

# NORTH VALLEYS INDUSTRIAL CENTER

## INDUSTRIAL BUILD-TO-SUIT FOR LEASE

**9630 N VIRGINIA ST.**

**SIZE** | ±143,640 SF (±45,000 SF Minimum)

**LEASE RATE** | NEGOTIABLE

**ZONING** | IC - INDUSTRIAL COMMERCIAL

DELIVERY PLANNED Q3 2024



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## SITE PLAN

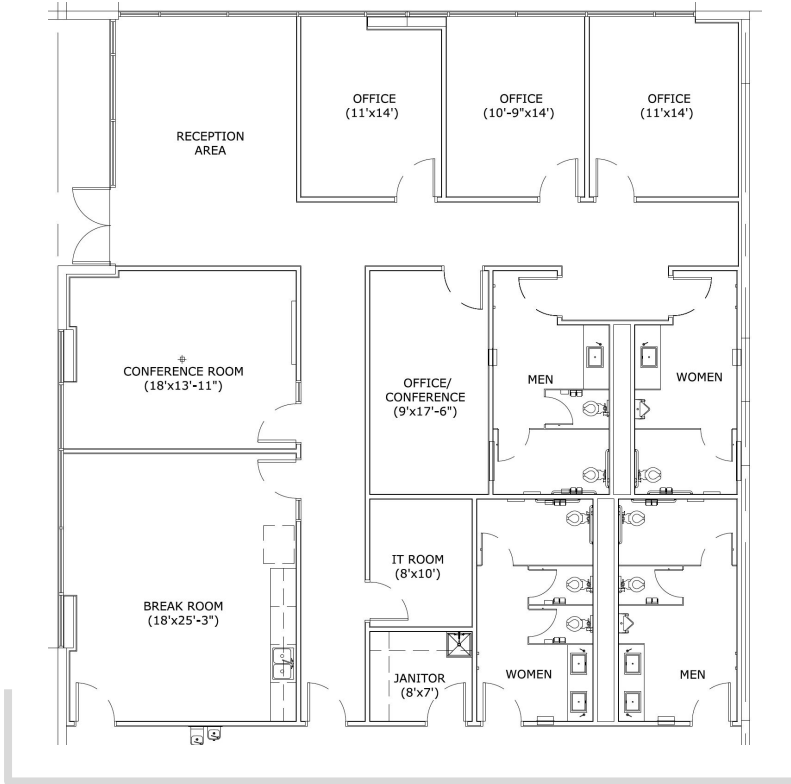


## PROPERTY FEATURES

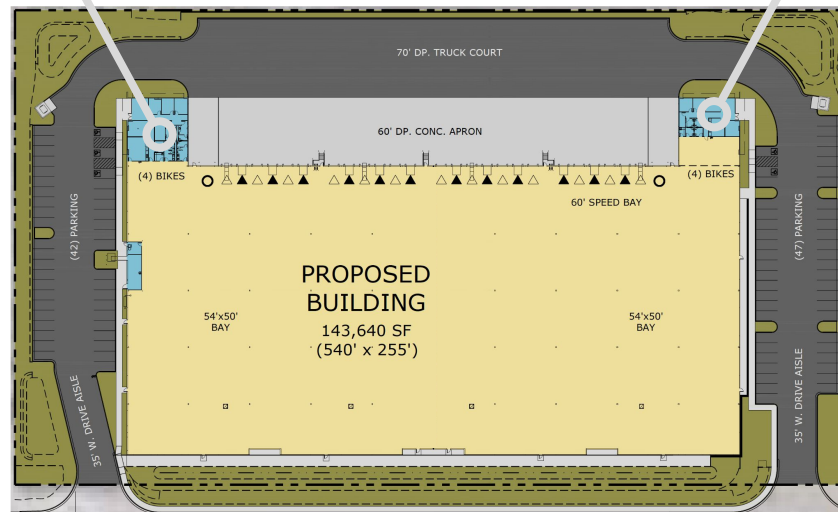
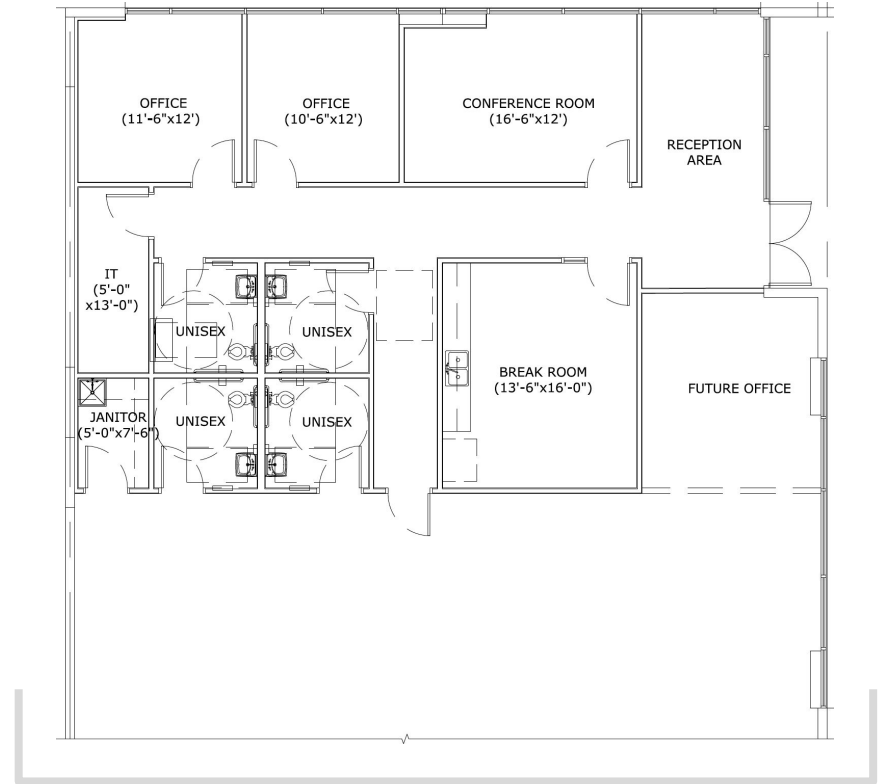
- ±143,640 SF Class "A" concrete tilt-up construction industrial building
- Divisible to ±45,000 SF
- ±2,971 SF & ±1,620 SF planned office spaces
- 25 dock positions with 35,000 lbs mechanical pit levelers at every other position and shelters at every position.
- 2 grade level doors
- 32' clear height after the first column
- 54'W X 50'D column spacing, typical
- 60' speed bays
- Secure fenced and lit truck court possible
- 2,200 amp (expandable to 4,000 amp) 277/480 volt 3-phase power
- LED warehouse lighting system with motion sensors and photocells for daylight harvesting
- ESFR System
- 89 auto parking spaces
- 130' truck court
- 7" concrete slab, sealed and joints caulked
- 60 mil single-ply roof membrane
- Skylights approximately 2.0%
- Fiber available
- Outdoor storage allowed in zoning

# PROPOSED OFFICE LAYOUT

## WEST OFFICE | ±2,971 SF



## EAST OFFICE | ±1,620 SF



**NORTH  
AREA MAP**



**9630  
N VIRGINIA ST**



**TEMPUR+SEALY**



**N VIRGINIA ST**

## AREA MAP

NORTH VALLEYS

LEMMON VALLEYS

SPANISH SPRINGS

9630  
N VIRGINIA ST

US  
395

INTERSTATE  
580

SUN VALLEY

SPARKS

INTERSTATE  
80

DOWNTOWN  
RENO

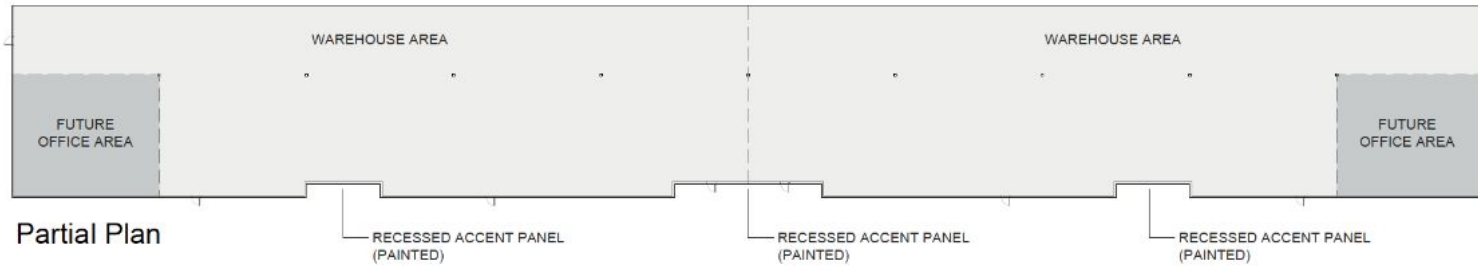
INTERSTATE  
80



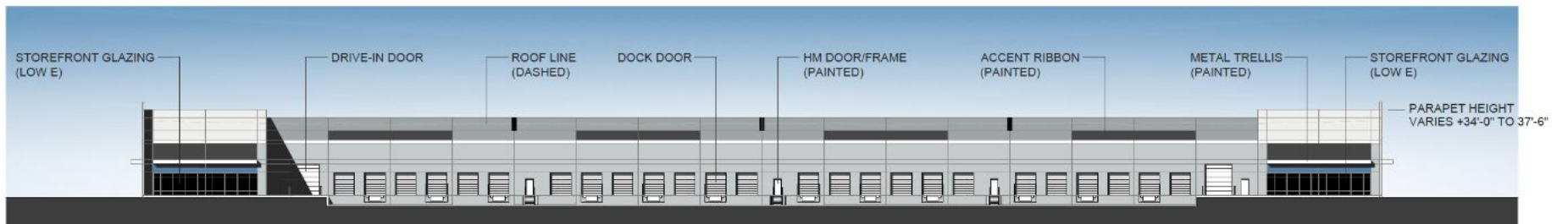
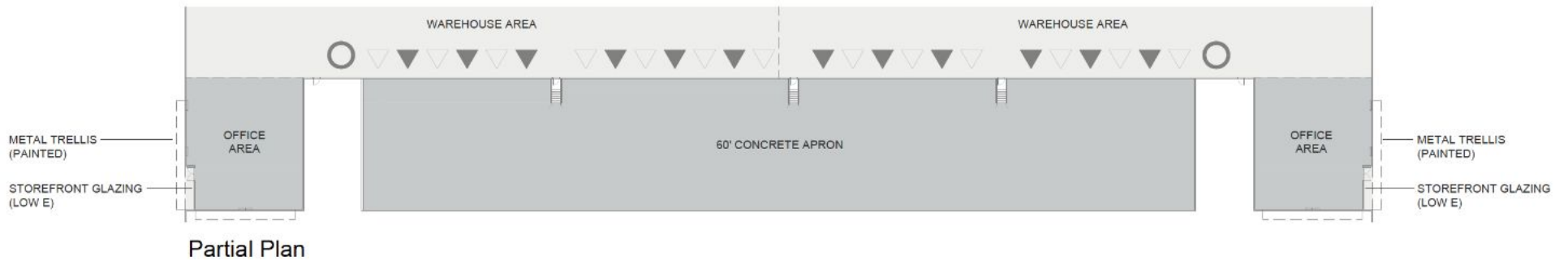
## LOCATION HIGHLIGHTS

- Located in the North Valleys Submarket
- Excellent building visibility & tenant signage on N. Virginia St.
- Easy freeway access to I-580: 1 mile via Stead Blvd & 1.5 miles via Lemmon Dr.
- Close proximity to services, labor and amenities
- 10 minutes away from Downtown Reno

# ELEVATIONS



South Elevation (N. Virginia)



North Elevation (Interior)

# RENO | SPARKS DEMOGRAPHICS



**9630  
N VIRGINIA ST**

**1 MILE**

**3 MILES**

**5 MILES**

**140 MILES TO  
SACRAMENTO**

**220 MILES TO  
OAKLAND**

**520 MILES TO  
SALT LAKE CITY**

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Employed</b>	2,440	20,122	34,889
<b>Average Household Price</b>	\$341,454	\$366,973	\$384,333
<b>Households</b>	1,710	13,548	23,829
<b>Average Household Income</b>	\$80,277	\$91,586	\$96,032

LABOR FORCE	EMPLOYED	UNEMPLOYED	UNEMPLOYMENT RATE
264,464	256,337	8,127	3.1%

OCCUPATION	MEDIAN HOURLY	MEDIAN SALARY
<b>Stockers &amp; Order Fillers</b>	\$17.77	\$36,960
<b>Logistics Analysts</b>	\$29.11	\$60,550
<b>First-Line Supervisors of Mechanics, Installers and Repairs</b>	\$30.63	\$63,700
<b>First-Line Supervisors of Helpers, Laborers and Material Movers</b>	\$29.94	\$62,280
<b>First-Line Supervisors of Office and Administrative Support Workers</b>	\$28.57	\$59,420
<b>Shipping, Receiving and Inventory Clerks</b>	\$18.08	\$37,610
<b>Chief Executives</b>	\$70.00 or More	\$193,570
<b>Transportation, Storage and Distribution Managers</b>	\$38.40	\$79,880
<b>Purchasing Managers</b>	\$48.06	\$99,960
<b>Medical Equipment Repairers</b>	\$36.84	\$76,630

# LOCATION & TRANSPORTATION

- Located 27 miles from the California border
- 12 miles from the I-80 and I-580 interchange
- 15 miles from Reno Tahoe International Airport
- 14 miles from Downtown Reno

## Proximity to Distribution Hubs

- FedEx Freight - 11 miles
- FedEx Ship Center - 12 miles
- FedEx Air Cargo - 10 miles
- FedEx Ground - 12 miles
- UPS Freight Service Center - 17 miles
- UPS Customer Center - 12 Miles
- US Post Office - 2 miles

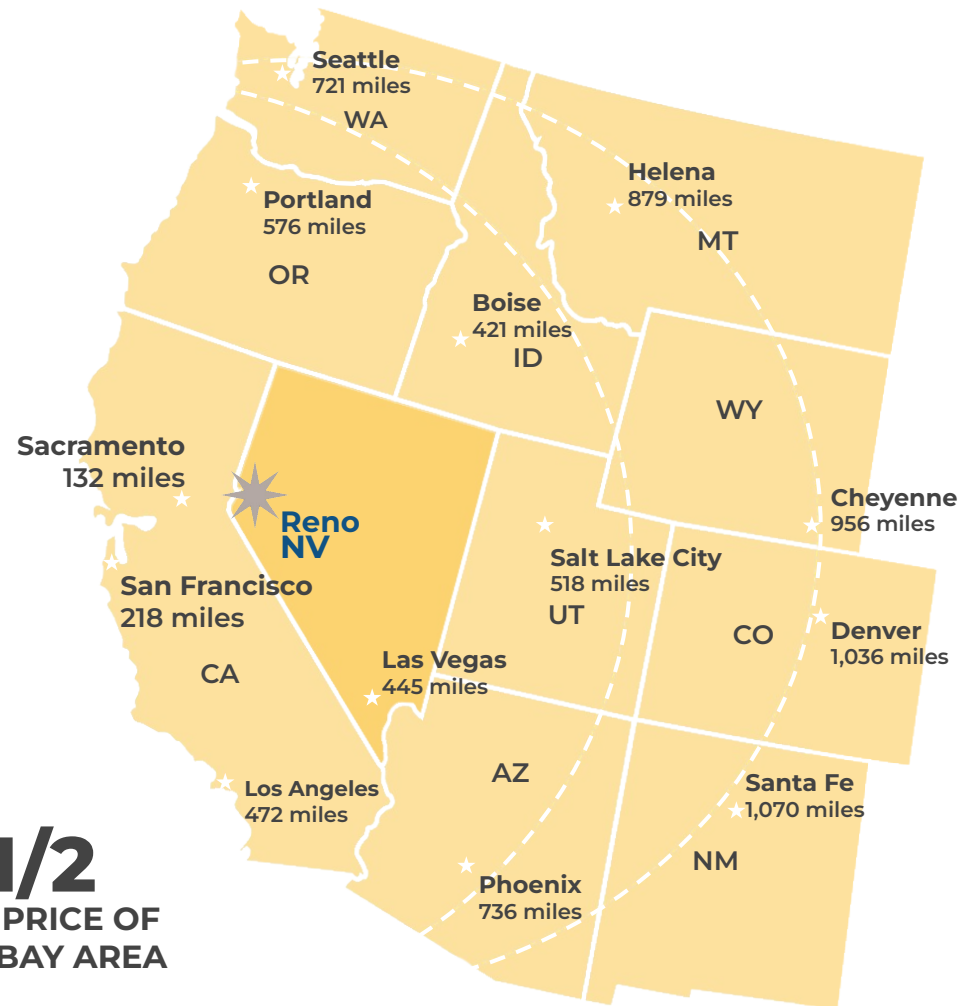
## Public Transportation

- Lemmon Dr Bus Stop - 20 minute walk

## Reno Drayage Rates

[CLICK HERE](#)

**1/2**  
THE PRICE OF  
THE BAY AREA



Less Than 1-Day Truck Service to over 60 million Customers, 8 States, 5 Major Ports.



2-Day Truck Service to 11 States and 10 Large Metros



NORTHERN NEVADA SHIPPING HUB



# NORTHERN NEVADA

## The new distribution hub of the West



### MAJOR COMPANIES IN THE MARKET

- Tesla
- IGT
- Walmart
- Charles River laboratories
- Sierra Nevada Corporation
- Intuit
- Amazon
- Microsoft
- Panasonic Energy
- UPS
- Hamilton Company
- AT&T
- Patagonia
- FedEx
- Arrow Electronics
- Caesars Entertainment
- Starbucks
- The Home Depot
- Henry Schein
- Chewy
- TriNet
- Chase
- JCPenney
- Arrow
- Petco
- Emerson
- OnTrac
- Tempur Sealy
- The Balm
- Renfield
- Mary Kay
- ITS
- Compass Health
- S&S
- Urban Outfitters
- Michelin
- Daimler
- Cardinal Health
- Sally Beauty
- InMusic
- GM Parts
- Union Supply Group
- New Deantronics
- U Haul
- Leviton
- Wurth
- QBP
- Vitamix
- Parts Unlimited
- Breakthru
- Ellsworth Adhesives
- Moni
- Swanson
- SanMar
- Walkenhorst's
- Clasen Quality Chocolate
- Solar Edge
- Foot Locker
- Velux
- Mishimoto
- Geodis
- Givens Transportation Solutions
- Leatt



## 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.

# RENO

## BUSINESS FACTS

### WHY NORTHERN NEVADA

#### BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

#### NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax

#### LABOR

- Nevada has one of the lowest labor costs in the region
- Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee Meadows Community College
- Roughly 65% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's population growth is projected to steadily increase 2.09% per year.
- Exceptional manufacturing growth in the past 6 years has led Reno to be among the top cities with manufacturing job increase.

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	4.95%	6.925%	6.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO



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