

2495 Dickerson Rd
RENO, NV 89503

**INDUSTRIAL
LEASEHOLD INTEREST**

FOR SALE



CORFAC
INTERNATIONAL

TRAVIS HANSEN, SIOR, CCIM

PRINCIPAL
775.351.5578 **CELL**
thansen@dicksoncg.com
S.170076

JOSH MENANTE

ASSOCIATE
775.527.6186 **CELL**
jmenante@dicksoncg.com
S.201761





Located in West Reno near the Truckee River, this property offers convenient access to I-80 and Downtown Reno and is surrounded by local creators, makers, artists, and small businesses. The sale is offered as a leasehold interest in a ground lease with Union Pacific.

- Flexible demising potential into four (4) ±1,875 SF flex units; plumbing in place to accommodate two (2) additional restrooms
- Fully permitted paint booth with fire suppression system
- Two (2) bathrooms
- Four (4) Reznor heaters
- 14' clear height
- Four (4) 12' x 12' drive-in doors
- Electrical service: three (3) 200V, single-phase panels and one (1) 200V, three-phase panel



Sale Price | \$1,350,000.00

Size | ±7,500 SF

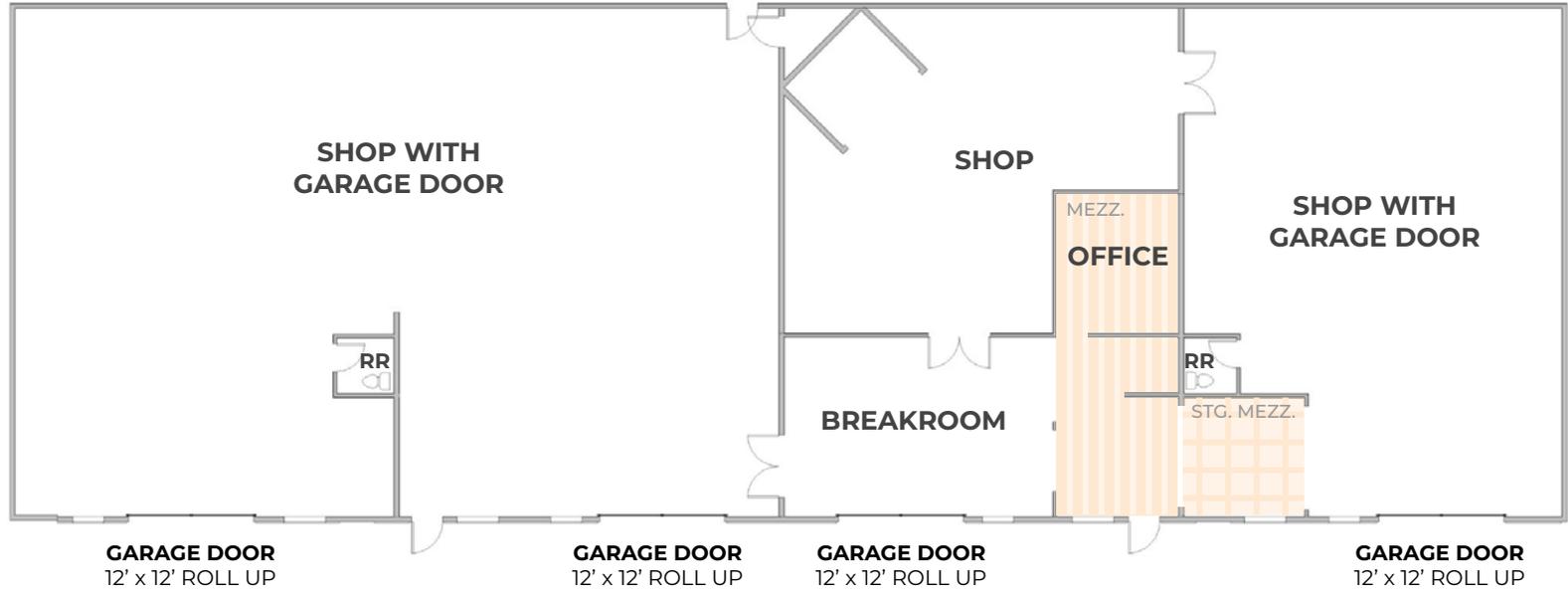
Zoning | IC
INDUSTRIAL COMMERCIAL

APN | 006-290-12



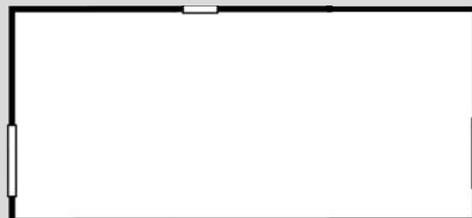
FLOOR PLAN

±7,500 SF

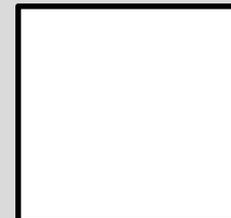


MEZZANINE

Larger mezzanine, currently utilized as a workspace



STORAGE MEZZANINE



AREA MAP

DOWNTOWN RENO



Reno Mobile Home & RV Park



STOKER AVE



Sierra Water Gardens



2495
DICKERSON RD



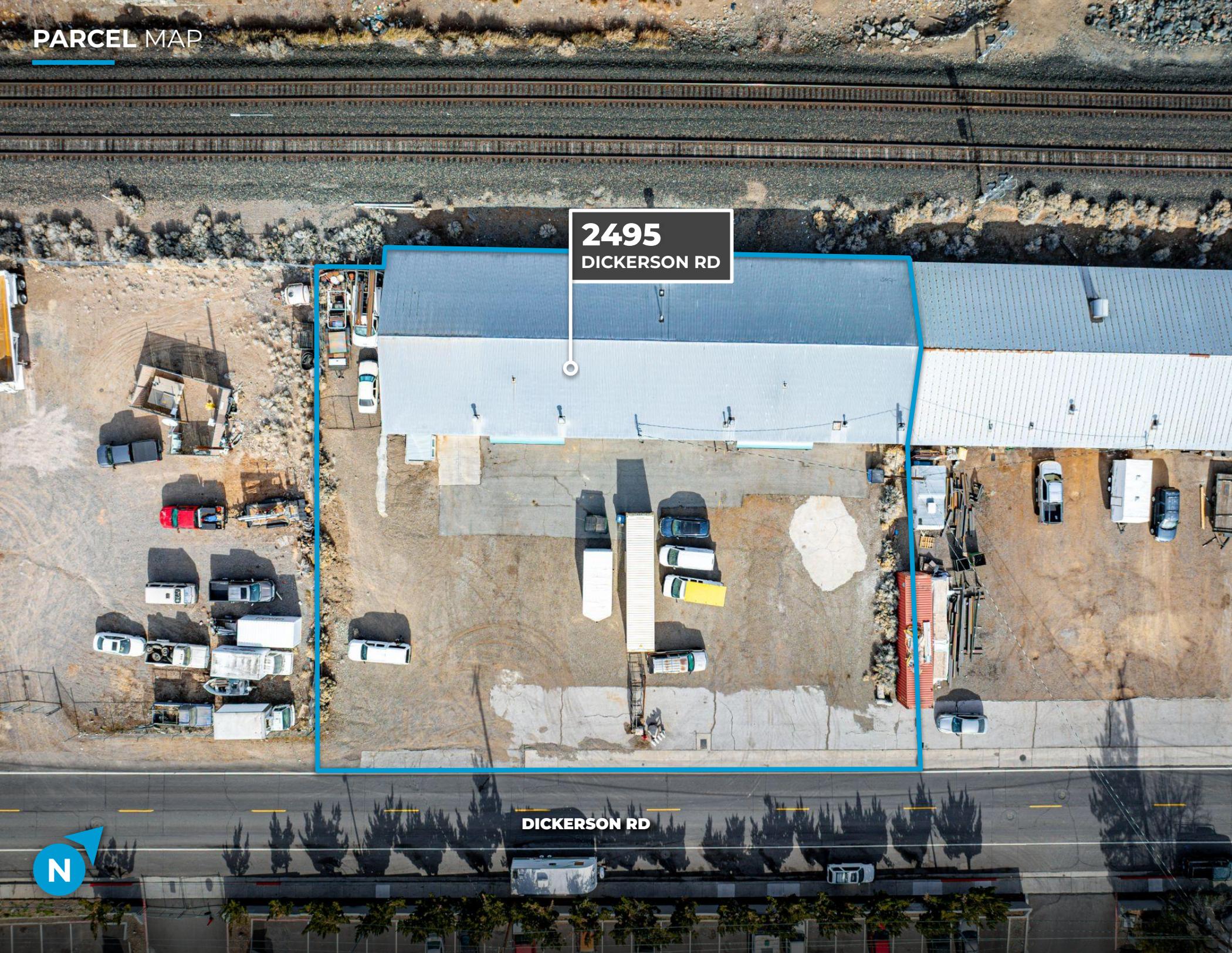
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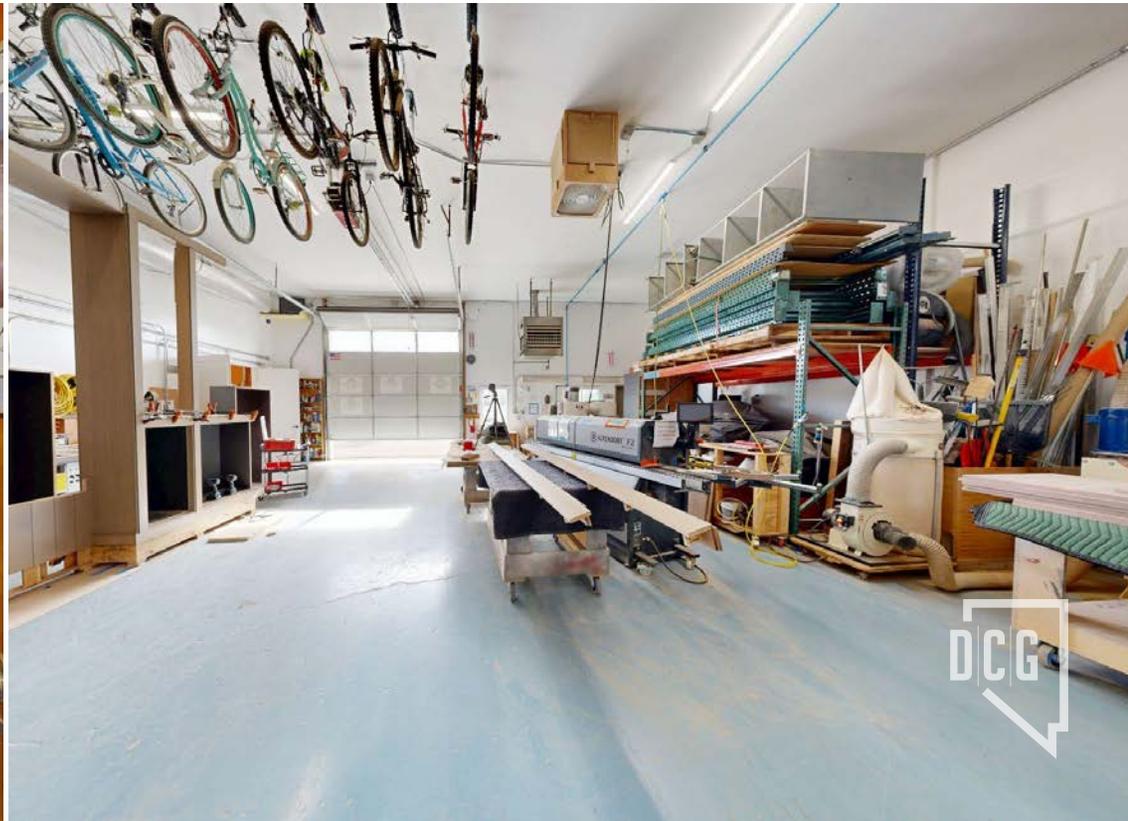
DICKERSON RD

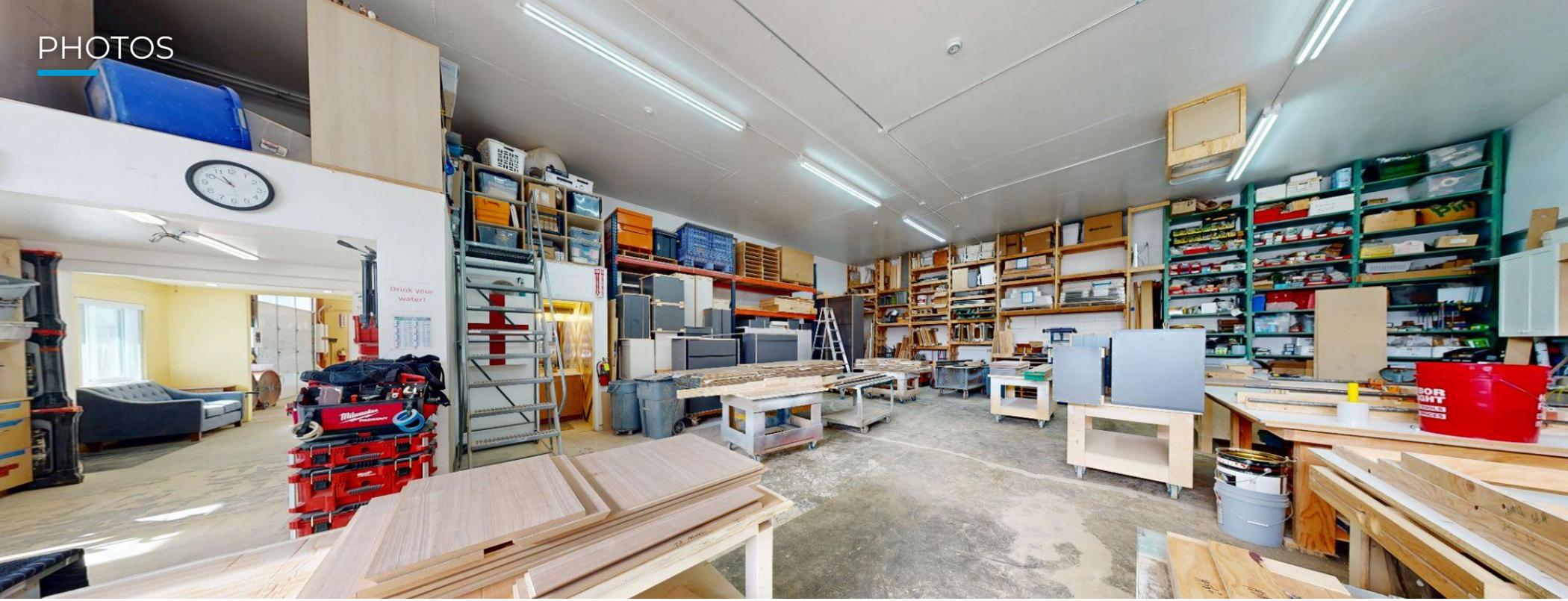


2495
DICKERSON RD

DICKERSON RD







NORTHERN NEVADA A Smart Choice for Growth

**HOME TO
INDUSTRY
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

R1 - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



**America's
DATA & TECH**
Growth Frontier



22 MINUTES
Commute Time



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned Switch Campus



ORMAT



STATE OF NEVADA



switch



CAESARS ENTERTAINMENT



AMERCO



SIERRA NEVADA CORPORATION



MONARCH CASINO RESORT SPA - BLACK HAWK



Renown HEALTH



its logistics



MONARCH CASINO RESORT SPA - BLACK HAWK



TAX COMPARISONS

	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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6140 Plumas St, Ste. 100 | Reno, Nevada 89519 | 775.850.3100 | dicksoncg.com

