

FOR SALE
5705 TANBERG DRIVE,
SUN VALLEY, NEVADA
\$1,395,000



7,500 SF

.78 Acre Site

Flex Warehouse Bldg - Yard Potential



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PROPERTY HIGHLIGHTS



FOR SALE

- \$1,395,000
- +/- 7,500 SF METAL WAREHOUSE
- FREE-STANDING
- +/- .78 ACRE PARCEL
- 5 OVERHEAD DOORS (10' X 10')
- I (INDUSTRIAL) ZONING
- WASHOE COUNTY (SUN VALLEY)
- IDEAL FOR INVESTOR OR OWNER-USER
- 3 MILES TO US 395
- 5 MILES TO INTERSTATE 80
- 5 UNITS, ALL SEPARATELY METERED
- 11' TO 15' CLEAR HEIGHT EAVE TO PEAK

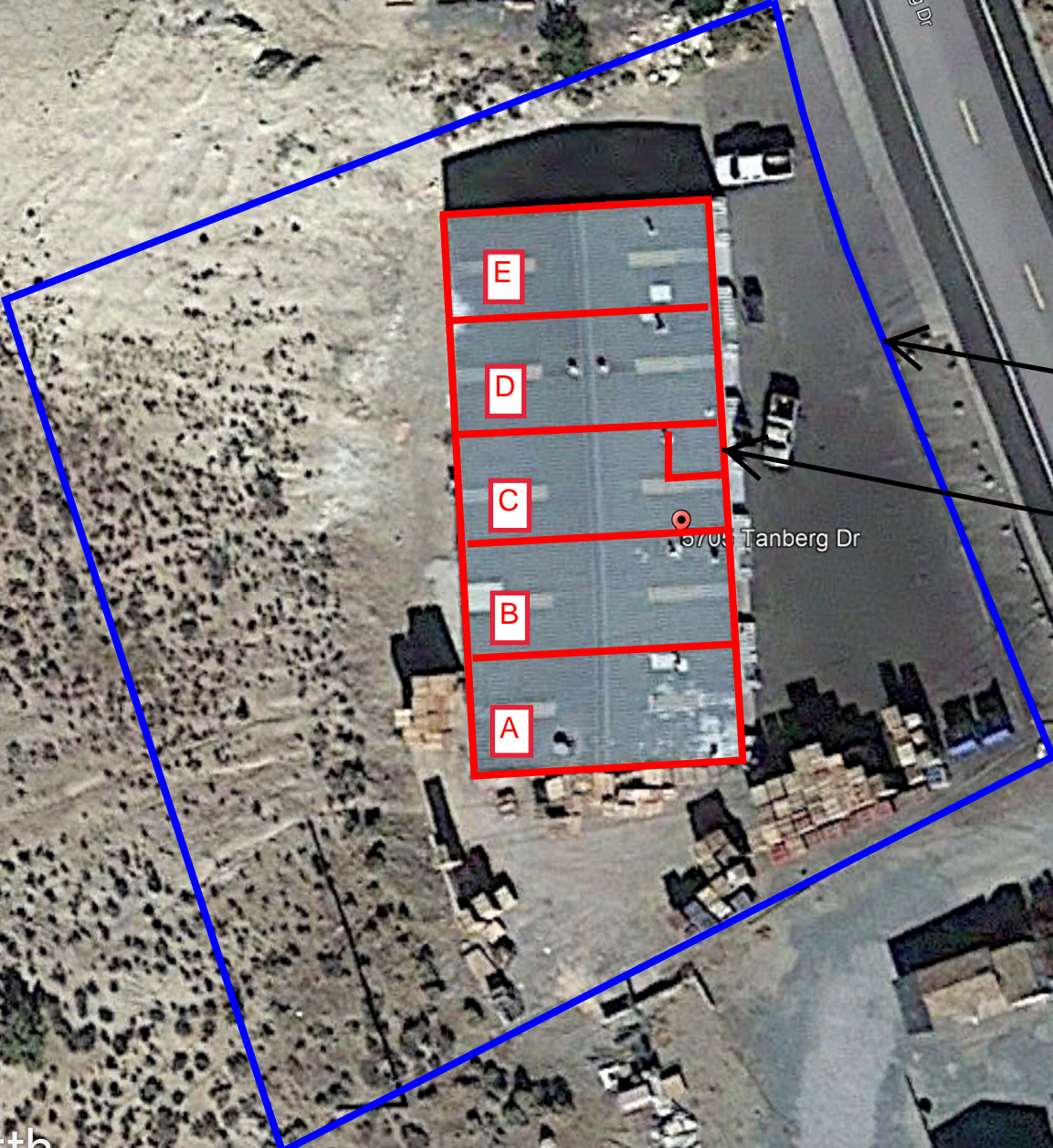


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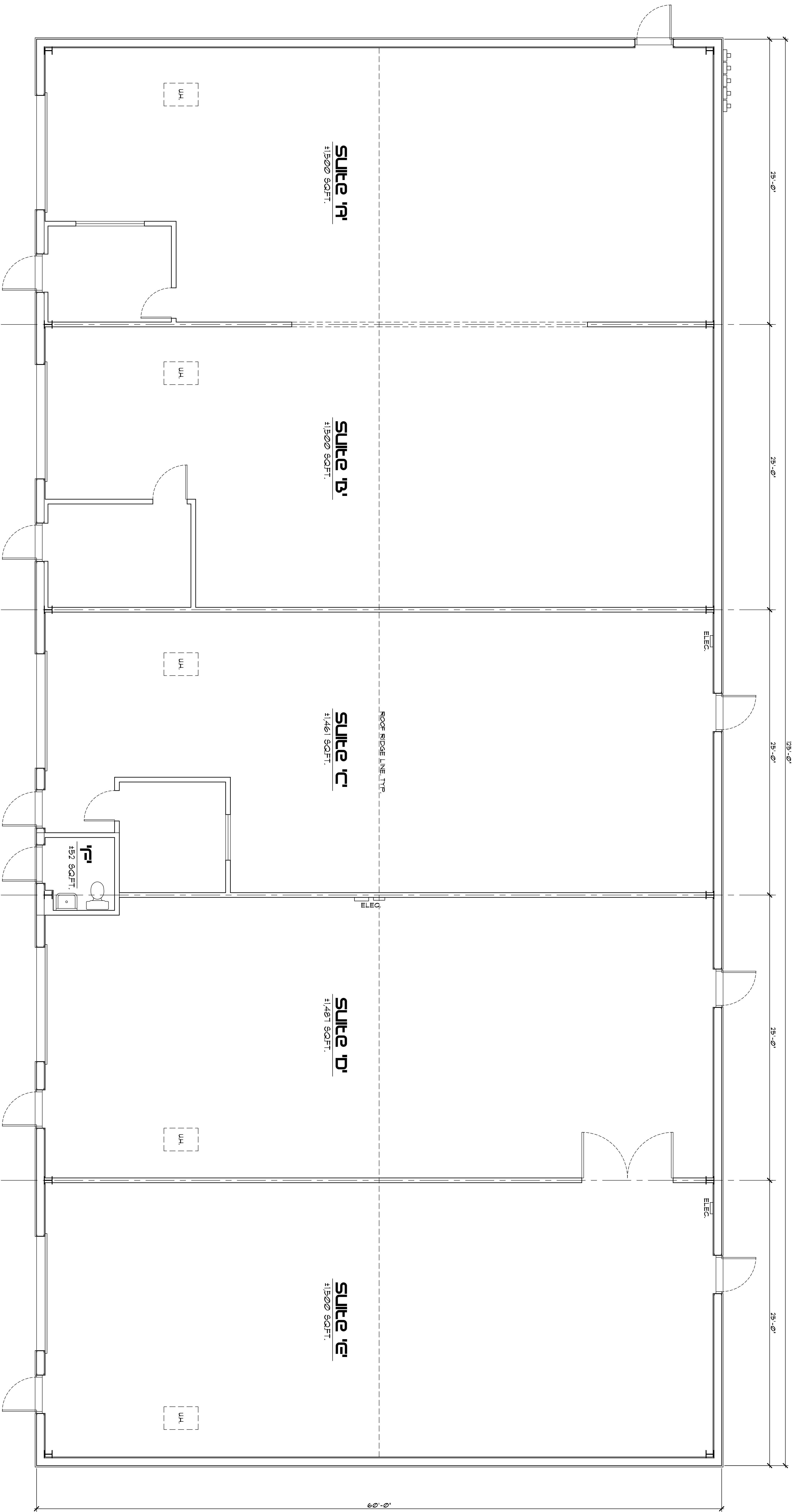
Legend
📍 5705 Tanberg Dr



Property Line

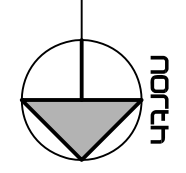
Central Restroom





25-UNIT FLOOR PLAN

SCALE 1/4" = 1'-0"



OVERALL BLDG. AREA APPROX. 1,500 SQ.FT.

COMMON RESTROOM AREA APPROX. 52 SQ.FT.

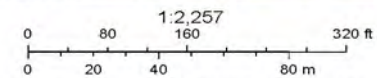
SITE PLAN



5705 TANBERG DRIVE SUN VALLEY NEVADA



November 21, 2023



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This information for illustrative purposes only. Not to be used for boundary.



COMMERCIAL REAL ESTATE SERVICES

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WHY RENO?



RENO, NEVADA - A GREAT PLACE TO DO BUSINESS

Companies like Tesla, Switch, Microsoft, Apple, Amazon, Zulily, Patagonia, Urban Outfitters, Thrive Market, Petco, and Panasonic call Northern Nevada home to some of their most crucial business functions. Companies are moving here to lower their operating costs and establish themselves in a place where their business can grow and where their employees can enjoy a lower cost of living. Reno serves the 11 Western states within 1-2 days by truck. Experience the advantages of moving your company to Reno and its business-friendly environment.

NEVADA TAX ADVANTAGES

- ❖ No corporate income tax
- ❖ No inventory tax
- ❖ No franchise tax
- ❖ No personal income tax
- ❖ No inheritance tax
- ❖ No estate tax
- ❖ No unitary tax
- ❖ No intangibles tax



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