



Street Commercial Real Estate
522 Lander St #200 Reno, NV 89509
(775) 852-5225
www.street-cre.com

FOR SALE | **9716 S VIRGINIA ST**
STE E-F
RENO, 89511



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PROPERTY HIGHLIGHTS

9716 S VIRGINIA ST

- APN 163-140-14
- Industrial Showroom Condo
- 11,520 SF
- +/- 9,000 Fenced Yard Space
- (2) 14' x 14' Grade Level Doors
- Clear Height:
 - 20' to Lowest Rafter
 - 16' to Conduit Rack
- Power: 400a 3 Phase
- Zoning: MS
- Current Lease Expires September of 2025

Sale Price:
\$3,495,000.00

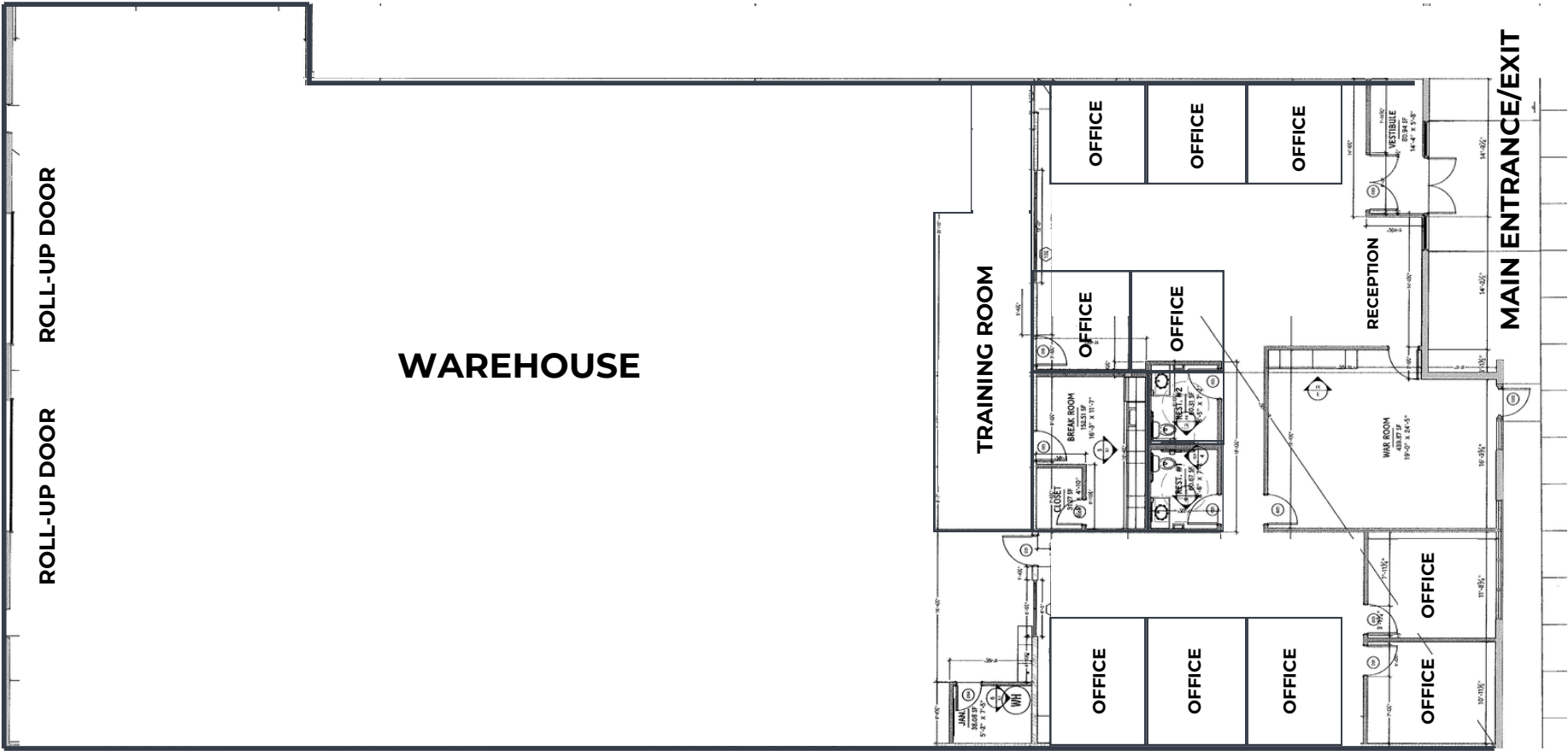
TAKE A
VIRTUAL TOUR



Great Owner-User or Investment Opportunity!

PROPERTY FLOOR PLAN

TAKE A VIRTUAL TOUR



STREET COMMERCIAL REAL ESTATE

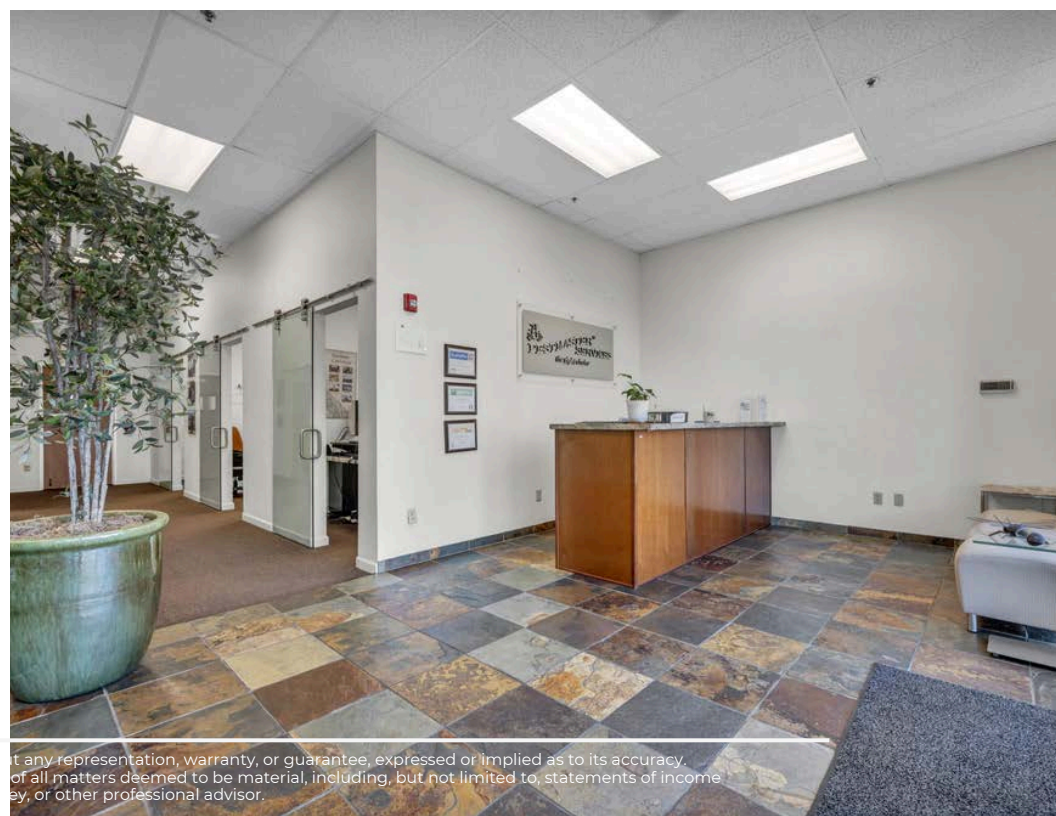
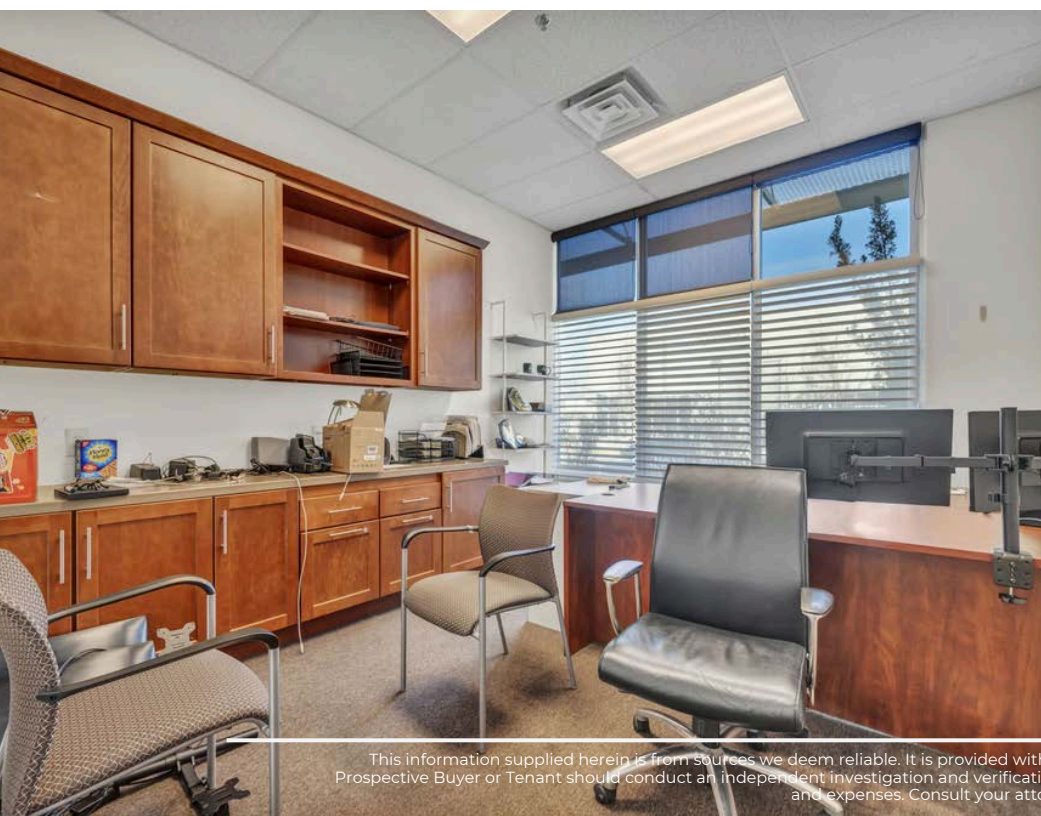
PROPERTY INTERIOR



WWW.STREET-CRE.COM

522 LANDER ST # 200 RENO, NV

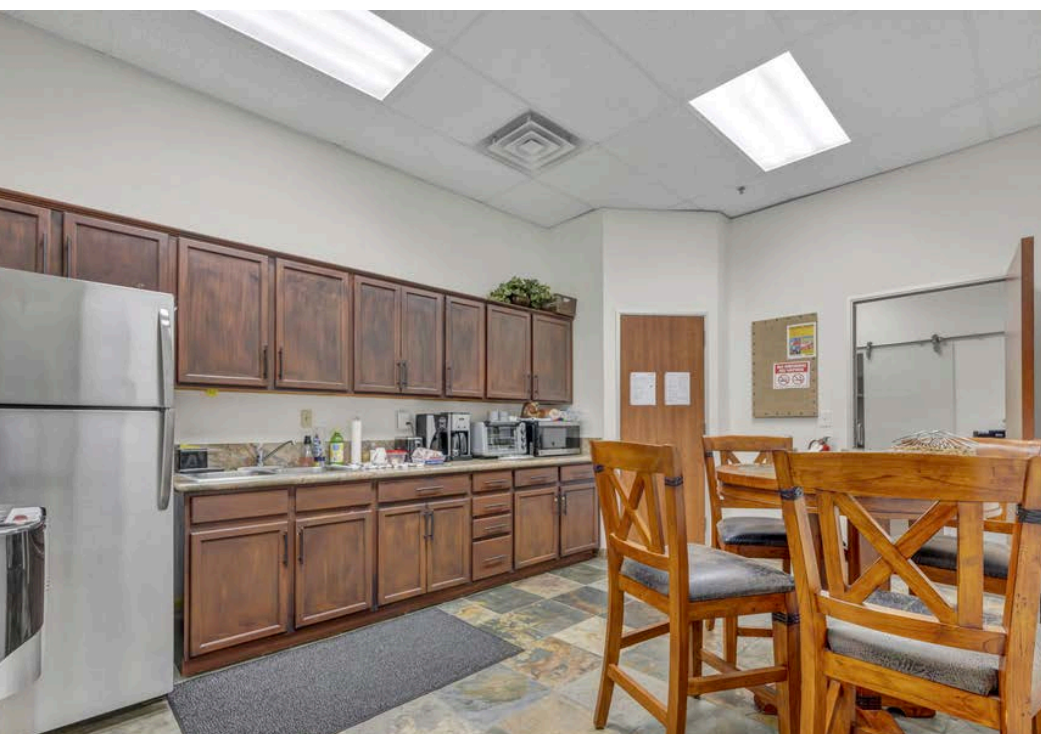
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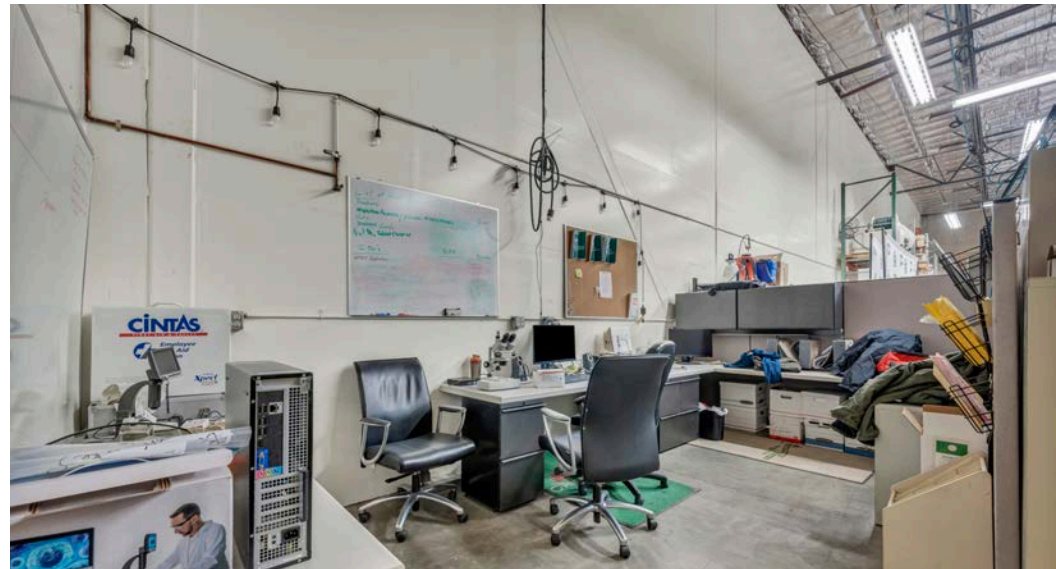
PROPERTY INTERIOR



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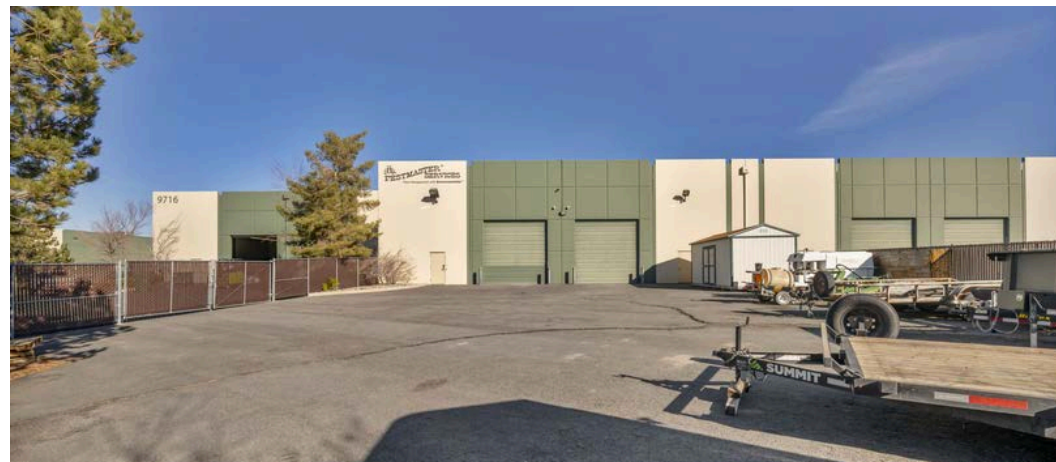
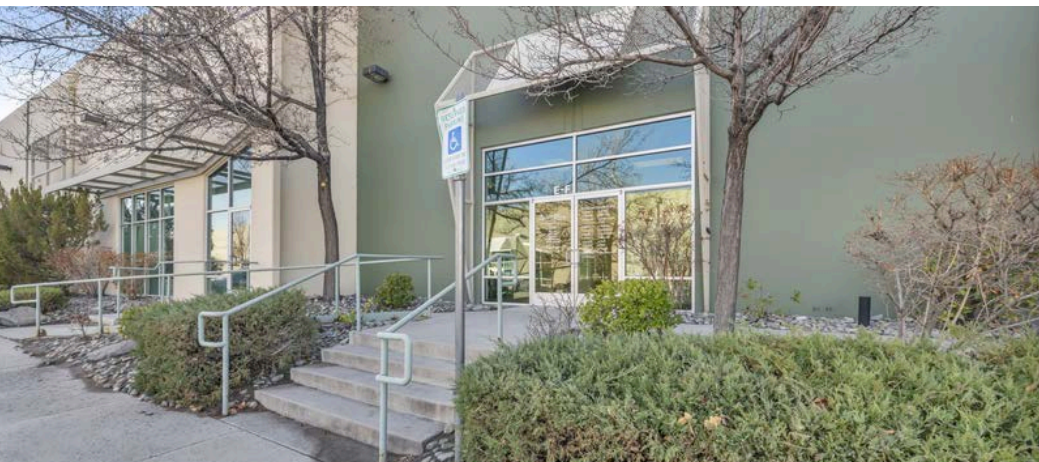
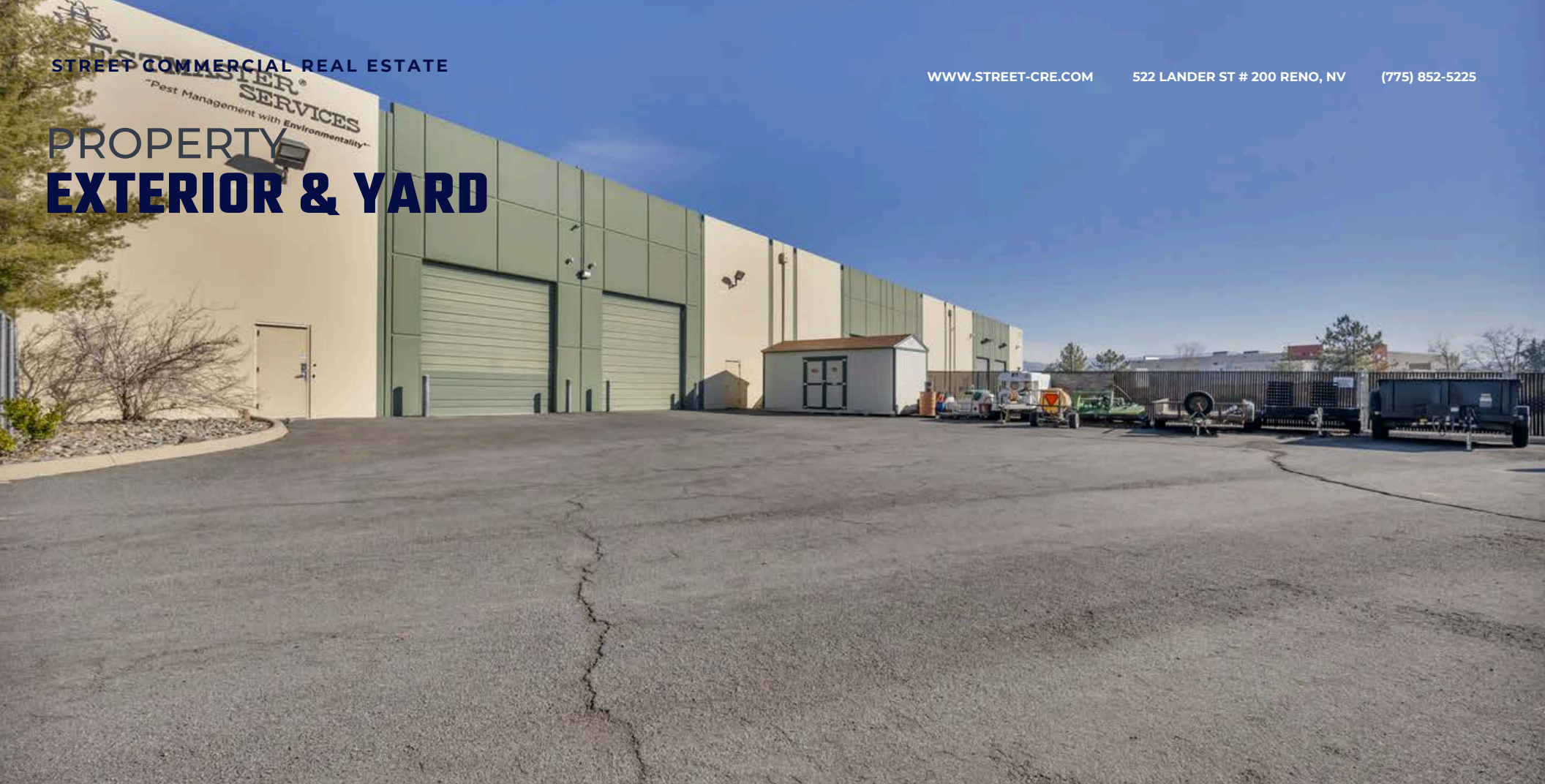
PROPERTY INTERIOR-WAREHOUSE



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PROPERTY EXTERIOR & YARD



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LOCATION HIGHLIGHTS

SOUTH RENO SUBMARKET

- Industrial/MFG-Heavy Neighborhood
- Proximal to S Virginia Major Artery
- Easy access to and I-580/ US 395 interchange
- Quickly Developing Submarket with Several Projects Planned and Under Construction
- High Market Cap Rate



I-580/395 INTERCHANGE

S VIRGINIA ST

I-580

SUBJECT PROPERTY

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REGIONAL ADVANTAGES

“Diversification within the Northern Nevada region has proven to provide stability during recent economic volatility more broadly,” Gordon said. “At the same time, wages are rising and consumer spending has been strong.”

-Brian Gordon, Principal Analyst with Applied Analysis, 2024



NV Reno Ranked **3rd**
Most popular city for companies leaving California
Reno Gazette Journal, Jan '23



#6
in the nation for % of industrial inventory under construction
**CoStar, 2024*

TAX ADVANTAGES

- NO corporate income tax.
- NO personal income tax.
- NO capital gains tax.
- NO inventory tax.
- NO franchise tax.
- NO special intangible tax.

PRO-BUSINESS CLIMATE

- Right to Start State
- #7 in the Nation for Favorable Business Tax Climate
- Numerous Workforce Development & Assistance Programs

WORKFORCE AVAILABILITY & DEVELOPMENT

- Nevada Ranked #1 in the Nation for Job Growth
- Regional jobs grew by over 29,000 in the last 5 years and are projected to grow by 22,000+ over the next 5 years

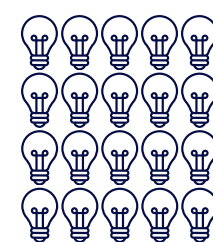
KEY INDUSTRIES

- Manufacturing & Logistics
- Aerospace & Defense
- Health
- Information Technology
- Mining
- Tourism/Gaming

REGIONAL DEVELOPMENT- WASHOE, LYON, AND STOREY COUNTY

**EDAWN, 2023*

~2500
Jobs established locally from outside investment



20+
Notable Projects worth approximately **\$4.84 Billion** in Investment in 2023

CONTACT US

For any questions regarding the industrial market here in the Reno area, or inquiries on a specific property, contact us today!

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Scan to visit our website! We offer the latest industrial market data, an in-depth look at our services, and more!

LANDLORD SERVICES TEAM



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