

3855 GLEN STREET RENO, NEVADA 89502

Commercial Development Offering



3855 Glen Street presents a rare opportunity to acquire and develop ± 1.58 acres of commercial land in Reno's dynamic 89502 corridor. Zoned for flexible industrial use, this parcel can support either a modern office building or an office-warehouse hybrid, offering maximum adaptability for investors or occupiers.

± 1.58 Acres | Flexible Zoning |
Central Reno Location

Two Development Options:
4,680 sqft with 9,890 sqft
warehouse or up to three-story
44,000 sqft office

HIGHLIGHTS



New Construction – Modern office/warehouse or custom build-to-suit



Prime Location – Minutes from Reno-Tahoe Airport and I-580/US-395.



Zoning – City of Reno 'ME' (Mixed Employment) District – permits office, flex/industrial, warehouse, and educational uses.



Flexible Sizes – 14,570 SF now or up to 44,000 SF three-story office.



Ample Parking – 42 spaces (including ADA-compliant stalls); additional parking analysis recommended for larger builds.



Negotiable Terms – Lease or purchase; single-tenant occupancy.

PROPERTY DETAILS:



- **Address:** 3855 Glen Street, Reno, NV 89502
- **County:** Washoe County
- **APN:** 025-241-34
- **Lot Size:** 1.58 acres (approx. 68,825 sq ft)
- **Zoning:** ME Zoning for office and education
- **Topography:** Flat, development-ready
- **Utilities:** City water, sewer, power, and telecom available

INVESTMENT STRENGTHS:



Flexibility of two build scenarios (office or flex/industrial)



Close to Reno-Tahoe International Airport for regional distribution (limited cargo operations compared to major West Coast ports).



Centrally located in Reno with immediate highway access



Attractive to both regional tenants and national investors

AMENITIES



24 Hour Access



Reception



Wheelchair Accessible



Controlled Access



Storage Space



Air Conditioning



Situated in Reno's 89502 ZIP, the property lies in the heart of a business and employment corridor.

PROXIMITY:

(Depending on traffic)

🕒 **5 - 10 MINUTES**

1 Reno-Tahoe International Airport

🕒 **8 - 12 MINUTES**

Midtown District

🕒 **10 - 20 MINUTES**

2 Downtown Reno

🕒 **12 - 24 MINUTES**

3 University of Nevada Reno

🕒 **25-35 MINUTES**

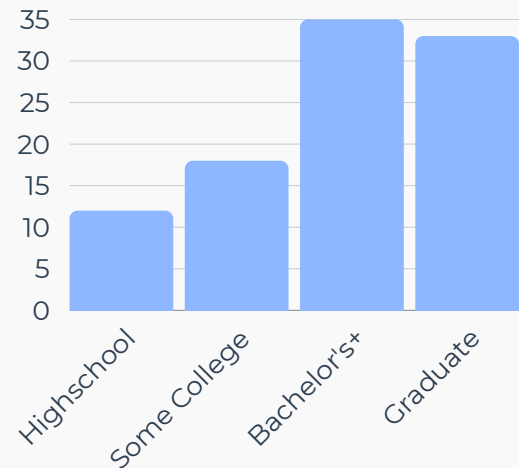
4 Tesla Gigafactory (Tahoe-Reno Industrial Center)

ACCESSIBILITY:

- Immediate access to **I-580/US-395** (north-south corridor)
- Quick connection to **McCarran Boulevard** (SR-659), Reno's main loop road
- Seamless links to Sparks, Carson City, and Tahoe-Reno Industrial Center

ZIP 89502 PROFILE:

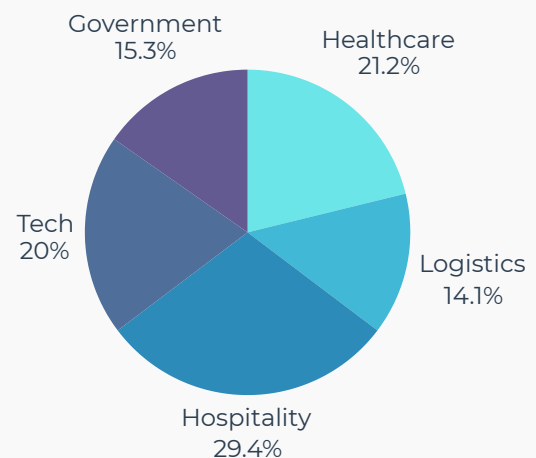
- Population: ~45,700
- Median Age: 35 years
- Strong renter base, supporting mobile workforce
- Mix of professionals, skilled trades, and service workers



CITY OF RENO PROFILE:

- Population: ~264,000
- Median Household Income: ~\$74,000 (ACS 2024)
- Education: 37% with bachelor's degree or higher
- Average Commute: ~21 minutes

Workforce sectors in Reno



EMPLOYER BASE NEARBY:

- Renown Regional Medical Center
- Washoe County School District
- City and County Government
- Major hospitality employers
- Expanding tech and logistics sector



Median Age: 35
Median Income: \$80K
Workforce Pop: Population ~ 45,700 (ZIP 89502); Estimated Labor Force ~ 24,000.

Reno is in the midst of a transformational economic expansion, with multiple Fortune 500 companies anchoring long-term growth.

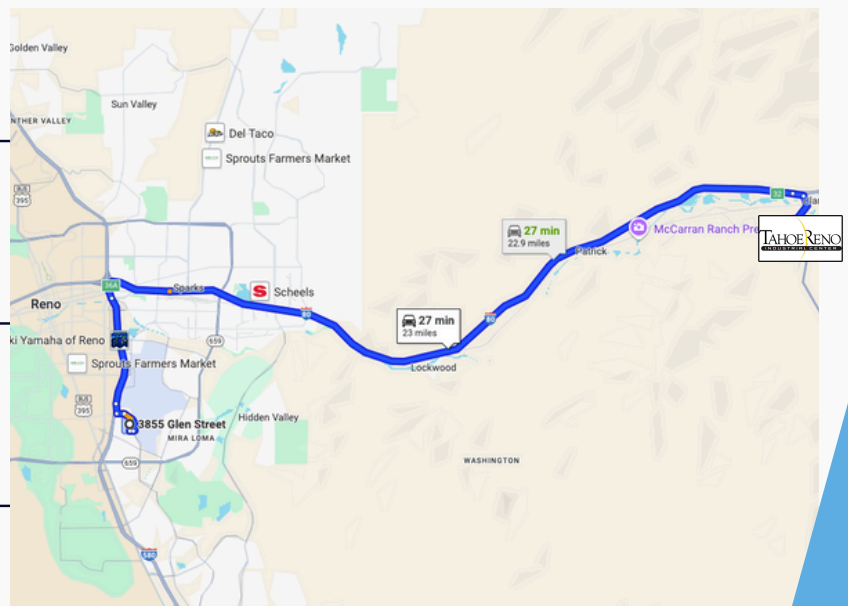


- Tesla Gigafactory: Anchors advanced manufacturing and battery technology in the region
- Switch SUPERNAP: A global technology data hub
- Amazon, Apple, Google: Growing logistics and data center facilities
- Healthcare Sector: Expanding hospital systems and medical research facilities
- Tourism & Gaming: Still a top driver, providing stability and diversity

Tesla Gigafactory: 5.4M sq ft built to date, with a master plan exceeding 10M sq ft

Switch SUPERNAP: One of the world's largest data center campuses.

Amazon: 800K+ sq ft facility



CONCEPT A:

OFFICE + WAREHOUSE HYBRID



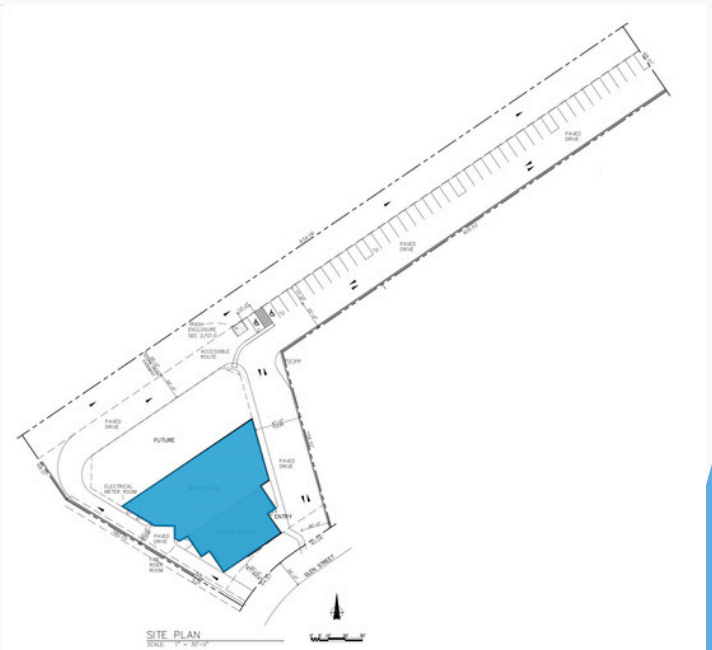
Vision: A versatile office-warehouse facility designed for modern business needs and warehouse storage

Ideal Tenants: E-commerce distributors, contractors, light manufacturers, and service companies needing combined office and warehouse space.

Competitive Position: Meets the rising demand for flex/industrial space across Reno, particularly near the airport and interstate corridors.

KEY FEATURES:

- Flexible warehouse space with drive-in
- Adjacent professional office space with reception and staff areas
- Parking and yard capacity for fleet or light distribution
- ME Zoning allows for office, sub contractors, and education.
- Total Size: Approximately 14,570 square feet.
- Warehouse Space: Approximately 9,890 square feet on the ground floor.
- Office Space: Approximately 4,680 square feet across three stories (about 1,560 square feet per floor).



CONCEPT B: OFFICE DEVELOPMENT

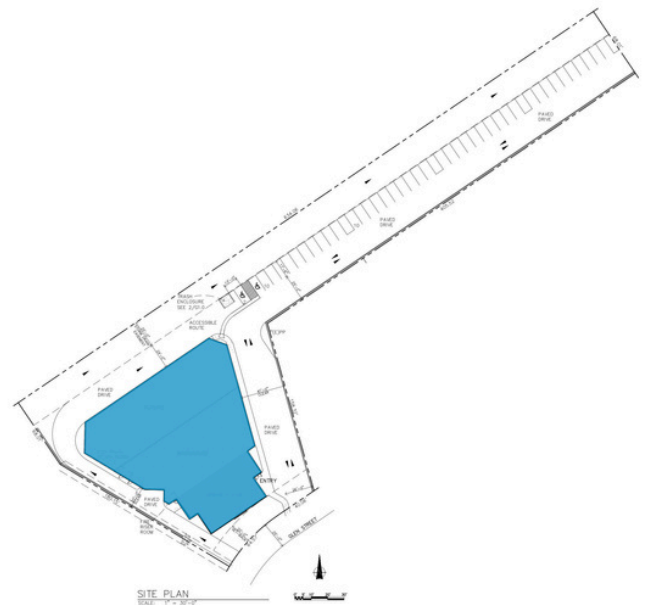


Target Tenants: Professional services, healthcare offices, legal practices, technology firms, educational/training centers.

Competitive Position: Competes with properties along S. Virginia Street, Plumb Lane, and McCarran.

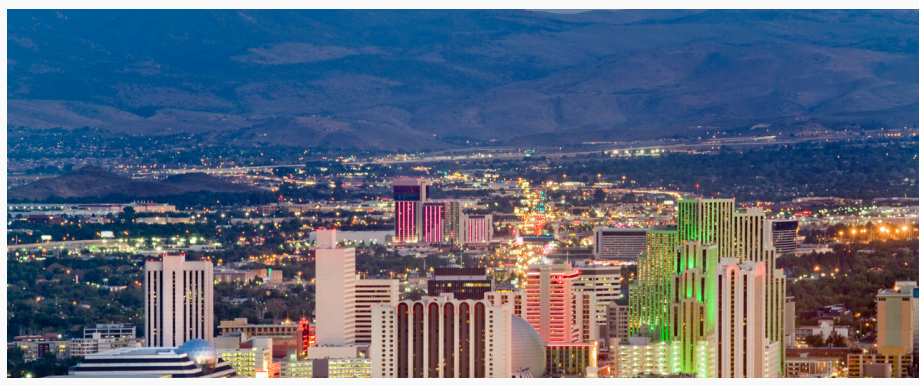
KEY FEATURES:

- Open floor plans, modern glass entry, flexible suites
- Dedicated parking on site
- Proximity to airport for executive travel
- Easy access for workforce commuting
- Up to 44,000 sqft, three-stories with an elevator



Vision: A Class A professional office building with contemporary finishes, flexible suite sizes, and high visibility.

Nevada is consistently ranked among the most business-friendly states in the U.S.



No State Income Tax

No Corporate Income Tax

No Franchise Tax

TAX ADVANTAGES:

- No corporate income tax
- No personal income tax
- No franchise tax on income (annual state business license fee and Modified Business Tax still apply).
- Competitive property tax rates (capped by state law)

BUSINESS CLIMATE BENEFITS:

- Right-to-Work state with a flexible labor market
- Streamlined regulatory environment with pro-growth policies
- Business incentives & abatements available through the Nevada Governor’s Office of Economic Development (GOED), including sales tax abatements, modified business tax abatements, and job creation incentives

LOCATION ADVANTAGES VS. OTHER STATES:

- Lower operating costs than California and other West Coast markets
- Access to major logistics corridors with less congestion
- Proximity to West Coast ports (San Francisco, Oakland, Long Beach) within a single day’s trucking distance
- Strategic central location for western U.S. distribution

	Nevada	California	Arizona
Corporate Tax	None	8.84%	4.9%
Personal Income Tax	None	up to 13.3%	up to 4.5%

Nevada consistently ranks among the top states for tax friendliness (Tax Foundation State Business Tax Climate Index, 2025)

LISTING AGENT INFORMATION

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Office-warehouse



up to 44,000 sqft office

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