

For Sale or Lease

Colliers



Fernley Industrial Manufacturing Building

375 Industrial Drive, Fernley, NV 89408

±54,228 SF on 11.1 Acres

Call for Pricing

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375 Industrial Drive

Building Footprint	±54,228 SF
Office	±1,500 SF
Land Area	11.10 Acres
APN	021-261-26
Clear Height	35'
Loading Doors	4 grade level, 1 oversized
Floor Slab	8", reinforced concrete
Year Built	2001
Column Spacing	Varied
Sprinklers	Yes
Electrical Service	1,600 amp est.
Bridge Cranes	12 Ten Ton Bridge
Yard	Large, secured

Property Overview

Situated in the heart of Fernley's industrial corridor, 375 Industrial Drive is a 54,228 SF freestanding industrial building on an 11.10 acre parcel, offering expansion potential and a secured yard. Designed for heavy industrial use, it features 12 ten ton bridge cranes, an 8" reinforced concrete floor, and 1,600 amp electrical service. The 35' clear height, oversized grade-level doors, and north/south flow-through design ensure efficient operations.

The property includes ±1,500 SF of office space with restrooms and a break room. A large secured yard provides trailer parking and outdoor storage. With direct access to I-80 and E. Newlands Road, plus proximity to rail, this facility is ideal for users needing heavy infrastructure and logistics connectivity. Purpose-built for industrial users requiring robust infrastructure, overhead crane capabilities, and high-power availability, 375 Industrial Drive is a rare opportunity in one of Northern Nevada's fastest-growing industrial hubs.

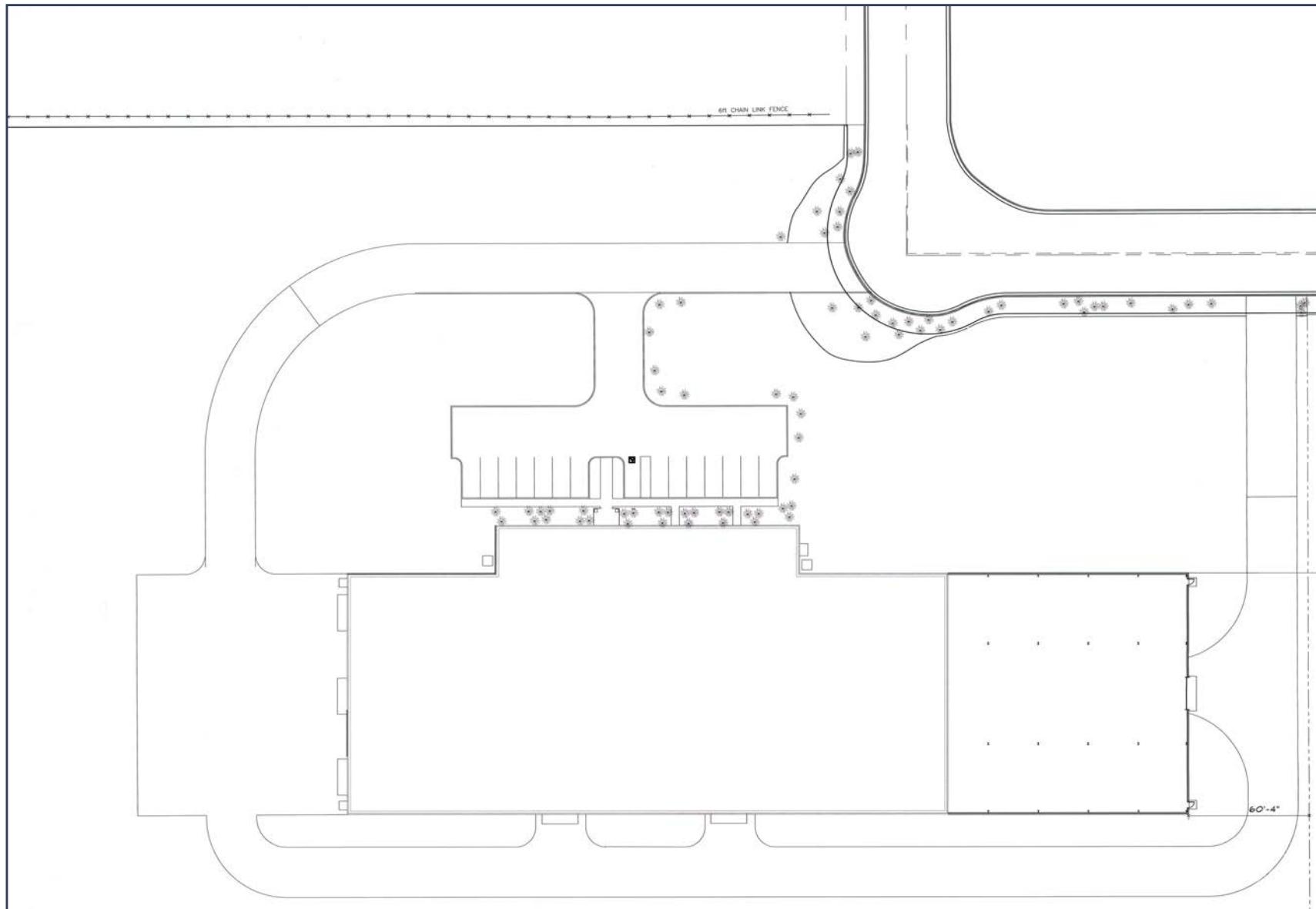
Call for Pricing

Area Demographics

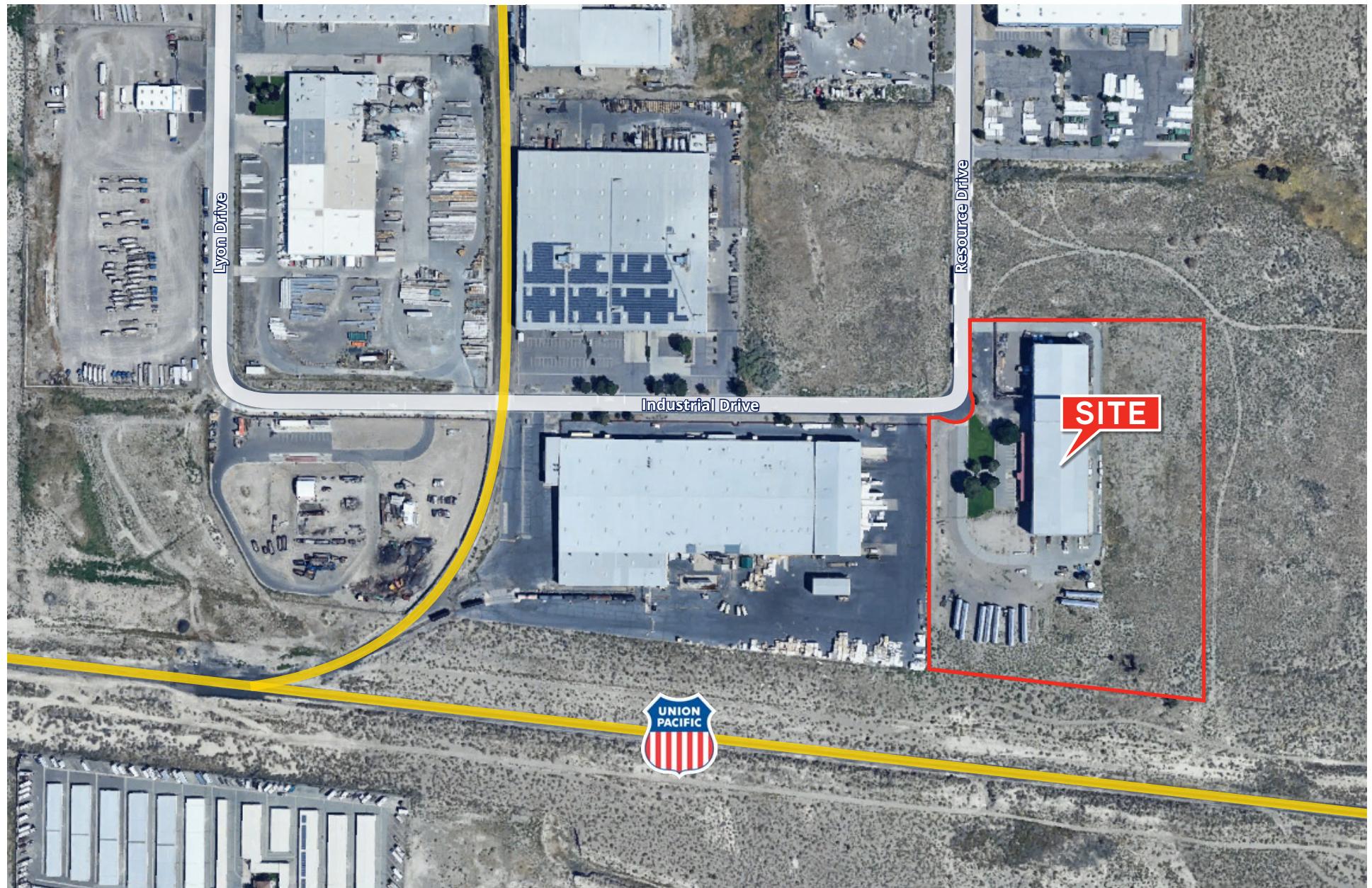
	Total Population	Average Household Income	Local Workforce
5 Mile	26,029	\$101,605	6,141
8 Mile	37,721	\$97,293	10,337
10 Mile	569,597	\$112,085	273,919

375 Industrial Drive

Building Plan – 54,228 SF



375 Industrial Drive – Rail Access



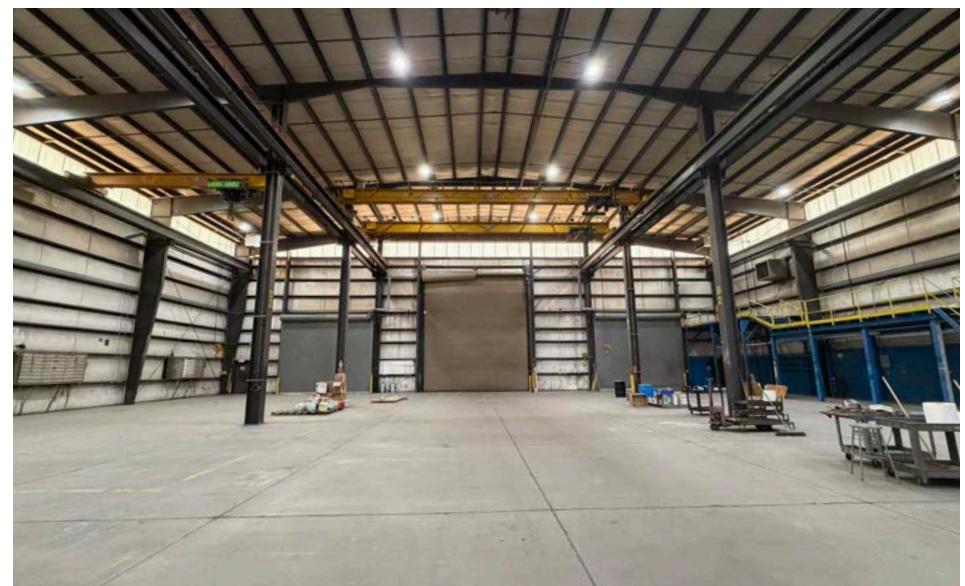
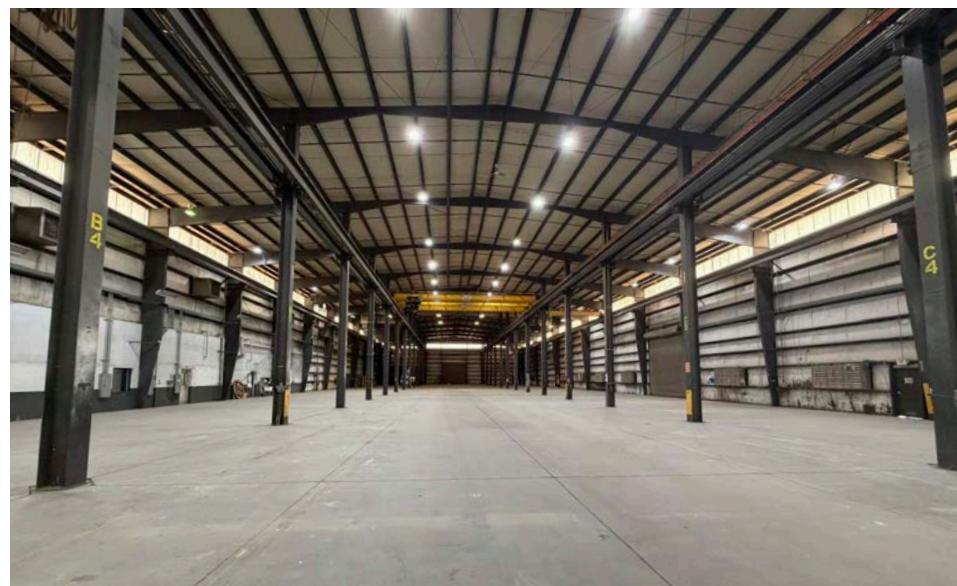
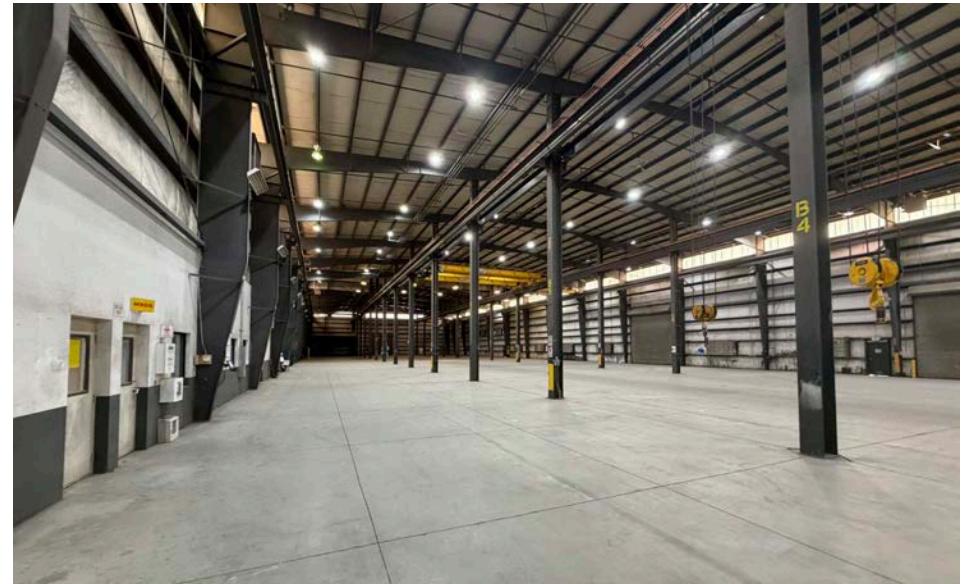
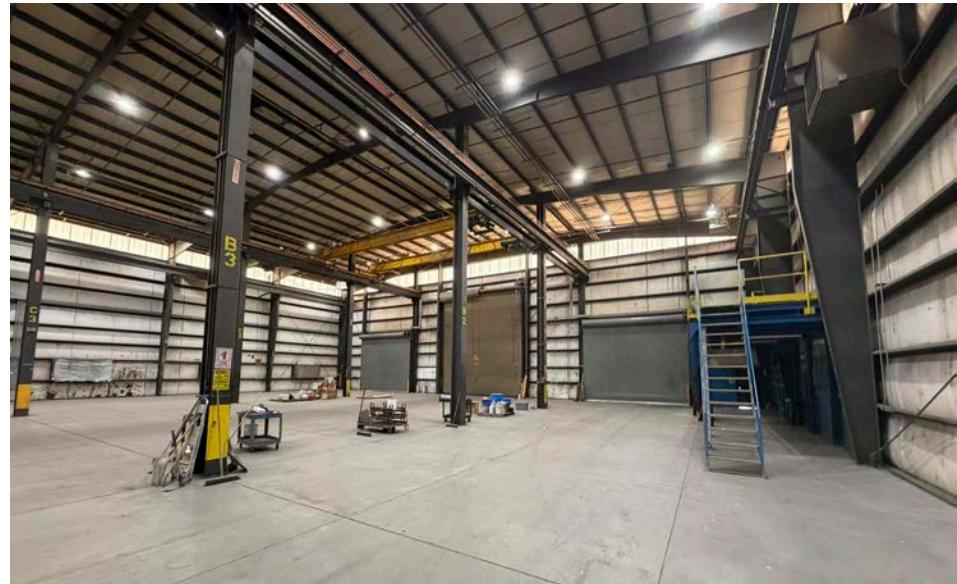
Property Photos



Surrounding Area Photos



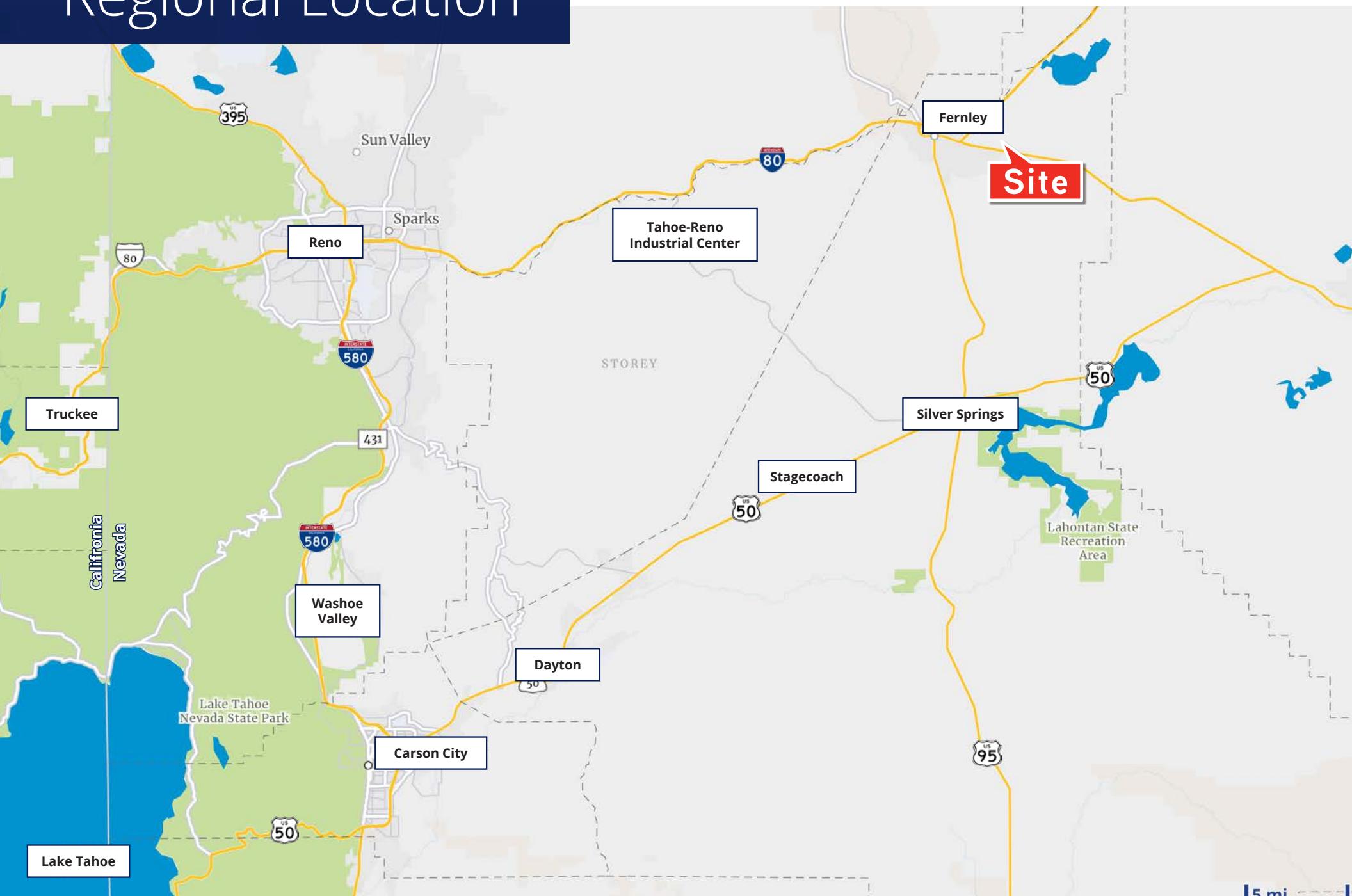
Interior Photos



Location Overview



Regional Location



Nevada Tax and Operating Advantages

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location



1.38%
Payroll Tax



6.85%
Sales Tax

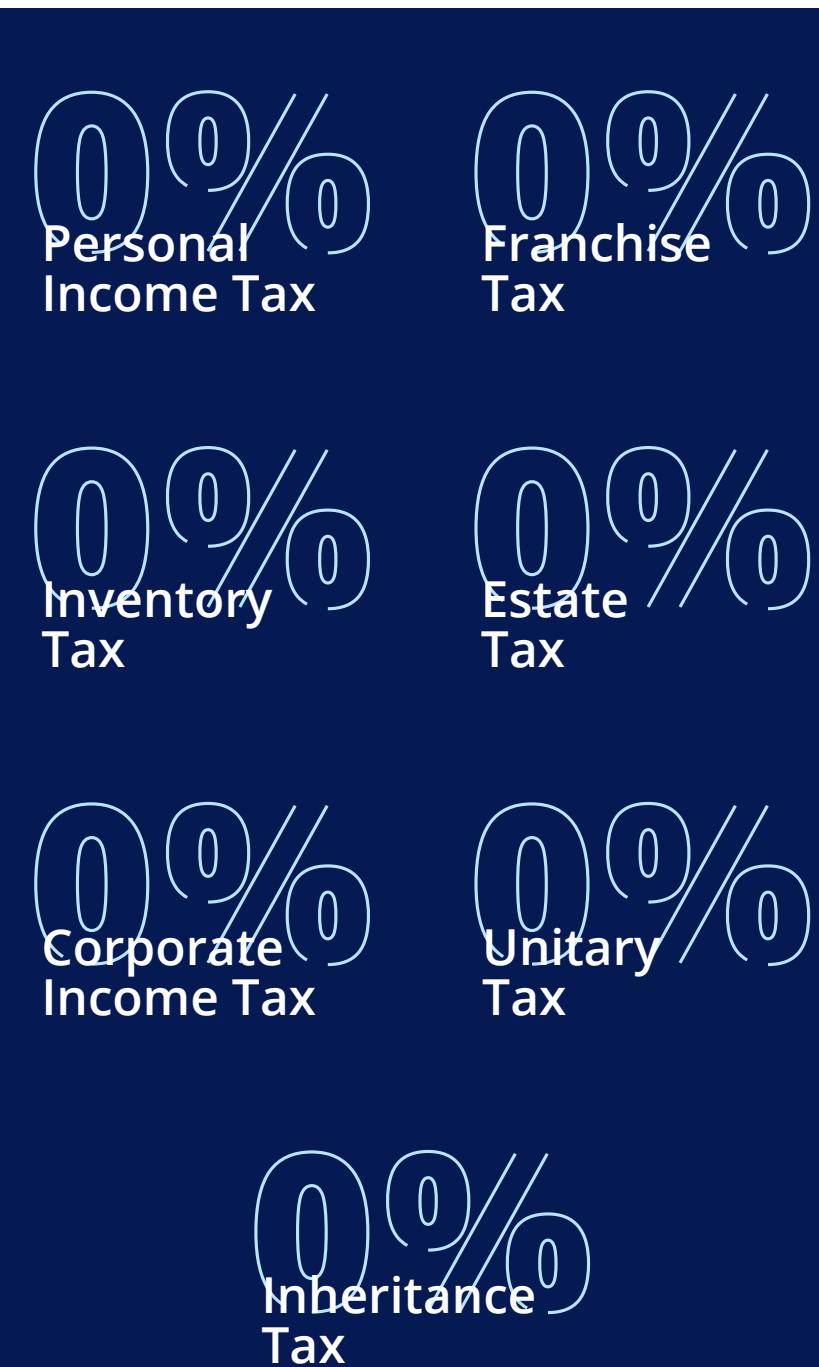


0.44%
Property Tax



0.25-5.4%
Unemployment
Insurance Tax

State	Corporate Income Tax	Individual Income Tax	Property Tax	Unemployment Insurance Tax	Capital Gains Tax	Sales Tax (state minimum)
Nevada	0.00%	0.00%	0.44%	0.25-5.4%	0.00%	6.85%
California	8.84%	13.30%	0.66%	1.5-6.2%	13.30%	7.25%
Arizona	4.90%	2.50%	0.39%	0.08-20.93%	2.50%	5.60%
Utah	4.95%	4.65%	0.44%	0.0-7.0%	4.95%	6.10%
Idaho	5.80%	5.80%	0.46%	0.24-5.4%	5.80%	6.00%
Oregon	7.60%	9.90%	0.78%	0.9-5.4%	9.90%	0.00%
Washington	0.00%	7.00%	0.72%	0.0-5.4%	7.00%	6.50%



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