

350

S Rock Blvd
SUITE 200
RENO NV 89502

INDUSTRIAL
WITH YARD
FOR LEASE



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CORFAC
INTERNATIONAL

350 S Rock Blvd

SUITE 200
RENO, NV 89502



Property Features

- Located in the desirable Airport Submarket, near high concentration of labor pools, retail amenities, and convenient access to I-80 & I-580.
- Built in 1976
- 18' clear height
- 26,500 +/- SF fenced paved yard (TBV)
- 3 Grade Level Doors
- Sand-oil separator



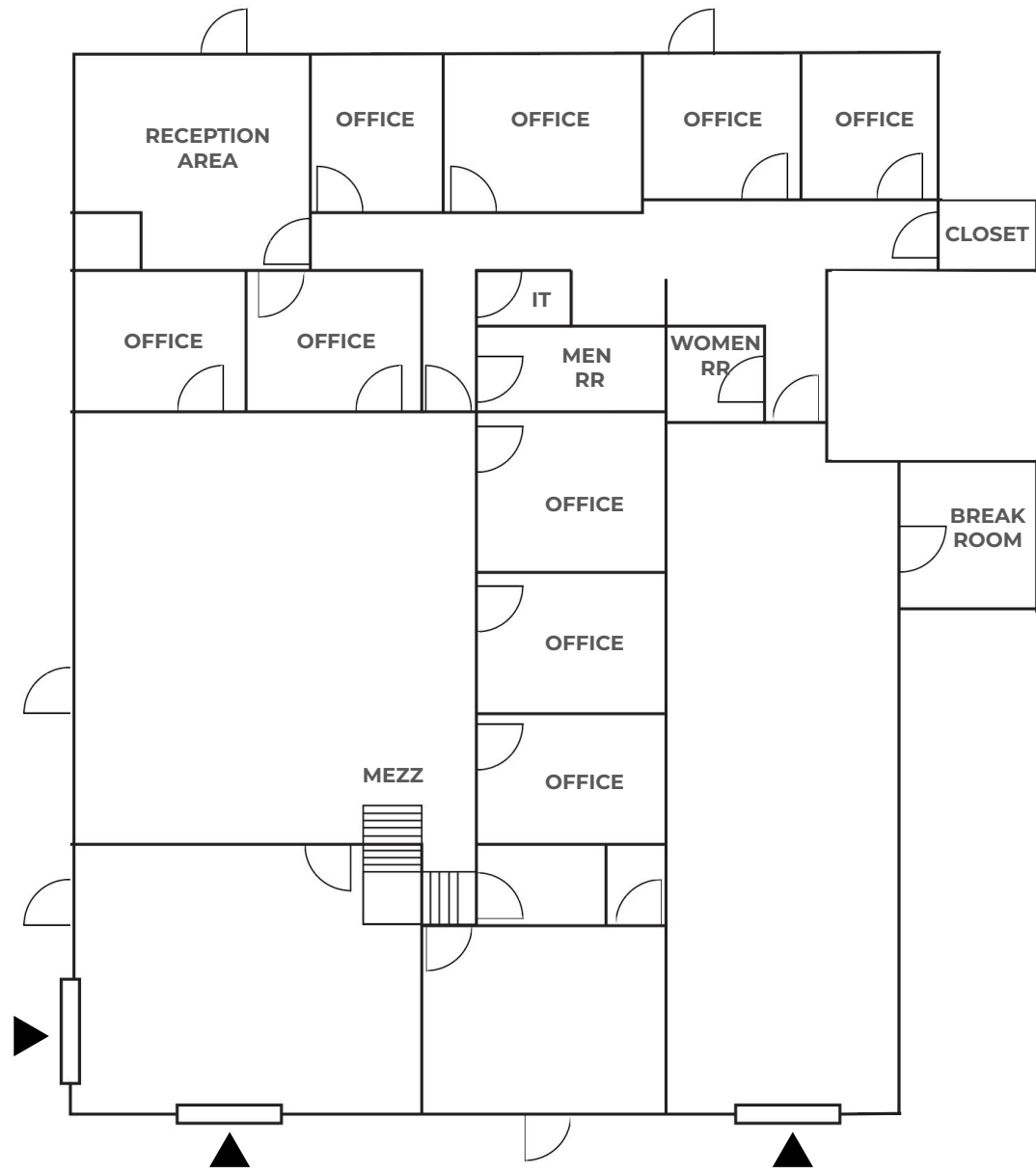
Lease Rate | Negotiable

Total Size | ±7,087 SF

Zoning | IC
INDUSTRIAL COMMERCIAL

APN | 012-282-14

SUITE 200 FLOOR PLAN



▲ 14' X 14' ROLL UP
DOOR

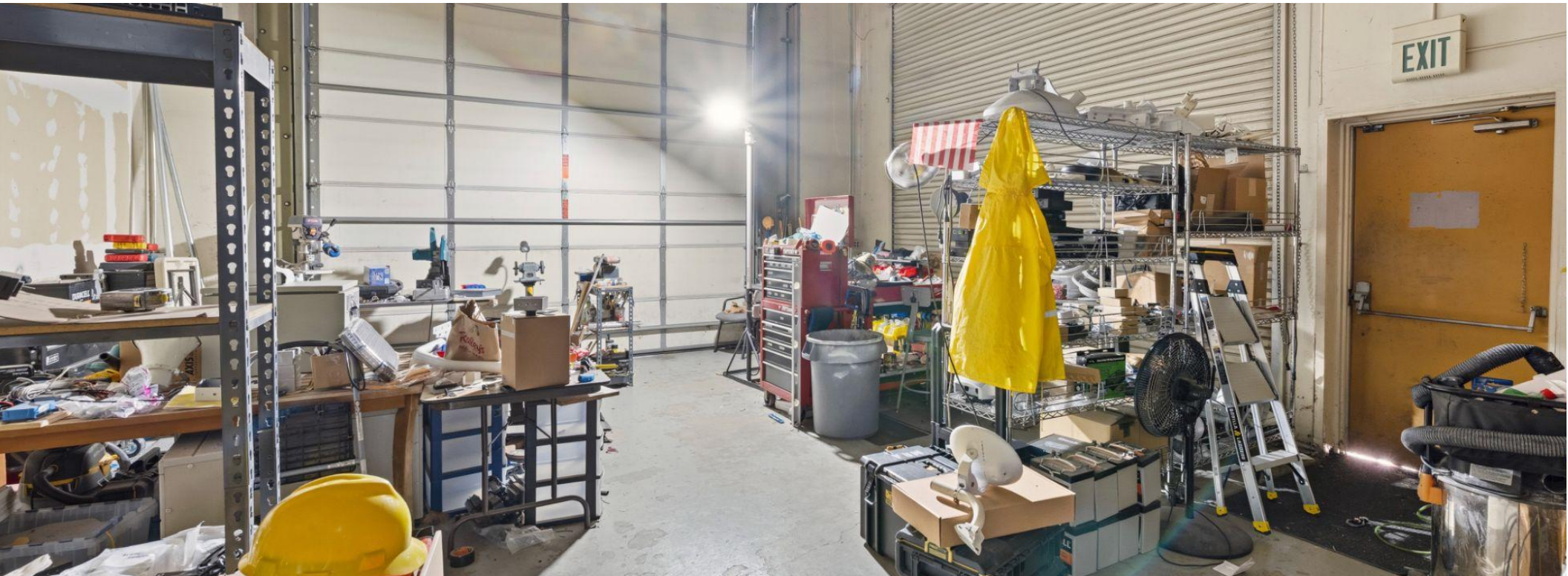


SUITE 200





SUITE 200



AREA MAP

DOWNTOWN RENO



350
S Rock Blvd
SUITE 200

AMPERE DR

S ROCK BLVD

JOULE ST



SCHAUER EXCAVATION INC.



PARCEL MAP

S ROCK BLVD

JOULE ST

350
S Rock Blvd
SUITE 200



**YOUR
COMPETITIVE
ADVANTAGE**

NORTHERN NEVADA A SMART CHOICE FOR GROWTH

**HOME TO
INDUSTRY
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned Switch Campus



ORMAT



STATE OF NEVADA



switch



CAESARS ENTERTAINMENT



Renown HEALTH



its logistics



MONARCH CASINO RESORT SPA - BLACK HAWK



| TAX COMPARISONS | NV | CALIFORNIA | ARIZONA | UTAH | IDAHO | OREGON | WASHINGTON |
|----------------------------|--------|------------|---------|-------|--------|--------|------------|
| state corporate income tax | NO | 8.84% | 4.9% | 4.85% | 6.5% | 6.6% | NO |
| individual income tax | NO | <13.3% | <2.5% | 4.55% | 5.695% | <9.9% | NO |
| payroll tax | >1.17% | >1.5% | NO | NO | NO | >.9% | .92% |
| capital gains tax | NO | <13.3% | <2.5% | 4.55% | 5.695% | <9.9% | 7-9.9% |



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