

**2.427**

**Acres**

**INDUSTRIAL LAND**

Carson City, NV 89706

**FOR SALE**

**PRICE | \$1,700,000**

**ZONING | LI**



**HEIDI CHISHOLM**

775.771.4705 **CELL**  
hchisholm@dicksoncg.com  
S.176954

**DAVID GEDDES**

775.232.4493 **CELL**  
dgeddes@dicksoncg.com  
S.177155

**CORFAC**  
INTERNATIONAL

## PROPERTY OVERVIEW

0 Research Way, Carson City, NV 89706

- **APN:** 008-922-07
- **Total Acreage:** 2.427 AC
- **Price:** \$1,700,000
- **Zoning:** LI - Limited Industrial
  - [See Permitted Uses Here](#)
  - Uses include, but are not limited to retail and wholesale uses such as:
    - Storage Units
    - Equipment Rental
    - Flex Space
    - Distribution Center
    - Office
    - Restaurant
    - Hotel
    - Fitness Center
- Potential to subdivide
- Easy Access
- Excellent visibility from I-580
- +/- 434' of frontage on I-580
- Annual Average Daily Traffic Interstate 580 - 40,500 (2023)
- +/- 220' of frontage on Research Way
- All utilities to site
- Reasonable hookup charges for water and sewer
- No water rights need to be purchased
- Located adjacent to the Battle Born Harley Davidson +/- 40K SF facility
- Level, easy to develop site
- Shovel Ready

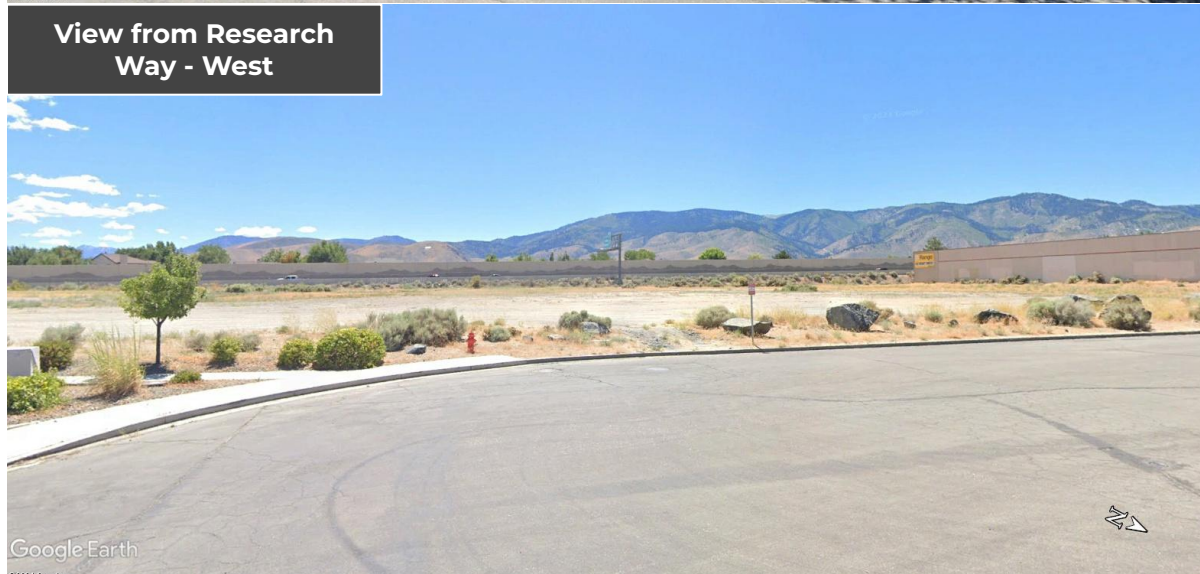
View from I-580



View from Research Way - South



View from Research Way - West



# LOCATION OVERVIEW



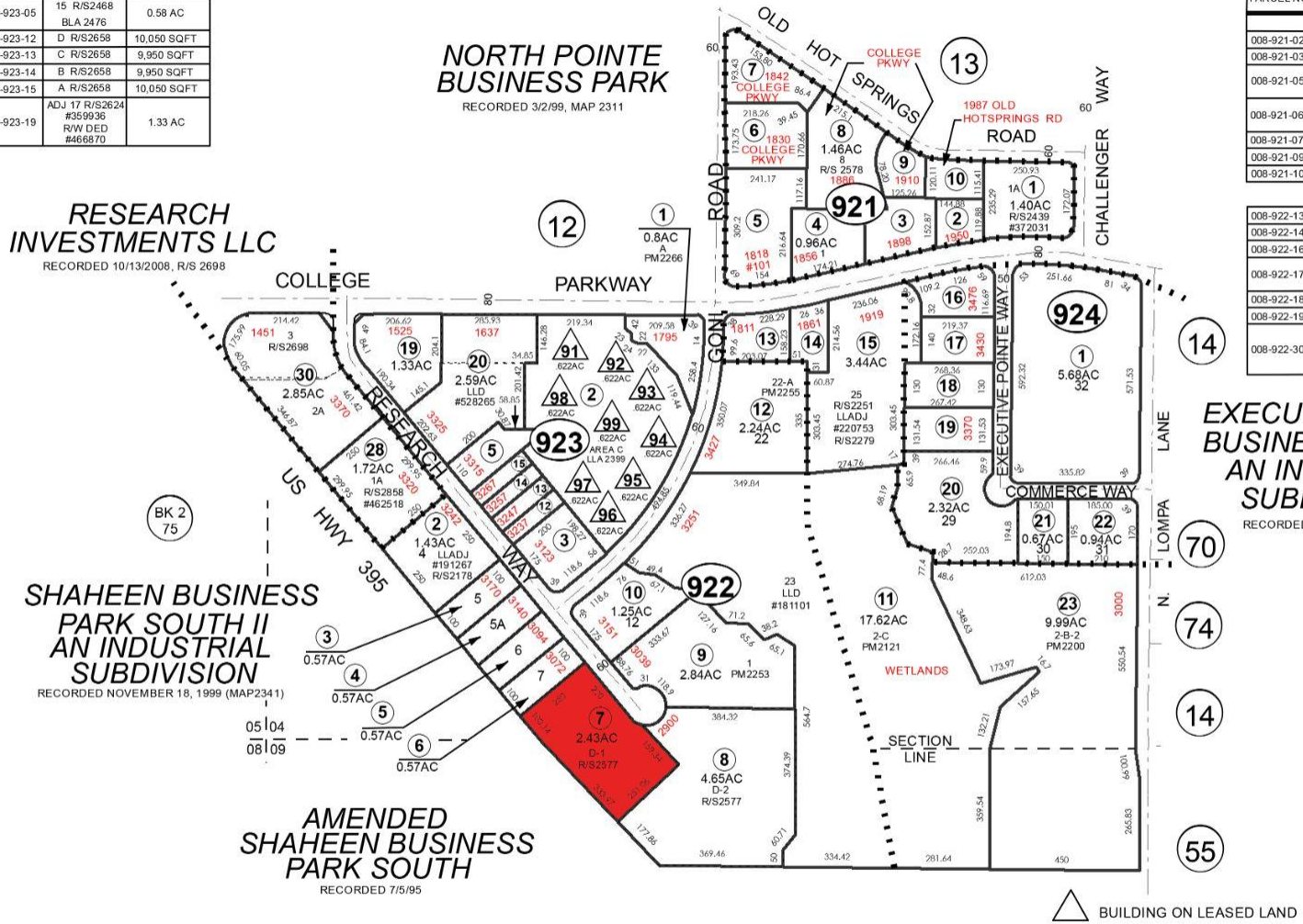
# PARCEL MAP

PORTION SECTION 4, T.15 N., R.20 E., M.D.B. & M.

BLOCK 923		
008-923-03	SPLIT BY DEED #188899	0.91 AC
008-923-05	15 R/S2468 BLA 2476	0.58 AC
008-923-12	D R/S2658	10,050 SQFT
008-923-13	C R/S2658	9,950 SQFT
008-923-14	B R/S2658	9,950 SQFT
008-923-15	A R/S2658	10,050 SQFT
008-923-19	ADJ 17 R/S2624 #359936 R/W DED #466870	1.33 AC

BLOCK 921		
008-921-02	5 R/S2445	0.46 AC
008-921-03	4 R/S2445	0.81 AC
008-921-05	ADJ 2 R/S 2569 LLA # 341071	1.68 AC
008-921-06	ADJ 3 R/S 2578	1.10 AC
008-921-07	9 R/S2578	0.96 AC
008-921-09	7 R/S2445	0.57 AC
008-921-10	6 R/S2445	0.44 AC

BLOCK 922		
008-922-13	23 PM2255	0.67 AC
008-922-14	24 PM2255	0.48 AC
008-922-16	26 R/S2276	0.72 AC
008-922-17	27 R/S2276 LLA# 220753	0.70 AC
008-922-18	28A R/S2289	0.80 AC
008-922-19	28B R/S2289	0.81 AC
008-922-30	2A & 3 R/S2698 LLD #464602 R/W DED #466870	2.85 AC



UPDATED DOCUMENT #2276

CARSON CITY NEVADA  
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NOTE  
SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

Revised: 03/02/2022

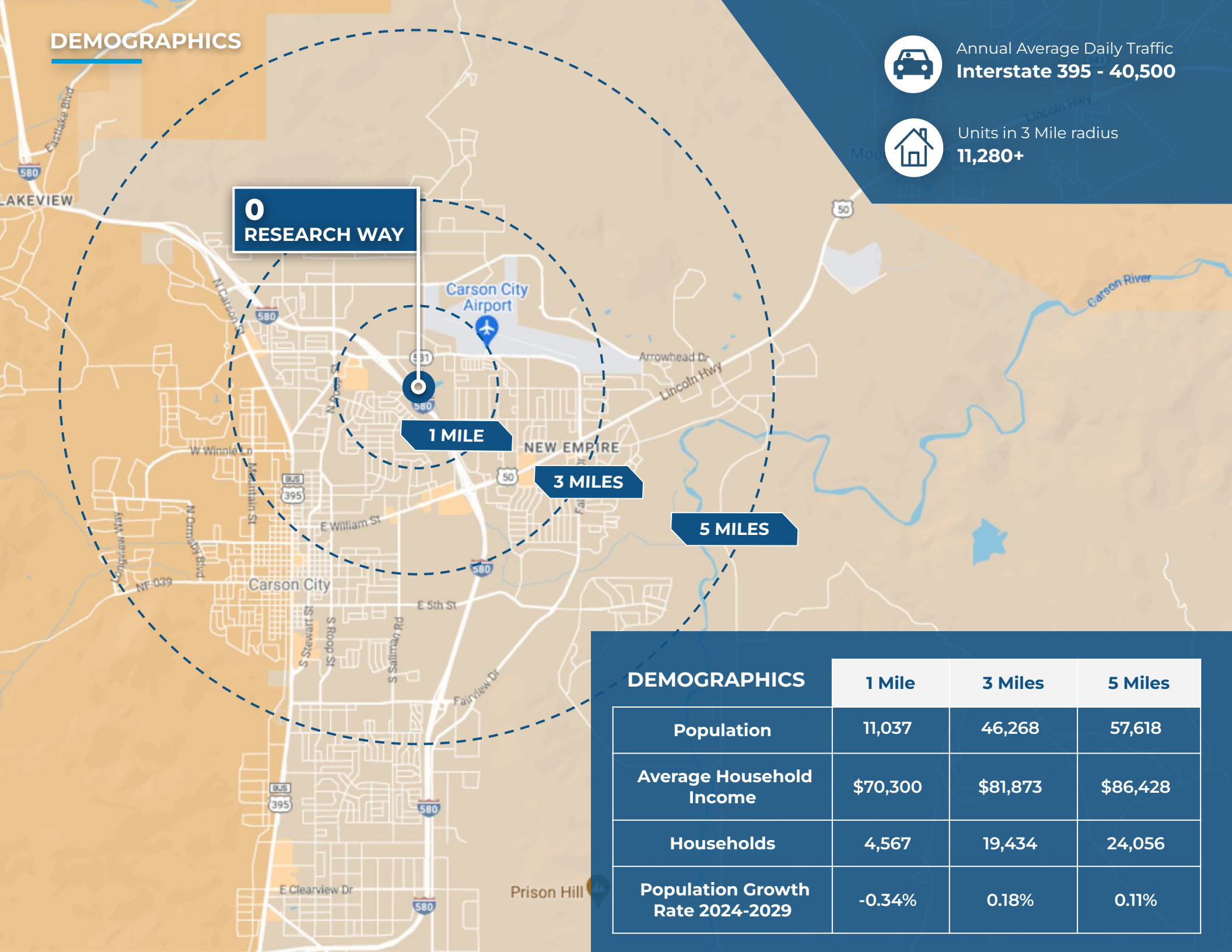
# DEMOGRAPHICS



Annual Average Daily Traffic  
**Interstate 395 - 40,500**



Units in 3 Mile radius  
**11,280+**



**0**  
**RESEARCH WAY**

**1 MILE**

**3 MILES**

**5 MILES**

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,037	46,268	57,618
Average Household Income	\$70,300	\$81,873	\$86,428
Households	4,567	19,434	24,056
Population Growth Rate 2024-2029	-0.34%	0.18%	0.11%

# **CARSON CITY & NORTHERN NEVADA** MARKET OVERVIEW

Carson City, Nevada, which is the capital city named after Kit Carson and one of the nation's most business-friendly states, excels in areas like taxes, electricity costs, workers' compensation, low crime rates, right-to-work policies, and state minimum wage. The city's historical ties include its connection with the Virginia and Truckee Railroad. In 1969, Ormsby County merged with Carson City, creating the Consolidated Municipality of Carson City and extending its city limits to the California state line in Lake Tahoe.

Carson City boasts one of the most diversified and balanced economies in Nevada, with over 1,800 business establishments employing more than 27,380 people. The services sector, employing 28,500, is the largest single employment category, followed by government (state and local) with over 11,500 employees. Retail trade ranks as the third-largest employer, with manufacturing following closely.

Key employers in the area include Carson Tahoe Hospital (1,000+ employees), Western Nevada Community College (400+ employees), and Fandango Casino (300+ employees). Carson City is also home to notable employers such as Walmart Stores, Inc., Chromalloy Nevada, Environmental Professional, Costco, Harley Davidson Credit Corp., Southwest Gas Corp., and Sierra Surgery & Imaging, LLC.

Northern Nevada has drawn innovative companies, including Apple and Tesla. Apple is in the process of constructing a \$1 billion, 300-acre data center in Reno Technology Park, primarily serving iCloud and internet services. Additionally, they've established a \$4 million warehouse in Downtown Reno to support logistics.

Since 2014, Tesla has operated a Gigafactory in the region, producing more battery power than all other car companies combined, with over 7,000 employees. Tesla's vision includes making it one of the world's largest buildings, fully powered by renewable energy.



# THE NEW NEVADA

## Grow Your Business Here.

### NORTHERN NEVADA



CITY OF RENO

- **Over 100 new start up companies** have set up shop in Northern Nevada in the past 2 years.
- Ranked in **TOP 10** places to live.
- Ranks **6TH** in Gen Z City Index for best places to live.
- Average commute time is **20 MINUTES**.

### BUSINESS FRIENDLY



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

### TECHNOLOGY INFRASTRUCTURE



- Major data centers: **Switch, Apple, Rackspace**.
- Research Collaboration.
- Home to **New Deantronics, Panasonic, Sierra Nevada Corporation**
- **“Super-Loop”** Fiber Network in Progress.

### REAL ESTATE, LAND, RESOURCES



- Affordable large-scale real estate and water available.
- Large Industrial Space.
- (**Tesla Gigafactory** in the Tahoe Reno Industrial Center).

### ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**

### SHIPPING HUB



- Less Than **1-Day** Truck Service To > **60 M Customers, 8 States, 5 Major Ports**.
- **2-Day** Truck Service to **11 States**.

### TAX ADVANTAGES



- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax

### TIER 1 UNIVERSITY



- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications

### WORKFORCE DEVELOPMENT



- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.



## ICONIC COMPANIES IN **NORTHERN NEVADA**

Tesla plans to invest \$3.6 billion to expand Gigafactory, introducing two new factories; a battery manufacturing facility and a truck factory that can support approximately 3,000 new team members.



TESLA

Gigafactory Nevada currently spans 5.4 million square feet and represents a \$6.2 billion investment for Tesla to date. Annually Tesla produces 7.3 billion battery cells, 1.5 million battery packs, 3.6 million electric vehicles and 1 million energy modules, employing over 11,000 staff members.

Switch is the largest, most advanced data center campus in the world encompassing up to 1.3 million square feet on 2,000 acres in the Tahoe Reno Industrial Center. The facility is powered 100-percent by renewable energy.



Google/Alphabet owns 1,210 acres in The Tahoe Reno Industrial Center a few miles south of Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company.



ITS Logistics is a premier Third-Party Logistics company that provides creative supply chain solutions. ITS logistics headquarters is located in Sparks, Nevada. ITS logistics also has a 40,000 square foot office located in the heart of Downtown Reno and over 1.5 million square feet of warehouse in Reno/Sparks.



New Deantronics built a 200,00 square foot medical device technology campus in the Spanish Springs Industrial Park in 2021. The industrial park is home to well known companies like U-Haul, San Mar and Foot Locker.



## Panasonic

Panasonic added 94,483 square foot campus located in Reno's airport submarket. The location is the PENA's division headquarters and features state of the art engineering labs, employee recruitment and training facilities and other functions.



Dragonfly Energy has a 99,000 square foot facility in Reno Nevada and has created over 150 jobs. Dragonfly Energy is an industry-leading manufacturer of deep cycle lithium-ion batteries and is spearheading conventional and solid-state lithium-ion battery research and development worldwide.



Apple's \$1 Billion data campus at the Reno Technology Park continues to expand years after its announcement in 2017 with over 100 employees and claims to get 100% of its power from renewable energy sources.



Redwood Materials is creating a closed-loop, domestic supply chain for lithium-ion batteries across collection, refurbishment, recycling, refining, and remanufacturing of sustainable battery materials. Headquartered in Carson City, with a 173 acre battery recycling operation at the Tahoe-Reno Industrial Center and leasing 670,000 square feet of Class A industrial space inside the Comstock Commerce Center. Redwood expects to invest \$3.5 billion in Northern Nevada over the coming decade and hire more than 1,500 people at their Tahoe-Reno Industrial Center site.