

FOR SALE
OR LEASE

RESOURCE DRIVE

INDUSTRIAL OUTDOOR STORAGE



Industrial
PRODUCT TYPE



±7.04 AC
AVAILABLE AC



Contact Broker
ASKING RATE



Negotiable
LEASE RATE

SUBJECT



Brian Armon, SIOR, CCIM
Sr. Vice President | Principal
(775) 772 0957
barmon@naialliance.com
NRED N°: BS.23801



Tony Machabee, SIOR, CCIM
Sr. Director
(775) 848 1594
tmachabee@naialliance.com
NRED N°: S.188595



Derek Carroll
Director
(775) 336 4644
dcarroll@naialliance.com
NRED N°: BS.0145531

NAI Alliance

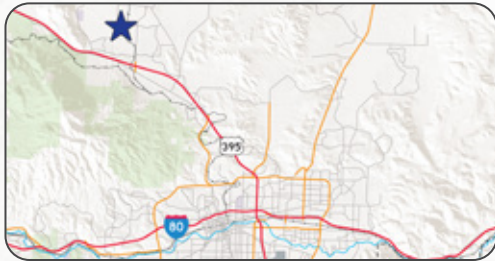


SUBJECT

FOR SALE
OR LEASE

RESOURCE DRIVE

INDUSTRIAL OUTDOOR STORAGE



Property Highlights

Resource Drive is comprised of one parcel in Reno's North Valleys. The total land acreage is ± 7.04 acres. The Subject Property is conveniently located off Moya Boulevard, only a five-minute drive from the nearest Highway 395 on/off ramp. The site is entitled for a ± 4.6 acres of industrial outdoor storage. Plans have been set to have two 24' site access gates per DTL SHT CD4, 137 12'x55' truck parking spots, and with 84' clearance between parking spaces running down the middle.

Property Details

Address	Resource Drive Reno, NV 89506
Land Size	± 7.04 AC (± 4.6 AC of IOS)
Asking Rate	Contact Broker
Lease Rate	Negotiable
Parking	137 Truck Parking (12'X55')
Gates	24' Site Access Gate Per Dtl Sht Cd4
APNs	090-142-15
Zoning	I - Industrial

Industrial
PRODUCT TYPE

±7.04 AC
AVAILABLE AC

Contact Broker
ASKING RATE

Negotiable
LEASE RATE

**North Valleys
Reno Nevada**
LOCATION

5-MILE KEY FACTS



47,904
POPULATION



3.6%
UNEMPLOYMENT



2.9
HOUSEHOLD
SIZE (AVG.)



35
MEDIAN
AGE

5-MILE INCOME FACTS



\$76,837

MEDIAN
HOUSEHOLD
INCOME



\$32,894

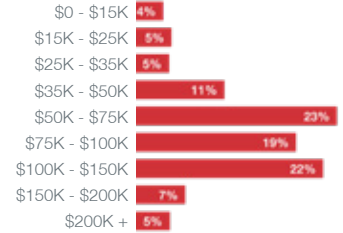
PER CAPITA
INCOME



\$164,517

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



542
BUSINESSES



7,249
EMPLOYEES

5- MILE EDUCATION FACTS

12%

NO HIGH
SCHOOL
DIPLOMA

31%

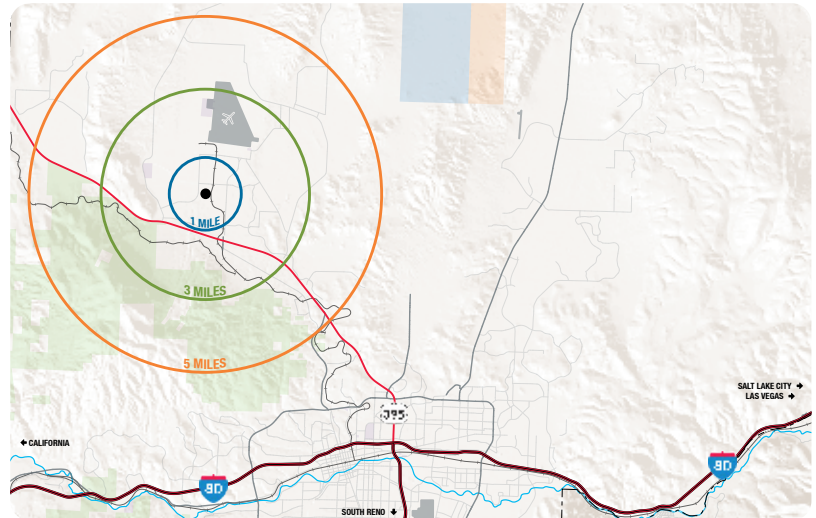
HIGH
SCHOOL
GRADUATE

37%

SOME
COLLEGE

20%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

chewy

S&S ACTIVEWEAR

Electrolux

Sealy

OnTrac

amazon

395

JCPenney

SUBJECT

STEAD BLVD

LEAR BLVD


DISTANCE FROM SUBJECT	
NEAREST 395 ON-RAMP	2 MI 6 MIN DRIVE
DOWNTOWN RENO	12 MI 18 MIN DRIVE
RENO-TAHOE AIRPORT	13 MI 18 MIN DRIVE
SACRAMENTO	143 MI via 80 W
SAN FRANCISCO	230 MI via 90 W
LAS VEGAS	447 MI via 80 E
LOS ANGELES	481 MI via 580 S
SALT LAKE CITY	527 MI via 80 E

VEKA

CASCADE DESIGNS

ATLAS


Industrial
PRODUCT TYPE


±7.04 AC
AVAILABLE AC


Contact Broker
ASKING RATE


Negotiable
LEASE RATE


**North Valleys
Reno Nevada**
LOCATION









Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

FOR SALE
OR LEASE

RESOURCE DRIVE

INDUSTRIAL OUTDOOR STORAGE



WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

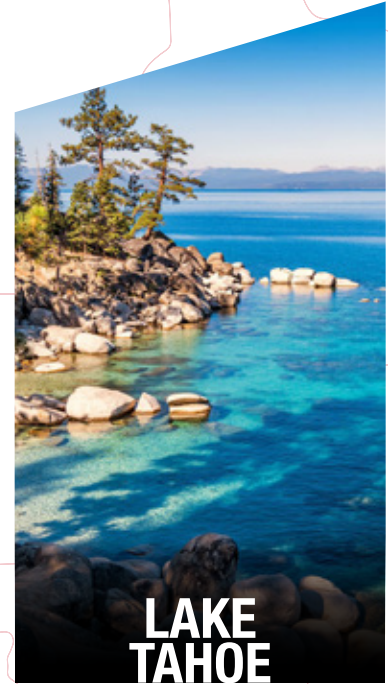
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

FOR SALE
OR LEASE

RESOURCE DRIVE

INDUSTRIAL OUTDOOR STORAGE

SUBJECT



Brian Armon, SIOR, CCIM
Sr. Vice President | Principal
(775) 772 0957
barmon@naialliance.com
NRED N°: BS.23801



Tony Machabee, SIOR, CCIM
Sr. Director
(775) 848 1594
tmachabee@naialliance.com
NRED N°: S.188595



Derek Carroll
Director
(775) 336 4644
dcarroll@naialliance.com
NRED N°: BS.0145531

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, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Alliance