

OFFERING MEMORANDUM

0 Dayton Valley Road

Dayton, Nevada / 89403



FOR SALE - \$2,290,000
±20 Acres, Industrial Land
Air Park Vista Blvd

“Invest in Growth”

Ro Azulay, CCIM

S.193012
775.525.3000
roaz@compass.com

Leslie Davidson

S.0194873
775.856.9456
leslie.davidson@compass.com

***EXCLUSIVELY
LISTED BY***

PROPERTY DETAILS



Presenting 20 acres of certified industrial land in Airpark Vista Blvd. Dayton, Nevada this parcel offers a strategic opportunity for industrial users or developers. Designated as a Nevada Certified Site, the property has undergone extensive due diligence, reducing development risk with readily available reports. Located just minutes from Carson City, with seamless access to US-50, I-80, and US-395, it's positioned for optimal connectivity to major freight corridors. The land is level, with curb and gutter improvements on the northern boundary, utilities and natural gas accessible at the street, and a modest property tax burden of \$9,357/year. The surrounding area includes established industrial neighbors such as Webstaurant Store, Carboline, Bruce Aerospace, and Ozark Materials, underscoring the parcel's potential as part of a growing distribution hub. Priced at \$2,290,00, this offering is ideal for logistics, manufacturing, or warehousing operations seeking shovel-ready ground in a proven industrial zone.

Key Location Drivers



PROPERTY OVERVIEW

Sale Price

\$2,290,000

Current Taxes

\$9,357.89

ZONING

Industrial

LOT SIZE

20 Acres

SITE DETAILS

Nevada Certified Site: This site has undergone a rigorous pre-qualification process to ensure it meets a consistent set of standards. The designation reduces the risk often associated with development by providing detailed and current information about the site. Full certified site packet available.

- Finished Curb and Gutters on Northern Edge
- Utilities Located Nearby in Street
- Natural Gas Accessible
- Level Industrial Land for Sale
- Airpark Vista Blvd

Nevada Operating Advantage

- Strategic Location - Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force, and 24/7 operations.
- State incentives available for qualify companies
- Strong presence of large distributors and manufacturers



1.38%
Payroll Tax



6.85%
Sales Tax



0.44%
Property Tax

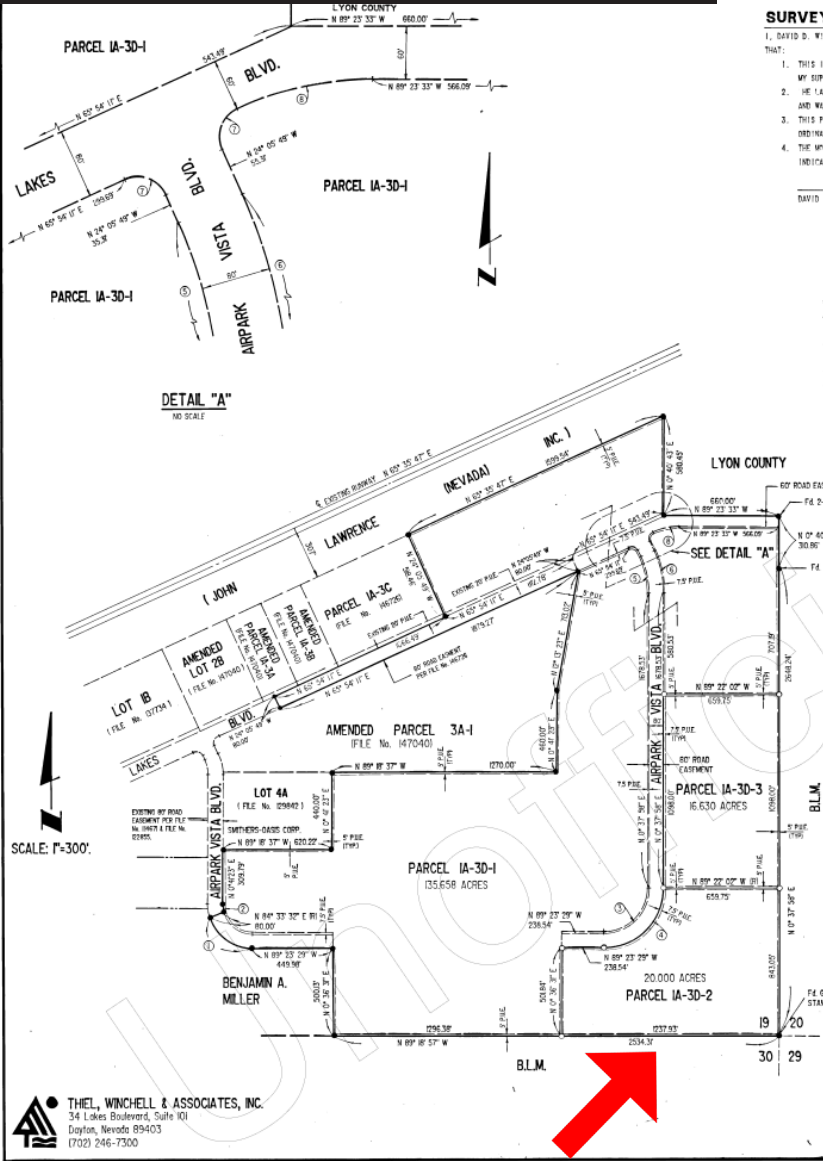


0.25-5.4%
Unemployment
Insurance Tax

SUBJECT PROPERTY GALLERY



SITE MAP



SURVEYOR'S CERTIFICATE:

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JOHN LAWRENCE (NEVADA) INC.
- THE LANDS SURVEYED ARE WITHIN SECTION 19, T. 16 N., R. 22 E., M.D.B. & M. AND WAS COMPLETED ON 12/17/92
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- THE IMPROVEMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

DAVID D. WINCHELL - P.L.S. 3209
12/17/92
DATE

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	83°57'01"	250.00'	366.30'	224.90'	534.40'
2	42°07'54"	170.00'	161.94'	81.01'	161.88'
3	89°58'33"	260.00'	408.30'	259.89'	567.62'
4	89°58'33"	340.00'	471.11'	299.89'	424.17'
5	34°43'47"	510.00'	220.12'	111.86'	218.42'
6	24°43'47"	590.00'	254.45'	129.34'	252.68'
7	30°10'00"	35.00'	54.98'	35.00'	44.50'
8	34°43'14"	368.40'	158.85'	80.68'	157.65'

NOTES:

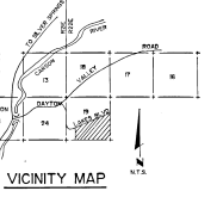
- ACCEPTANCE BY LYON COUNTY OF THIS PARCEL MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.
- ROADS SHOWN UPON THIS MAP WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE COUNTY COMMISSIONERS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.

NOTES:

- SET 5/8" REBAR & CAP, P.L.S. 3209, UNLESS OTHERWISE STATED.
- SET 5/8" REBAR & CAP, 3209
- PUBLIC UTILITY & DRAINAGE EASEMENT
- A 5/8" REBAR & CAP, P.L.S. 3209, IS TO BE SET AT ALL PROPERTY CORNERS, INCLUDING THE BEGINNING AND ENDING OF ALL CURVES. PUBLIC UTILITY EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE STATED.

BASIS OF BEARINGS

THE BEARING N 89° 18' 57" W FOR THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, T. 16 N., R. 22 E., M.D.B. & M. AS SHOWN PER FILE NUMBER 07734, 02982 WAS USED AS THE BASIS OF BEARINGS FOR THE MAP.



OWNER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

JOHN LAWRENCE (NEVADA) INC.
John Lawrence
KENNETH D. STOKES, VICE PRESIDENT

NOTARY CERTIFICATE:

STATE OF NEVADA
COUNTY OF Lyon S.S.

ON THIS 17th DAY OF December, 1992 I PERSONALLY APPEARED, BEFORE ME, A NOTARY PUBLIC, KENNETH D. STOKES, KNOWN TO ME TO BE THE PERSON WHO EXECUTED, THE FOREGOING INSTRUMENT AND UPON OATH DID DENY AND SAY THAT HE REPRESENTS JOHN LAWRENCE (NEVADA) INC. AND THAT SAID CORPORATION IS THE OWNER OF SAID PROPERTY, AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES INTENDED HEREIN. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL.

Patrick J. Turner
PATRICIA J. TURNER
Notary Public, State of Nevada
My Commission Expires 4/10/93

CLERK/TREASURER'S CERTIFICATE:

I, MARIAN F. HICKSON, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY THE SUBJECT OF THIS MAP.

Marian F. Hickson
MARIAN F. HICKSON, LYON COUNTY CLERK/TREASURER
DATE: Jan 17, 1992

PLANNING COMMISSION APPROVAL:

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

THIS 17 DAY OF Jan, 1992

Maurya Salas
CHAIRMAN

COUNTY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF SECTION 19, T. 16 N., R. 22 E., M.D.B. & M. AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

David D. Winchell
LYON COUNTY ENGINEER

RECORDER'S CERT

FILED FOR RECORD AT THE REQUEST OF
ON THIS 17th DAY OF Jan
WINTER PAST 4 O'CLOCK P.
NEVADA.

FILE # 148376

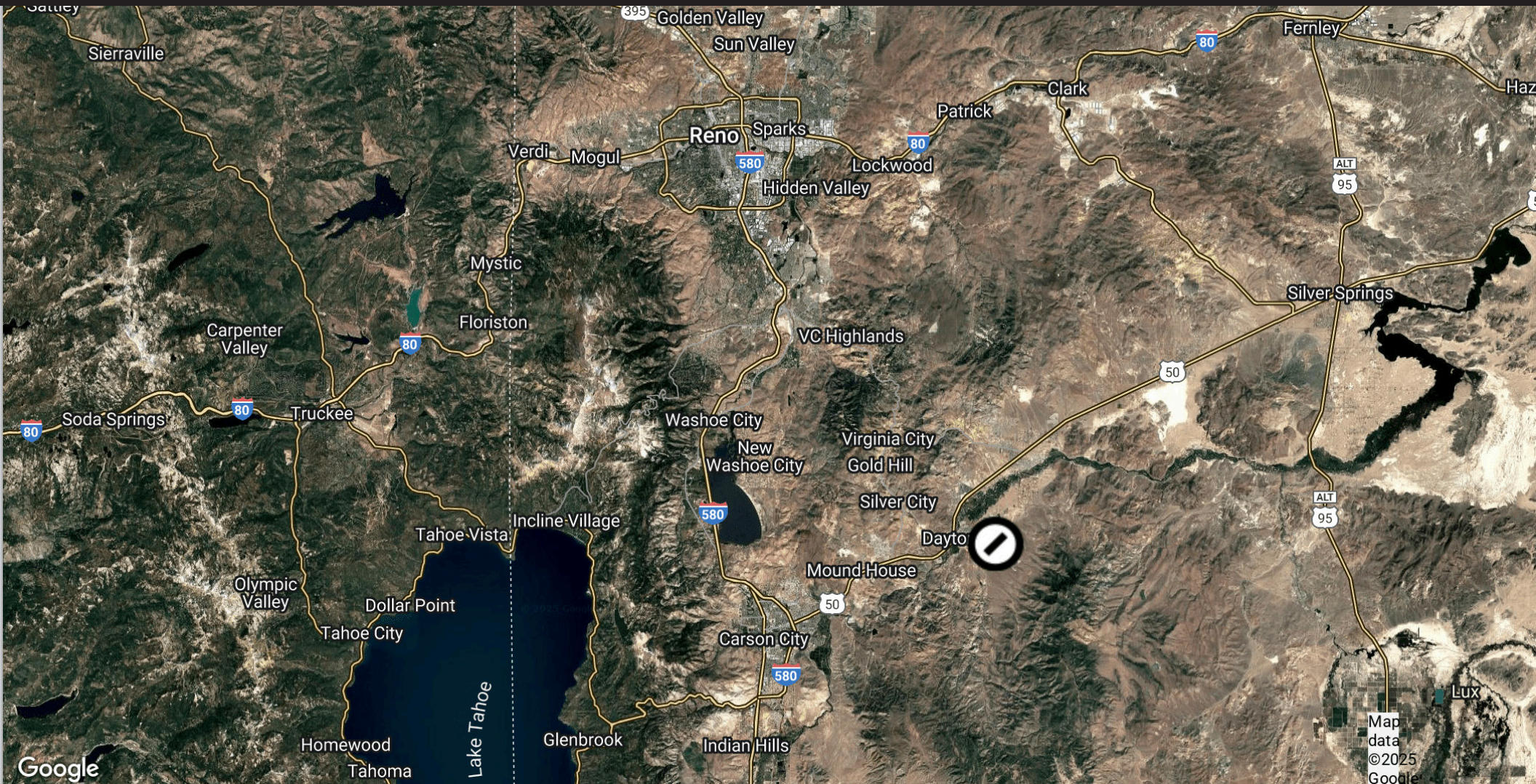
FILE NUMBER 148376

TOTAL AREA BEING DIVIDED - 172,288 ACRES



#148376 1/17/92

Regional Map



Location Map



Dayton Valley Golf Course

Dayton High School

Dayton Airpark



LOCATION OVERVIEW

DAYTON, NEVADA



**/ 5,827
Households**

**/ \$91,229
AHHI**

**/ 15,873
Population**

Dayton, Nevada is rapidly emerging as a prime location for industrial development in Lyon County. With direct access to U.S. Route 50 and proximity to I-80 and the Tahoe-Reno Industrial Center (TRIC), the region offers exceptional logistical connectivity across Northern Nevada and into California. Lyon County has experienced a 13.5% population increase and a 13.4% rise in job growth from 2018 to 2023—well above national averages—driven by expansion in manufacturing, logistics, aerospace, and green energy sectors. Dayton itself supports a growing manufacturing workforce and is

surrounded by established industrial users. Its business-friendly environment—with no state income tax and low property taxes—makes it especially attractive for developers. Infrastructure investments continue to fuel commercial growth, while large national retailers in neighboring areas like Carson City further validate market demand. For companies seeking to establish operations on shovel-ready land, Dayton offers the right combination of growth, infrastructure, and affordability in a fast-maturing industrial corridor.