

LAND

FOR SALE

535

FREMONT ST

FERNLEY, NV 89408

PRICE | NEGOTIABLE

**PARCEL SIZE | 72 Acres +
Water Rights**

ZONING | INDUSTRIAL



LOGAN LN

FREMONT ST



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535

FREMONT ST

FERNLEY, NV 89408

PROPERTY FEATURES & LOCATION

- Industrial/Mixed Employment Zoning
- Hwy 80 frontage along northern boundary. Easy access for transporting along I - 80 corridor, and high visibility.
- Rare access for Union Pacific Rail Service. Few rail spurs exist in Lyon County, rail service to this site is available for transporting goods.
- Approx. 260 acre feet of water rights included with site acquisition; municipal and/ or allocated water rights are in short supply in Lyon County. Water rights can be retained for this site use or can be independently allocated in whole or in part.
- Fernley pro-development policies in line with Master Plan to ensure growth of industrial market.
- Level Topography
- Opportunity Zone with valuable tax advantages



Reno Tahoe International Airport
40 MINUTE DRIVE



WEST



Reno/Sparks
35 MINUTE DRIVE



WEST



Tahoe Reno Industrial Center (TRI)
20 MINUTE DRIVE

AREA MAP



Quad Graphics

MSC

SHERWIN-WILLIAMS

POLARIS

agru america

deceuninck

JM
Johns Manville

VICTORY LOGISTICS DISTRICT

Trex

R
MAX

PROPERTY SITE

PARAMOUNT-NEVADA
ASPHALT COMPANY, LLC

LOGAN LN

AMERICAN
READY-MIX

N
Nevada Cement Company

Fernley
AUTO BODY

American Battery
Technology
Company

VALLEY
JOIST+DECK

INTERSTATE
80

EXIT
46

Loves
Travel Stops

Pilot
TRAVEL CENTERS
LLC

RENO/SPARKS

UNION
PACIFIC

DCG



NEVADA A HUB FOR DISTRIBUTION



https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/business_cost_comparisons.pdf

Business Cost Comparisons

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	4.95%	6.925%	6.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO

Sources:

www.ballotpedia.org
www.nvenergy.com/economicdevelopment

Business Costs: <http://www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business>

Economic Development Authority of Western Nevada (EDAWN), www.edawn.org

AREA OVERVIEW

Fernley is in the middle of one of the fastest growing areas in the United States. The factors that drive this growth are lifestyle, career opportunities, a business-friendly state government, education at all levels, a tax structure that is friendly to residents and businesses, a temperate climate, and proximity to limitless outdoor activities.

Located just 13 minutes from the new Tesla site and 30 minutes east of the Reno-Sparks metropolitan area, Fernley is home to several Fortune 500 companies such as Amazon, Trex, UPS Worldwide Logistics, and Sherwin-Williams that have taken advantage of affordable industrial parks and large land parcels with access to transportation systems serving the major West Coast markets.

FINANCIAL & BUSINESS ADVANTAGE

Fernley is the perfect package. A business and tax friendly environment, unmatched quality of life, and a logistics hub make this a great location for many businesses. From exemptions to abatements, to deferrals, to the complete absence of taxes, operating your business in Fernley adds to your bottom line. Nevada was ranked #5 Most Business-Friendly Tax Climate by the Tax Foundation for 2017. The city is set to be the distribution epicenter for the state and will continue to grow in importance with volumes of freight increasing over the next 30 years.

HOUSING COSTS

The fact that Fernley home values are 25 to 30 percent less than comparable homes in Reno makes the 30 minute drive to Reno seem much shorter. When comparing Fernley home values to those of Northern California communities you will find 50 to 60 percent reduction for comparable homes, no state income taxes and no electrical shortages.

NORTHERN NEVADA AS A DISTRIBUTION HUB

Manufacturing is a significant part of Nevada's diverse economy, contributing to \$23.1 billion gross metro product to Nevada's gross state product in 2016. Today, Northern Nevada serves as a major western distribution center and Nevada's largest manufacturing production, technology manufacturing, and government service. Fernley's proximity to Interstate 80, Hwy 95A & Hwy 50A, as well as access to railways provide transportation routes for industry as well as passengers.

MAJOR INDUSTRIES CALL FERNLEY HOME:

- Agru America, Inc.
- Nevada Cement Company
- Allied Signal, Inc.
- Sherwin-Williams Company
- Feldmeier Equipment, Inc.
- Trex Company, Inc.
- Johns Manville
- UPS Worldwide Logistics, Inc.
- Lowe's Companies, Inc.
- Wal-Mart Stores, Inc.
- MSC Industrial Supply Company
- World Color (USA) Corp.

AREA OVERVIEW



Things to do

Fernley is an easy 30-minute drive to the historic Fort Churchill, the Buckland Station (currently being restored), and a Pony Express station. Fernley is just an hour's drive to historic Native American Petroglyphs (east of Fallon) and Virginia City (to the southwest). Historic ghost towns and mine sites are all within a day's drive of Fernley. Fernley is close to outdoor activities such as hunting and fishing, including Lake Tahoe, Lahontan Reservoir, Pyramid Lake, and Walker Lake. The Fernley Wildlife Management area joins Fernley on the east with the Truckee River canal on the west.

Fernley has ten community parks that include tennis courts, basketball courts, a skate park, lighted baseball and softball fields, and rodeo grounds. Off-road adventures include a professional ATV racetrack, the Fernley Raceway, and a paintball gaming facility. The 18-hole Desert Lakes Golf Course provides recreational opportunities and full services in the clubhouse.

Quality of Life

Steeped in history and western lore, Fernley is a great place to live, work, and play. Fernley offers an attractive friendly, small-town lifestyle with many new housing developments, new markets, numerous churches and civic groups and limitless outdoor adventures such as fishing, hunting, boating, camping, mountain biking, and rock climbing.

Population & Demographics

The residential population of Fernley was 19,368 in 2010 (Census) and is projected to grow to 30,000 by 2021. Culturally and demographically diverse, the City holds firmly to its blue-collar and agriculture roots while embracing some of the most dynamic and visionary management and planning initiatives within any local government.

The City warmly welcomes new industrial and retail business ventures responding to increasing demand from our residential housing market and industrial, commercial and retail space.

ICONIC COMPANIES IN **RENO SPARKS**



TESLA

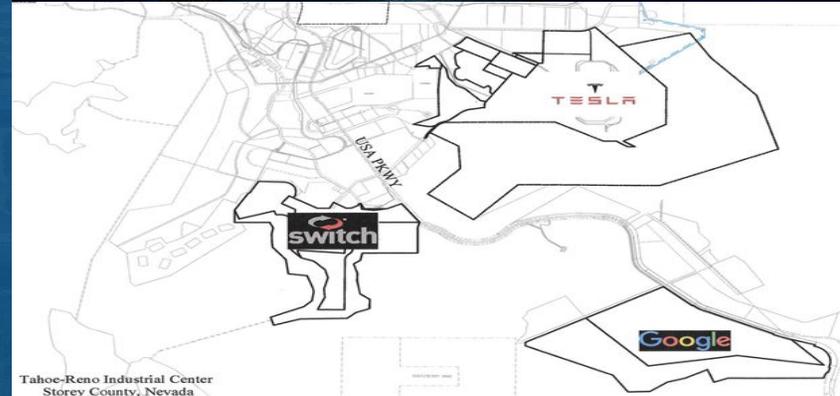
In June 2014, Tesla broke ground on its \$5 billion, 10 million-square-foot Gigafactory, which is being built in phases. It manufactures lithium-ion batteries, as well as Model 3 battery packs and drive units. As of February 2017, the Tesla Gigafactory had almost 1,000 permanent employees. When completed in 2020, the Gigafactory will be the largest manufacturing facility in the world and is forecasted to employ more than 10,000 people, up from initial estimates of 6,500.



In November 2016, Switch opened the largest, most advanced data center campus in the world on 2,000 acres in the Tahoe Reno Industrial Center next to the Tesla Gigafactory. It is the first of eight planned data centers to be built at TRIC. The facility is powered 100-percent by renewable energy. Switch has connected Reno, Las Vegas, San Francisco, and Los Angeles via a SUPERLOOP which allows data to be transported between hubs in just milliseconds. eBay is an anchor tenant.



In April 2017 Google/Alphabet acquired 1,210 acres in The Tahoe Reno Industrial Center a few miles south from Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company. Nevada is pursuing legislation that would pave the way for driverless taxis.



Tahoe-Reno Industrial Center
Storey County, Nevada



Apple's initial \$100 million data center at the Reno Technology Park east of Sparks is fully utilized. In May 2017, Apple announced it would invest another \$1 billion into the data campus. Part of the addition will include a \$4 million, 27,000 square-foot warehouse for shipping and receiving to be built on a vacant lot in downtown Reno.



THE NEW NEVADA

Grow Your Business Here..

Greater Reno-Sparks



- **100 COMPANIES** HAVE RELOCATED HERE IN 3 YEARS.
- COST OF LIVING .9% LOWER THAN NATIONAL AVG.
- RANKED IN **TOP 100** PLACES TO LIVE.
- RANKED IN **35 BEST** CITIES FOR MILLENNIALS TO WORK.
- AVERAGE COMMUTE **22 MIN.**

Business-Friendly



- RANKED IN **TOP 10** STATES FOR BEST BUSINESS TAX CLIMATE.
- RANKED IN **TOP 10** STATES FOR BUSINESS INCENTIVES.

Technology Infrastructure



- MAJOR DATA CENTERS: **SWITCH, APPLE, EBAY, RACKSPACE.**
- RESEARCH COLLABORATION.
- HOME TO **MICROSOFT, INTUIT, SIERRA NEVADA CORP.**
- **"SUPER-LOOP"** FIBER NETWORK IN PROGRESS.

Real Estate, Land, Resources



- AFFORDABLE LARGE-SCALE REAL ESTATE AND WATER AVAILABLE.
- LARGE INDUSTRIAL SPACE.
- (**TESLA GIGAFACTORY** IN THE TAHOE RENO INDUSTRIAL CENTER).

Entrepreneurial Ecosystem



- RANKED AS ONE OF THE **14 BEST** STARTUP CITIES IN AMERICA.
- SUPPORT FOR ENTREPRENEURS FROM EDUCATION, MENTORSHIP AND FUNDING.
- HOME TO **SWITCH, FILAMENT, FLIRTEY, BOMBORA, IRIS AUTOMATION, CLICKBIO, MY-VR AND MANY MORE**

Transportation



- LESS THAN **1-DAY** TRUCK SERVICE TO **> 60 M CUSTOMERS, 8 STATES, 5 MAJOR PORTS.**
- **2-DAY** TRUCK SERVICE TO **11 STATES.**

Tax Advantages



- NO CORPORATE TAX
- NO PERSONAL INCOME TAX
- NO INVENTORY TAX
- NO FRANCHISE TAX
- NO SPECIAL INTANGIBLE TAX

Tier 1 University



- UNIVERSITY OF NEVADA RENO, MORE THAN **20,000 STUDENTS**
- **R1** - UNIVERSITY FOR RESEARCH BY CARNEGIE CLASSIFICATIONS

Workforce Development



- MEETING THE CHANGING NEEDS OF INDUSTRY THROUGH HIGHER EDUCATION, NEW COLLEGE TECHNICAL PROGRAMS, INDUSTRY CERTIFICATIONS, STEAM PROGRAMS, AND ATTRACTING TALENT TO THE REGION.



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