

5200

Neil Rd

RENO, NV 89509

OFFICE
FOR SALE



CORFAC
INTERNATIONAL

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5200
Neil Rd
RENO, NV 89509



1.03
Acres



11,940
Square Feet

SALE PRICE | \$3,600,000

BUILDING SIZE | 11,940 SF

LAND SIZE | 1.03 AC

ZONING | MU - MIXED URBAN

APN | 025-371-28

YEAR BUILT | 1988

PARCEL MAP

NEIL RD

5200
NEIL RD

About the Property

- Freestanding two story professional office building located in the Meadowood submarket.
- Building features functional layouts that consists of multiple private offices, open bullpen area, interior break room, and conference room
- Ample parking enough for a variety of different users
- Located along S McCarran Blvd with convenient in and out freeway access





AREA MAP



SALLY BEAUTY.

HARBOR FREIGHT



BARNES & NOBLE

ROMANO'S Macaroni GRILL



S VIRGINIA ST

MEADOWOOD MALL
A SIMON MALL

BOWLING & AMUSEMENT
ROUND1 **CRUNCH** **DICK'S SPORTING GOODS**

★ **macy's** **JCPenney**



S MCCARRAN BLVD

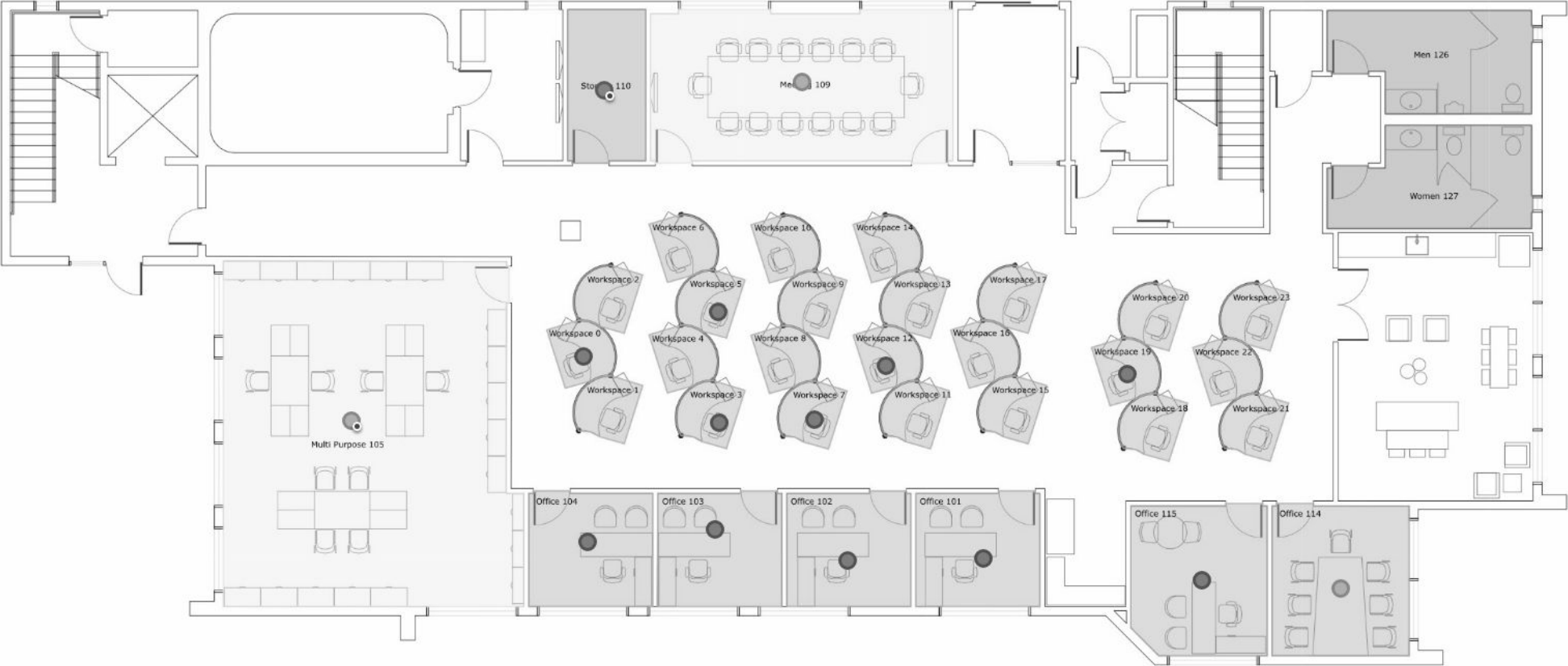
5200 NEIL RD



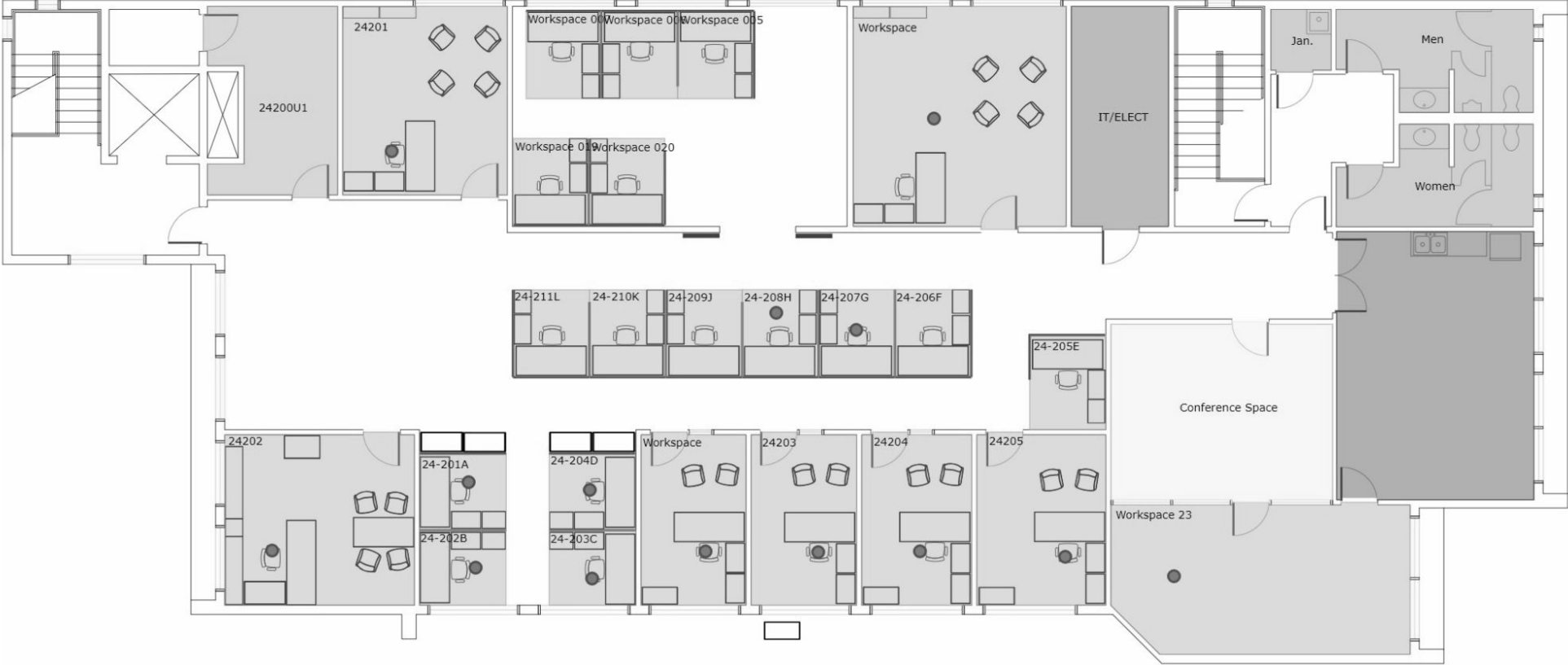




FIRST FLOOR PLAN



SECOND FLOOR PLAN



Demographics



Primary Traffic Counts (24 hrs.)

Neil Rd - 7,550



Units in 1 Mile radius

2,465+



**5200
NEIL RD**

5 MILES

3 MILES

1 MILE

	1 Mile	3 Miles	5 Miles
Population	8,291	74,384	185,485
Average Household Income	\$77,123	\$97,975	\$109,454
Households	3,453	32,042	82,117
Population Growth Rate 2024-2029	1.37%	0.80%	0.72%

**YOUR
COMPETITIVE
ADVANTAGE**

NORTHERN NEVADA A SMART CHOICE FOR GROWTH



**HOME TO
INDUSTRY
GIANTS**

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



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)



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



AMERCO



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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