



SPANISH SPRINGS, NV 89441

# LAND FOR SALE | INDUSTRIAL

**Price** | \$392,040

**Price PSF** | \$9.00

**Parcel Size** | 1.00 AC

**Zoning** | I - INDUSTRIAL

**APN** | 530-470-31

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CORFAC  
INTERNATIONAL



## AREA MAP



## LOCATION HIGHLIGHTS

- Close proximity to an abundant labor pool in the fastest growing residential submarket in Northern Nevada
- Business-friendly environment with access to ample amenities, retail services and public transportation
- Located in Spanish Springs Business Center - a 594 acre master planned business park with many pre-approved industrial uses
- Located outside of the 500 year floodplain

## Spanish Springs Housing Projects

Active Single Family Units:	2,269
Approved Single Family Units:	2,566
Active Multi Family Units:	1,218
Approved Multi Family Units:	450

Population :	3 Miles - 16,090	5 Miles - 36,167
Households:	3 Miles - 5,497	5 Miles - 12,354



# LOCATION & TRANSPORTATION

## MAJOR DISTRIBUTION LINK

2,900 miles in length, I-80 is the backbone of U.S. logistics, linking West Coast ports with the Midwest and East Coast.

- Located 25 miles from the California border
- I-80 and I-580 interchange is  $\pm 12.3$  miles from subject property
- Reno Tahoe International Airport is  $\pm 15.1$  miles from subject property
- Downtown Reno is  $\pm 14.3$  miles from subject property

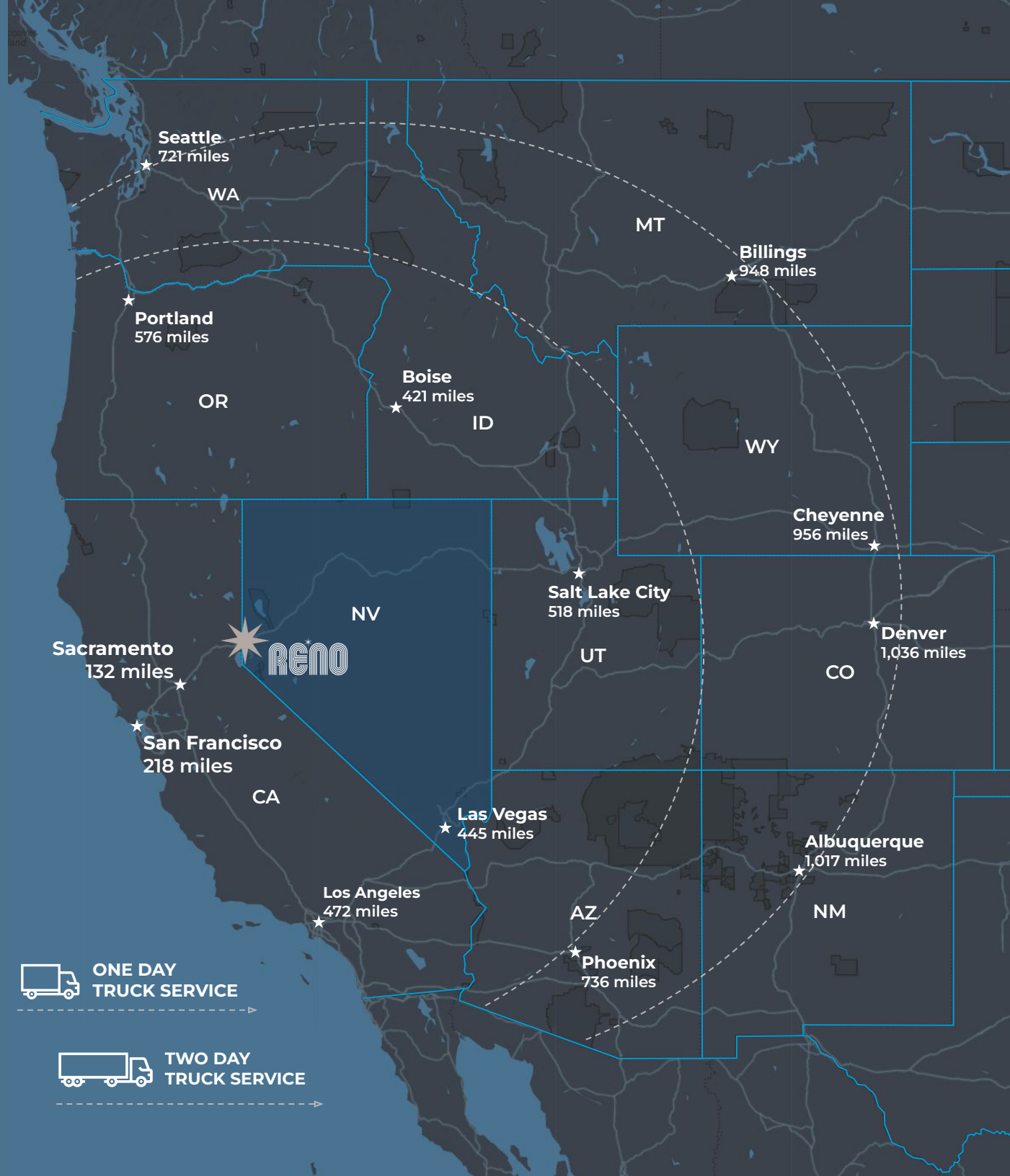
Distribution Hubs	Miles
FedEx Freight	12.6
FedEx Ship Center	14.4
FedEx Air Cargo	11.7
FedEx Ground	11.9
UPS Customer Center	12
UPS Air Cargo	11.7
US Post Office	11.6



ONE DAY  
TRUCK SERVICE



TWO DAY  
TRUCK SERVICE







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