

FOR SALE

2 ERIC CIRCLE



Industrial
PRODUCT TYPE



±88,560
AVAILABLE SF



\$7,995,000
SALE PRICE



Verdi
LOCATION



NAI Alliance



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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 ± 4.0 acres of land, consisting of lab space built out of cultivation and empty warehouse with the ability to redevelop.

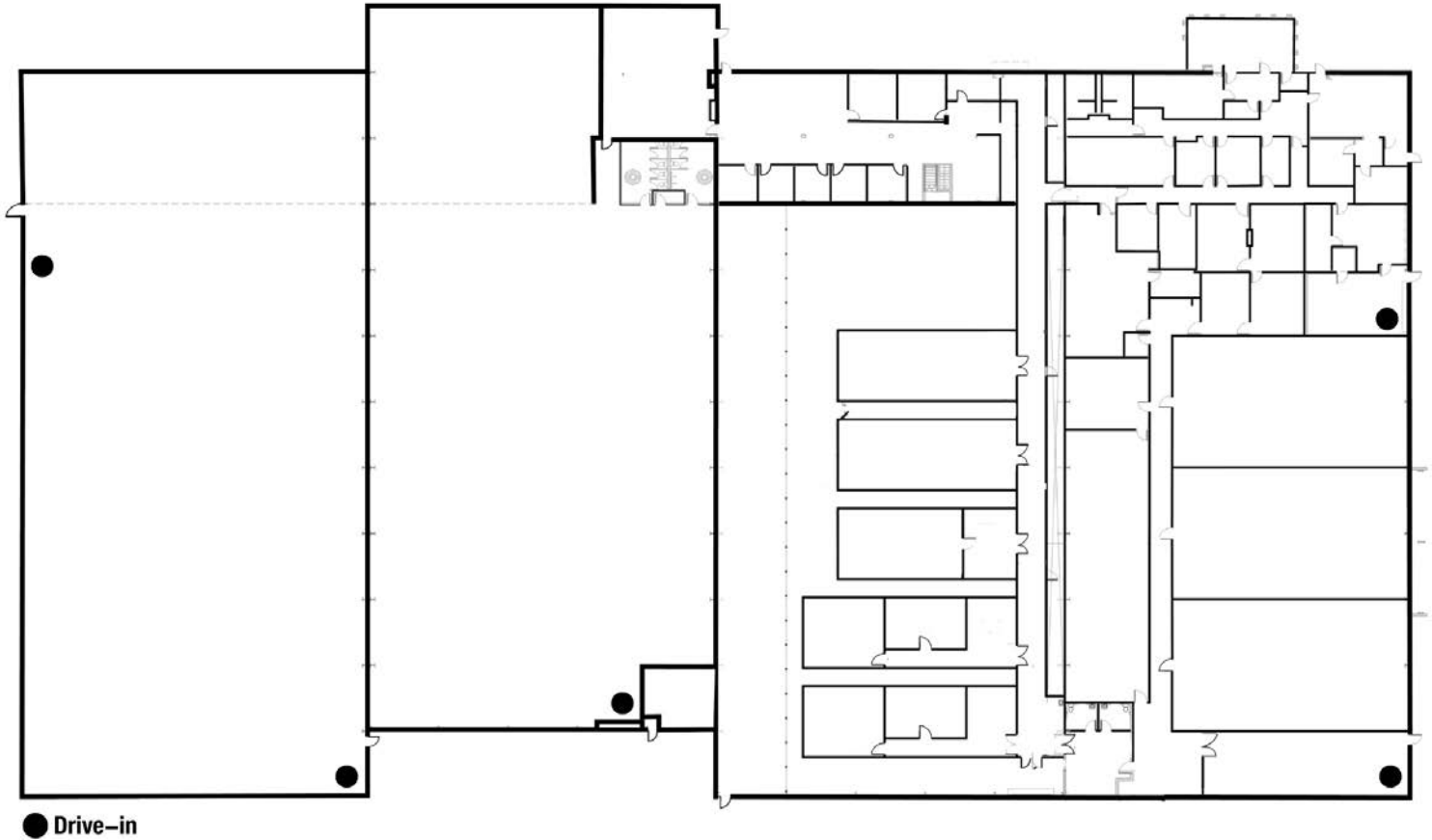
Property Details

Address	2 Eric Circle Verdi, NV 89439
Lot Size	± 4.0 AC
Building Size (SF)	$\pm 88,560$ SF
Sale Price	\$7,995,000 (\$90/SF)
Sale Type	Investment or Owner-User
Amenities	Cultivation facility currently in operation
Power	4,000 AMP 480 Volt 3 Phase
Clear Height	14' - 20'
Drive-In Doors	6
Parking	25 Auto
APN	038-060-09
Year Built	1968
Zoning	I - Industrial



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Property Photo

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Cultivation Area

NAI Alliance




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5-MILE KEY FACTS



94,150
POPULATION



3.5%
UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)

46

MEDIAN
AGE

5-MILE INCOME FACTS



\$119,656 MEDIAN
HOUSEHOLD
INCOME

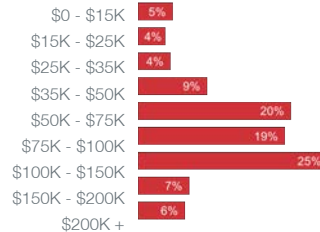


\$70,447 PER CAPITA
INCOME



\$624,990 MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



281
BUSINESSES



3,045
EMPLOYEES

5- MILE EDUCATION FACTS

4%

NO HIGH
SCHOOL
DIPLOMA

15%

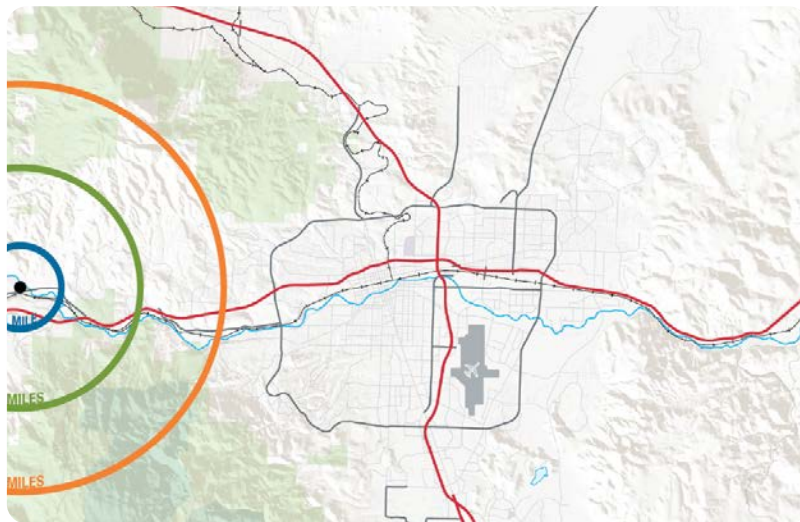
HIGH
SCHOOL
GRADUATE

28%

SOME
COLLEGE

53%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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SUBJECT

OLD HIGHWAY 40

ERIC CIRCLE

80


DISTANCE FROM SUBJECT

NEAREST  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

Nearby Businesses

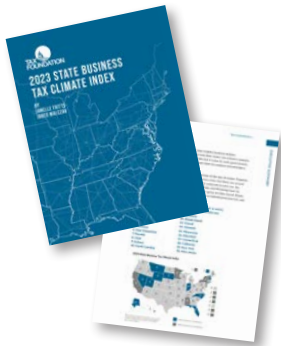

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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place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

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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.

About Northern Nevada

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