

FOR SALE OR LEASE: 10117 E HWY 50



For Sale: Negotiable

For Lease: Negotiable



11,158 SF

3.996 Acres

Heavy Power



Lyle Chamberlain, SIOR, CCIM
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LISTING DATA

AVAILABLE SF:	24,674
RATE:	\$0.85 PSF NNN
SALE:	\$4,000,000.00

PROPERTY DATA

JURISDICTION:	LYON COUNTY
ZONING:	GI (GENERAL INDUSTRIAL)
SPACE AVAILABLE:	11,158 +
DATE AVAILABLE:	IMMEDIATE
POWER:	1,200-2800 AMPS 277/480V– 3 PHASE POWER
CLEAR HEIGHT:	20' (HVAC REDUCE FURTHER)
LOADING:	GRADE & DOCK DOORS



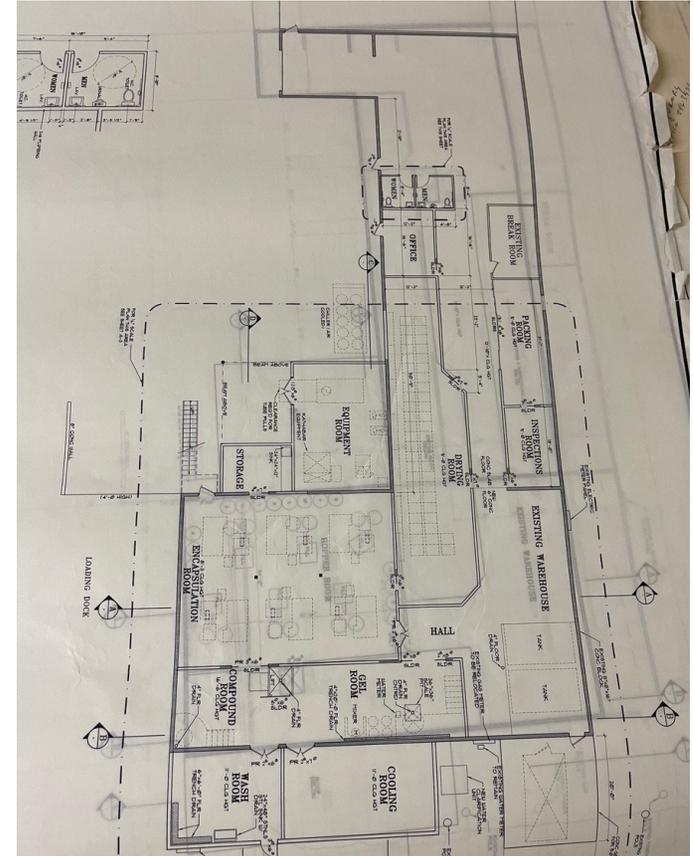
PROPERTY HIGHLIGHTS

- ◆ **SPECIALIZED BUILDOUT :** Currently built out as Paint Ball Manufacturing plant. Currently has Soft Gel Encapsulation Machines, Tanks, and set up for full manufacturing plant,
- ◆ **HEAVY POWER:** Ample power for most manufacturing needs!
- ◆ **TRANSPORTATION CORRIDOR:** Great, accessible location for North/south. East/West transportation corridor located on US Hwy 50.
- ◆ **YARD AVAILABILITY:** Situated on almost 4 acres, there is room for generous yard for your specialty needs. Parking or Truck storage, Construction Yard, Auxiliary income potential for RV/ Boat/Mini storage.



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SITE PLAN



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Northern NV/ WHY NEVADA

Nevada Ranks #1 Best State for Infrastructure
(Energy, Transportation, Internet)

Source: US News State Rankings (2021)

Nevada #6 State for Economy (Business
Environment, Employment, Growth)

Nevada Ranks #2 State for Job Growth

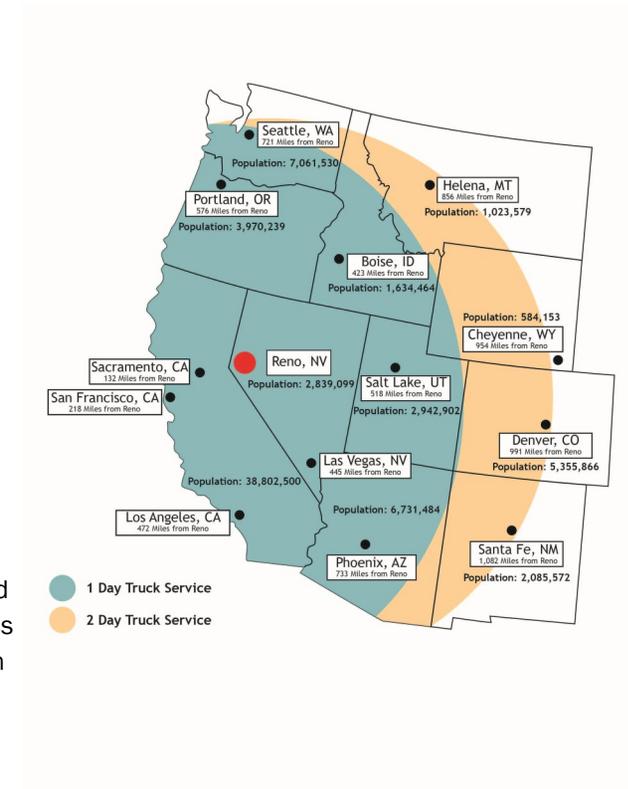
WHY NORTHERN NEVADA

Companies like Tesla, Switch, Microsoft, Apple, Amazon, Google, Patagonia, Urban Outfitters, Thrive Market, Chewy and Panasonic Energy call Northern Nevada home to some of their most crucial business functions. More companies across the nation are moving here to lower their operating costs and establish themselves in a place where their business can grow and their employees enjoy a lower cost of living. See the advantages of moving your company to Reno and to understand why it's a business-friendly location

EDAWN

Favorable Tax Climate

- ◆ No corporate income tax
- ◆ No inventory tax
- ◆ No franchise tax
- ◆ No personal income tax
- ◆ No inheritance tax
- ◆ No estate tax
- ◆ No unitary tax



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