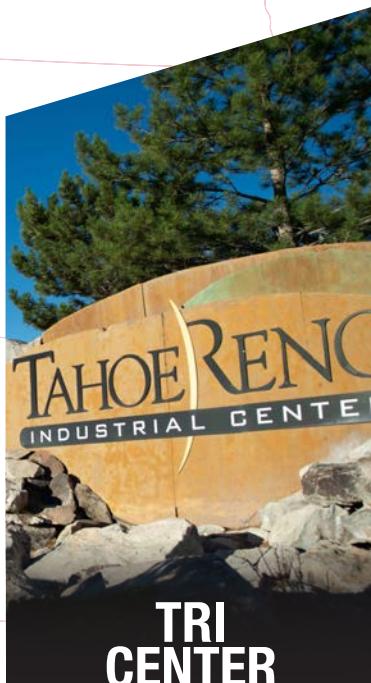
Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



## 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.



## TRI 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.

FOR SALE

# 2 ERIC CIRCLE



**Brian Armon** SIOR, CCIM  
Sr. Vice President | Principal  
(775) 772 0957  
[barmon@naialliance.com](mailto:barmon@naialliance.com)  
NRED N°: BS.23801



**Tony Machabee** SIOR, CCIM  
Sr. Director  
(775) 848 1594  
[tmachabee@naialliance.com](mailto:tmachabee@naialliance.com)  
NRED N°: S.188595



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



**Mason La Fond**  
Associate  
(775) 336 4628  
[mlafond@naialliance.com](mailto:mlafond@naialliance.com)  
NRED N°: S.202632

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