

4616

Aircenter Cir

RENO, NV 89502

INDUSTRIAL
WITH YARD
FOR SALE



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CORFAC
INTERNATIONAL

4616

PARCEL SIZE | 1.107 AC

APN | 021-456-08

ZONING | IC
INDUSTRIAL COMMERCIAL

Property Highlights

- ±0.39 acre fenced, paved, lit yard with dock loading and grade level access
- Two cell tower leases(AT&T & Verizon) with 2027 scheduled rental income of \$32,179
- Currently demised into two suites:
50% of the building is leased through 5/31/2027.
The remaining 50% is vacant.
- ±2,200 SF total office
- 450 Amp 120/208 Volt 3 phase power (TBV)
- Two (2) 10'x10' dock doors with levelers
- Four (4) grade level doors (Two 12'Wx12'H & Two 12'Wx10'H)
- 12'-14' clear height
- Built in 1989
- Concrete tilt & CMU construction
- Located in the desirable Airport Submarket, near high concentration of labor, retail amenities, and convenient access to I-80 & I-580.

 **\$3,389,000**
Sale Price

 **2** Cell Tower
Leases

 **±9,970 SF**
Square Foot Building



4616
AIRCENTER CIR

AIRCENTER CIR



13 MINUTES
TO CENTRAL RENO



9 MINUTES
TO RENO-TAHOE AIRPORT



AREA MAP

4616 AIRCENTER CIR **POPULATION**



3 miles
67,907

5 miles
217,780

18 MILES TO
CA/NV BORDER

DOWNTOWN
RENO



MILL ST

S ROCK BLVD

4616
AIRCENTER CIR

LONGLEY LN

AIRCENTER CIR

S MCCARRAN BLVD

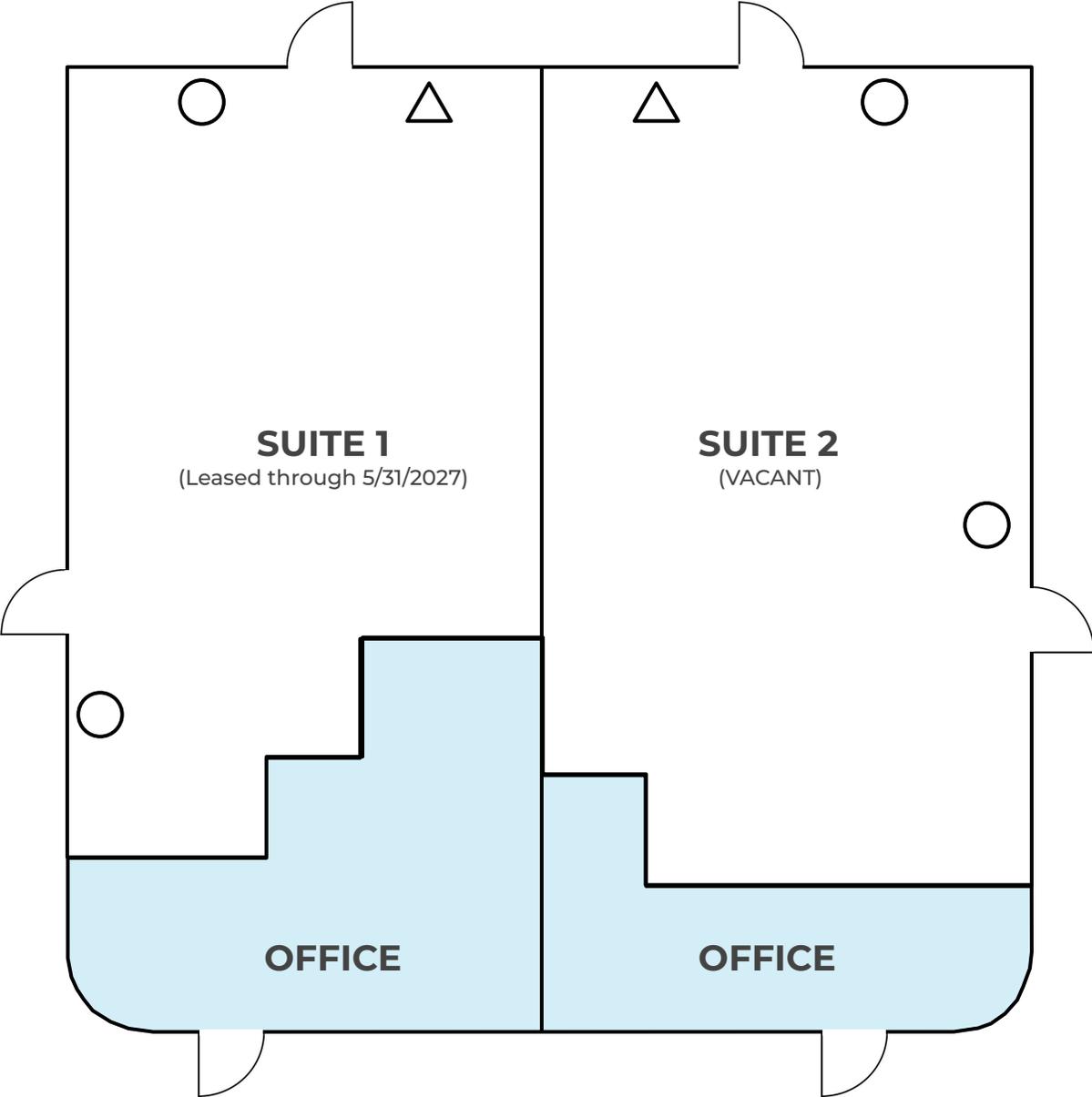


LOCATION HIGHLIGHTS

- Convenient access to major transportation routes and the Reno-Tahoe International Airport.
- Thriving submarket with high-tech, manufacturing, and distribution companies.
- Close to amenities such as hotels, restaurants, and retail stores.
- Business-friendly community with favorable tax climate.
- Proximity to highly-skilled workforce and access to higher education institutions.



FLOOR PLAN



○ = GRADE LEVEL DOOR

△ = DOCK HIGH DOOR

***NOT TO SCALE

LOCATION & TRANSPORTATION

MAJOR DISTRIBUTION LINK

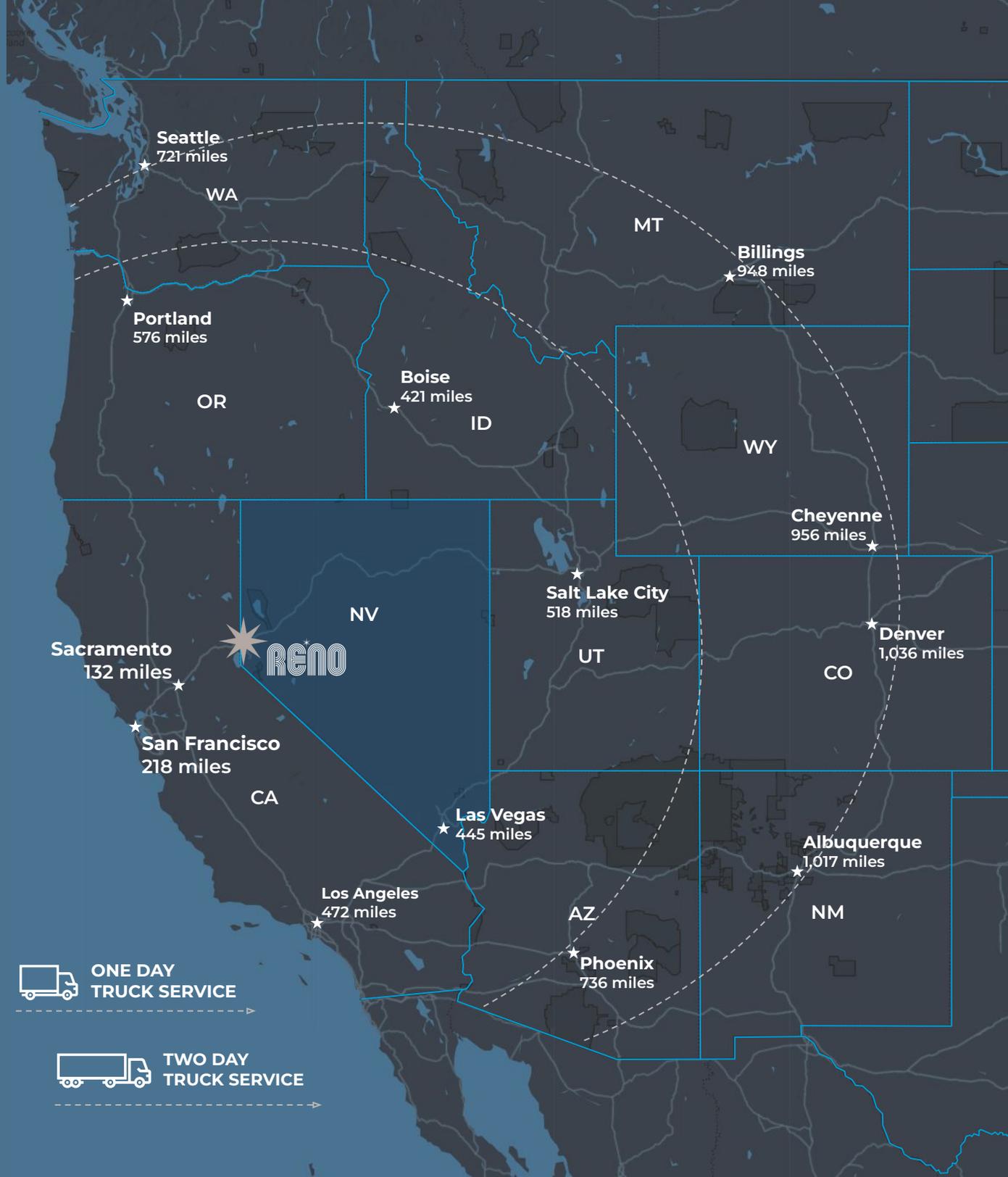
2,900 miles in length, I-80 is the backbone of U.S. logistics, linking West Coast ports with the Midwest and East Coast.

- Located ± 35.4 miles from the California border
- I-80 and I-580 interchange is ± 5 miles from subject property
- Reno Tahoe International Airport is ± 3.6 miles from subject property
- Downtown Reno is ± 8.2 miles from subject property

Distribution Hubs	Miles
FedEx Freight	3.8
FedEx Ship Center	1.5
FedEx Air Cargo	3.6
FedEx Ground	3
UPS Freight Service Center	3
UPS Customer Center	0.5
US Post Office	2

 ONE DAY TRUCK SERVICE

 TWO DAY TRUCK SERVICE



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



AMERCO



SNC



SIERRA NEVADA CORPORATION



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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