

**5315**

**Reno Corporate Dr**

**Suite 100**

RENO, NV 89511

**OFFICE**

**For Sale & Lease**



**TOM FENNELL**, SIOR, CCIM

PRINCIPAL

775.850.3117 **OFFICE**

tfennell@dicksoncg.com

B.1001434



**CORFAC**  
INTERNATIONAL

# 5315

## Reno Corporate Dr

### Suite 100

RENO, NV 89511



**2,090**  
Square Feet



**0.065**  
Acres

SALE PRICE | **\$845,000.00**

LEASE RATE / PSF | **\$2.15/NNN**

ZONING | **PO**  
PROFESSIONAL OFFICE

YEAR BUILT | **2019**

APN | **164-421-42**

BUILDING SIZE | **2,090 SF**

LAND SIZE | **0.065 AC**

## PARCEL MAP



# Reno Corporate Dr

3 miles  
72,151

5 miles  
166,069

LONGLEY LN

BARRON WAY

**5315**  
RENO CORPORATE DR  
SUITE 100

RENO CORPORATE DR

## Location Highlights

- Located in one of South Reno's largest business hubs, neighboring a diverse mix of corporate, medical, and retail businesses.
- Offers easy access to Longley Lane and Double R Blvd.
- Close to restaurants, retail stores, and essential services.
- Ample on-site parking for convenience.
- Available 4/7/2025. Please do not disturb tenant.

N

# AREA MAP

DOWNTOWN RENO

 Reno-Tahoe International Airport

LONGLEY TOWN CENTER  
   HARU

INTERSTATE 580  
US 395

INTERSTATE 580  
US 395

S McCARRAN BLVD (ADT - 26,370)

 MEADOWOOD MALL  
A SIMON MALL  
 ROUND1  
 BRUNCH  
 DICK'S SPORTING GOODS  
 macys  
 JCPenney

LAUGHING CAT COFFEE

ANYTIME FITNESS

AIRWAY DR

OLD WORLD RENO  
Paisan's NV  
DELI & CATERING

DOUBLE R BLVD

5315 RENO CORPORATE DR SUITE 100

LONGLEY LANE (ADT - 15,770)

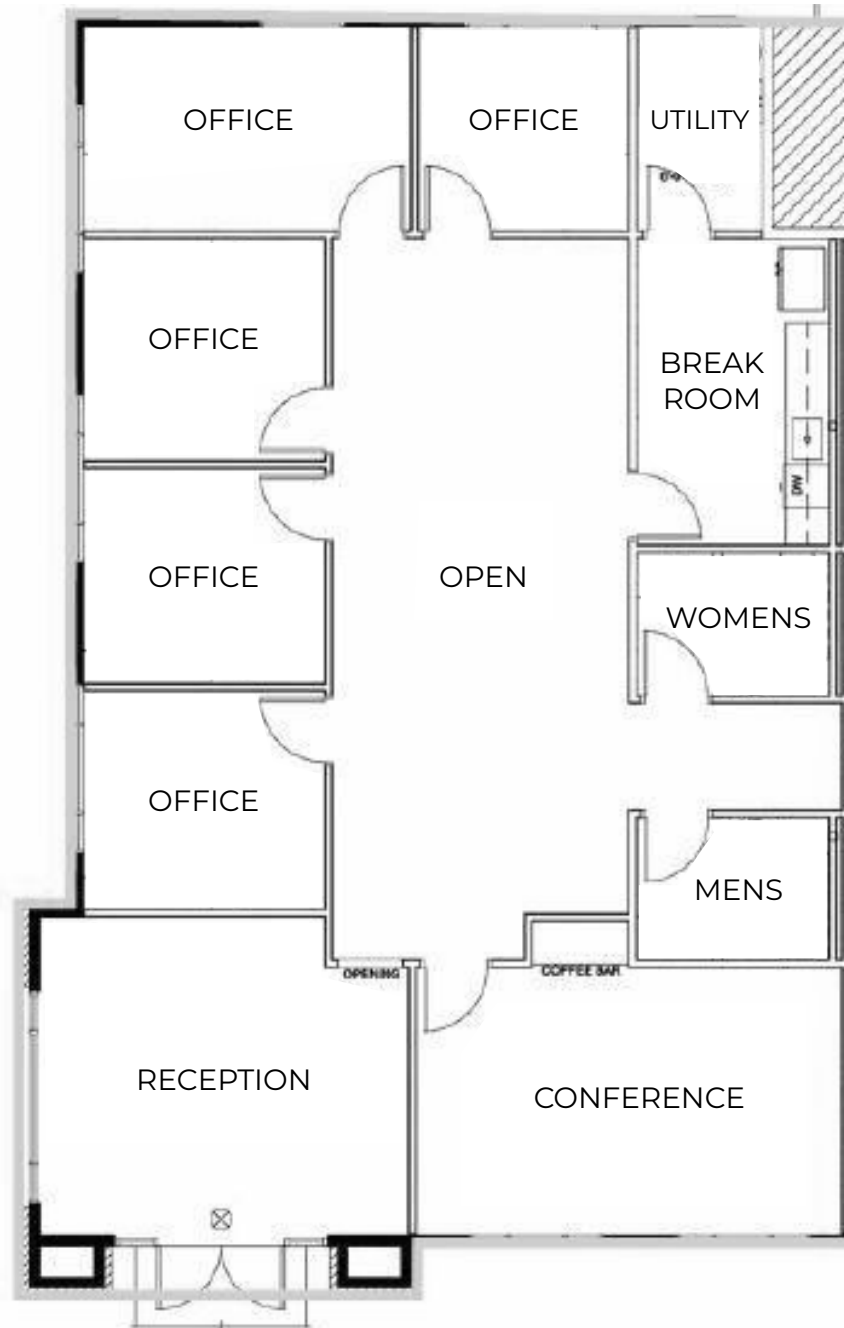
 Northern Nevada Sierra MEDICAL CENTER

INNOVATION DR



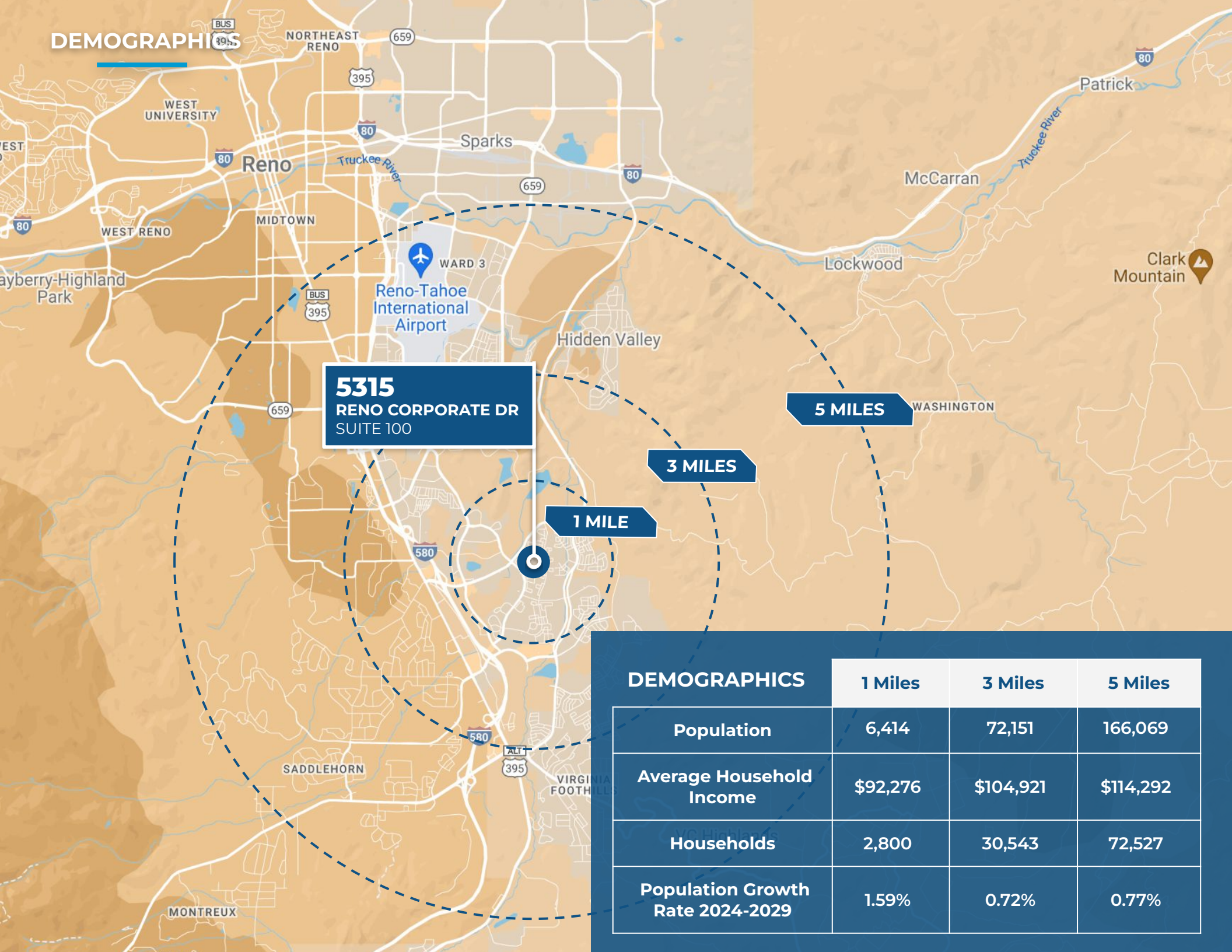


# FLOOR PLAN





# DEMOGRAPHICS



**5315**  
**RENO CORPORATE DR**  
**SUITE 100**

**5 MILES**

**3 MILES**

**1 MILE**

DEMOGRAPHICS	1 Miles	3 Miles	5 Miles
Population	6,414	72,151	166,069
Average Household Income	\$92,276	\$104,921	\$114,292
Households	2,800	30,543	72,527
Population Growth Rate 2024-2029	1.59%	0.72%	0.77%



# WHY RENO?

## LIVABILITY FACTORS



## ANNUAL EVENTS

Burning Man

Hot August nights

NV Museum of Art

Reno Rodeo

Rib Cook Off

Balloon Races

Riverfest

Artown



### TOP 5 SUNNIEST CITIES

300 Days of sun annually



### 18 SKI RESORTS

Within 1 hour



### 87 PARKS

With over 3,800 Acres of public recreational land within the city



### 50 CHAMPIONSHIP GOLF COURSES

Within 1.5 hours

**"Voted #1 Best Small City in the United States"**

*According to bestcities.org*

**"25 of America's best towns ever"**

*According to Outside Magazine*

**"Voted #4 Best Large City in the United States"**

*Ranked for Best Performing Large City by Milken Institute*

**"Ranked #6 for State Economic Growth"**

*According to US News*

**"Voted #9 for Best Places to Live for Quality of Life in the U.S. in 2022-2023"**

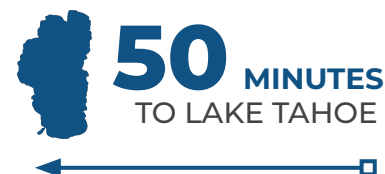
*According to usnews.com*

**"Reno the #2 market for companies relocating from California after Austin, Texas."**

*According to Bureau of Labor Statistics*

**"Voted the Happiest City in America for 2023"**

*According to Outside Magazine*



# 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.



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.