

15
HWY 95A
YERINGTON, NV 89447

WAREHOUSE & RETAIL WITH YARD FOR SALE

SALE PRICE | \$1,399,000

WAREHOUSE SIZE | 5,000 SF

RETAIL SIZE | 5,000 SF

LAND SIZE | 2.18 AC

ZONING | M-1, C-2

APN | 014-431-08



WAREHOUSE



CLICK HERE

RETAIL



CLICK HERE



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PROPERTY FEATURES

- The 2.18 Acre parcel features two buildings that total 10,000 SF, a loading dock, and asphalt parking area.
- The 5,000 SF retail building, previously Silverado Mercantile and Stanislaus Farm Supply, includes two fitting rooms, two bathrooms, and an office/IT room.
- The 5,000 SF steel frame, open span warehouse includes bays that are clear span with three (3) 12' roll-up doors and one (1) 10' roll-up door. Both buildings were constructed in 1970 and remodeled in 2008.
- Located approximately one mile northwest of Yerington, in Mason Valley, Lyon County to the east of US Highway 95A, the parcel is surrounded by retail, storage, warehousing, and farmland with a vacant lot to the east, a propane supplier to the west, mini-storage to the north, and a popular local restaurant right next door to the south.

ZONING



FULL TABLE OF ALLOWED USES

C-2, CC
CLICK HERE

M-1, HI-S
CLICK HERE

- The parcel is split into two zones, M-1 and C-2. This is a great opportunity for a company that needs a flexible commercial property with generous parking, visibility, loading dock, ample fenced yard space, and warehouse area.
- The northernmost 1.0 Acres is Zoned M-1, Heavy Industrial (HI-Suburban). Permitted uses for HI-S include offices, heavy and light manufacturing, fabrication and assembly, warehousing and distribution, and medical/recreational marijuana cultivation/ processing/testing facility, as well as indoor shooting and archery range, convenience store with or without petroleum sales, automobile, truck or motorcycle repair shop, equipment rental, machine shops, welding, plumbing, etc., salvage yard, and self-storage/RV storage.
- The southernmost 1.1 Acres is Zoned C-2, Community Commercial (CC). Permitted uses for CC include retail sales, restaurants and brew pub/craft distillery, government administrative and civic buildings, public assembly buildings, adult or child day care, medical or dental office or clinic, indoor recreation/sports/fitness facility, hotel, motel or lodge, grocery store, and automobile, motorcycle, RV or boat repair shop.

SITE MAP

HIGHLIGHTS

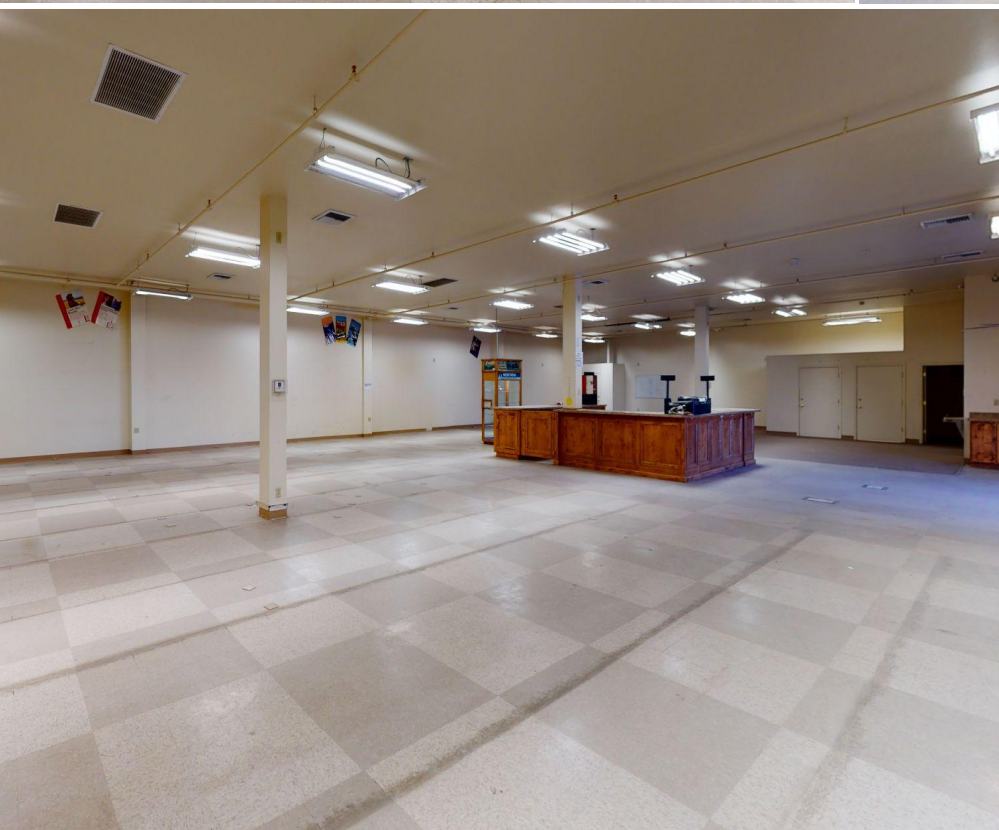
- Subject property located in Yerington, approximately 70 miles from Reno and 60 miles from Carson City.
- Unique combination of retail and warehouse space with loading dock, concrete pad, asphalt parking, and ample fenced yard area with water and power.
- Open floor plan in retail building for easy store layout planning.
- Warehouse features three (3) 12' Roll up doors.

DCG

SUBJECT PROPERTY

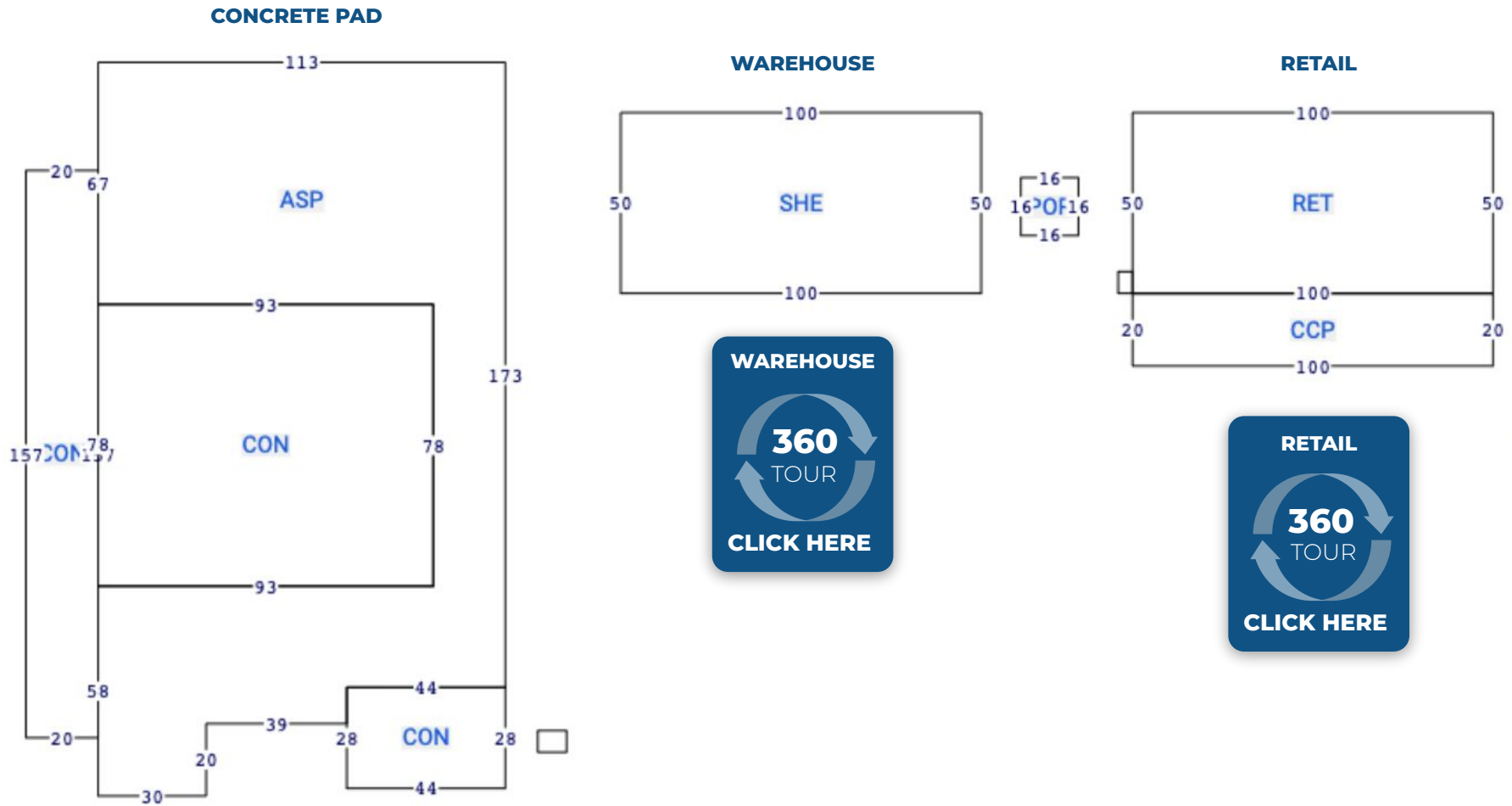
**While obtained from sources deemed reliable, broker does not guarantee information and no warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.*







FLOOR PLAN



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ABOUT YERINGTON

Yerington is the County Seat for Lyon County. Located in the Mason Valley between the Singatse and the Wassuk Mountain ranges. While mining in the area dates back to the 1800's, the town is primarily supported by the surrounding agricultural industry.

Yerington is only 30 minutes from USA Parkway leading to the TESLA Gigafactory and the Tahoe Reno Industrial Center, home to Switch, Google, Walmart, Petsmart, Tirerack, and many others. Yerington is approximately 55 miles to Carson City, Nevada's capital and 70 miles to Reno.

Recreationalists make Yerington their base camp for some of Nevada's most prized slices of backcountry, with the newly established Walker River State Recreation Area, which offers four distinct park units working together to offer visitors top-notch camping, hiking, biking, wildlife viewing, OHV exploring, and sections of river that have lured fishermen from around the nation for generations.



NOTABLE BUSINESSES & INDUSTRY



Peri & Sons Farms is located in Yerington and produces over 500 million pounds of onions each year, earning the nickname as "The Onion Capital of The West.". Peri & Sons started farming in 1913 with 50 acres of leased land. In 2022, the farm is now thousands of acres and provides 2,100 seasonal full-time employees. A study shows that the farm impacts the Northern Nevada economy by \$200 million.



Yerington is also home to the wildly popular three-day music festival, Night In The Country. This festival brings some of country music's top artists to perform in front of sold out crowds.



2020 CENSUS
POPULATION
3,190



WHY RENO?

LIVABILITY FACTORS



**TOP 5
SUNNIEST CITIES**
300 Days of sun annually



18 SKI RESORTS
Within in 1 hour



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



**50 CHAMPIONSHIP
GOLF COURSES**
Within in 1.5 hours



ANNUAL EVENTS



Burning Man
Hot August nights
NV Museum of Art
Reno Rodeo
Rib Cook Off
Balloon Races
Air Races
Riverfest
Artown

"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

"Nevada tops nation for inbound movers"
According to Reno Gazette Journal

"Reno the #2 market for companies relocating from California after Austin, Texas."
According to Bureau of Labor Statistics



15 MINUTES
COMMUTE TIME



35 MINUTES
TO TRUCKEE



50 MINUTES
TO LAKE TAHOE



3 HOURS
TO BAY AREA

ICONIC COMPANIES IN **RENO SPARKS**



In June 2014, Tesla broke ground on its \$5 billion, 10 million square-foot Gigafactory, which is being built in phases. It manufactures lithium-ion batteries, as well as Model 3 battery packs and drive units. As of February 2017, the Tesla Gigafactory had almost 1,000 permanent employees. When completed in 2020, the Gigafactory will be the largest manufacturing facility in the world and is forecasted to employ more than 10,000 people, up from initial estimates of 6,500.



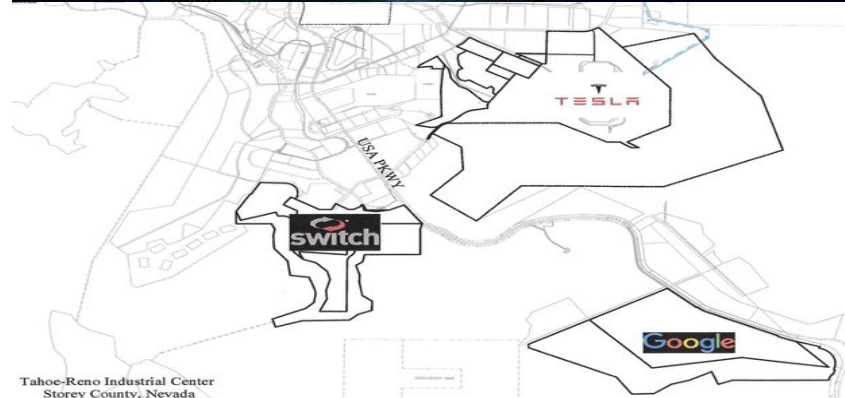
In November 2016, Switch opened the largest, most advanced data center campus in the world on 2,000 acres in the Tahoe Reno Industrial Center next to the Tesla Gigafactory. It is the first of eight planned data centers to be built at TRIC. The facility is powered 100-percent by renewable energy. Switch has connected Reno, Las Vegas, San Francisco, and Los Angeles via a SUPERLOOP which allows data to be transported between hubs in just milliseconds. eBay is an anchor tenant.



In April 2017 Google/Alphabet acquired 1,210 acres in The Tahoe Reno Industrial Center a few miles south from 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. Nevada is pursuing legislation that would pave the way for driverless taxis.



Apple's initial \$100 million data center at the Reno Technology Park east of Sparks is fully utilized. In May 2017, Apple announced it would invest another \$1 billion into the data campus. Part of the addition will include a \$4 million, 27,000 square-foot warehouse for shipping and receiving to be built on a vacant lot in downtown Reno.



THE NEW NEVADA

Grow Your Business Here..

GREATER RENO - SPARKS



CITY OF RENO

- **100 companies** have relocated here in 3 years.
- Cost of living .9% lower than national avg.
- Ranked in **Top 100** places to live.
- Ranked in **35 best cities** for millennials to work.
- Average commute **22 min.**

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, Ebay, Rackspace.**
- Research Collaboration.
- Home to **Microsoft, Intuit, Sierra Nevada Corp.**
- **"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.