

FOR LEASE

6980 RESOURCE DRIVE



Industrial
PRODUCT TYPE



±35K-75K
AVAILABLE SF



Negotiable
RATE



North Valleys
LOCATION



STAG INDUSTRIAL **NAI Alliance**



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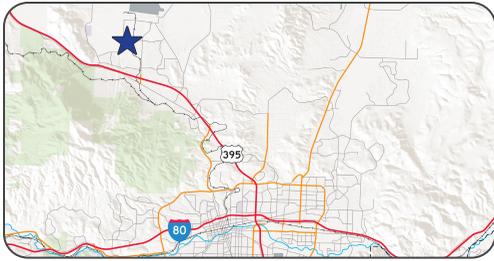
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Property Highlights

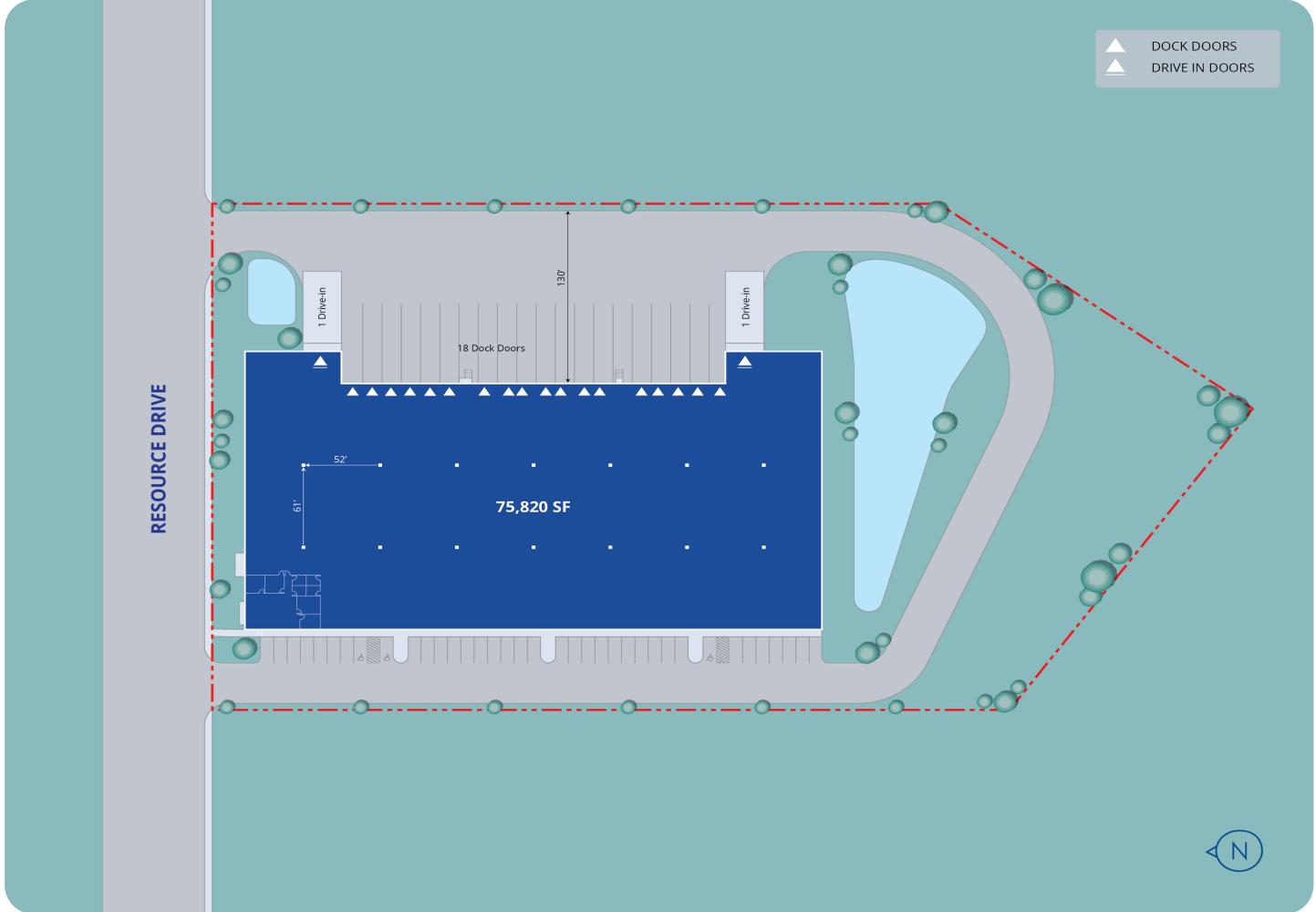
6980 Resource Drive is brand new $\pm 75,820$ SF industrial building in Reno's North Valley Submarket. The new building sits on a ± 5.329 acre lot conveniently located off Moya Boulevard in the core of the industrial park, only a five-minute drive from the nearest Highway 395 on/off ramp. It is adjacent to a soon to be paved, lit, and fenced lot that can park 137 semi-truck trailers.

Property Details

Address	6980 Resource Drive Reno, NV 89506
Available SF	$\pm 35,000$ - 75,820 SF
Land Size	± 5.34 AC
Lease Rate	Negotiable
Clear Height	28'
Dock Door	18
Grade Doors	2
Truck Court Depth	130'
Fiber	AT&T
Power	2,000 A 480 V 3 P
Office	$\pm 1,925$ SF
Auto Parking	37 Parking Spaces
Trailer Parking	137 Trailer Parking Spaces (Per Separate Agreement)
APNs	090-142-15
Year Built	2025



FOR LEASE | **6980** RESOURCE DRIVE




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AVAILABLE SF

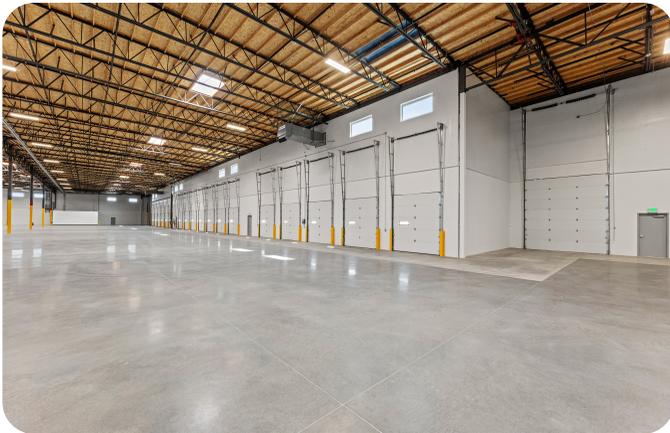

18
DOCK DOORS


2
DRIVE-IN DOORS


28'
CLEAR HEIGHT


Negotiable
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2025
AVAILABLE



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395



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 80 W
LAS VEGAS	447 MI via 80 E
LOS ANGELES	481 MI via 580 S
SALT LAKE CITY	527 MI via 80 E



Nearby Businesses



±35,000–75,820 SF
AVAILABLE SF



18
DOCK DOORS



2
DRIVE-IN DOORS



28'
CLEAR HEIGHT

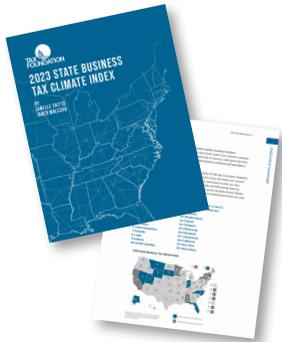


Negotiable
RATE



2025
AVAILABLE

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

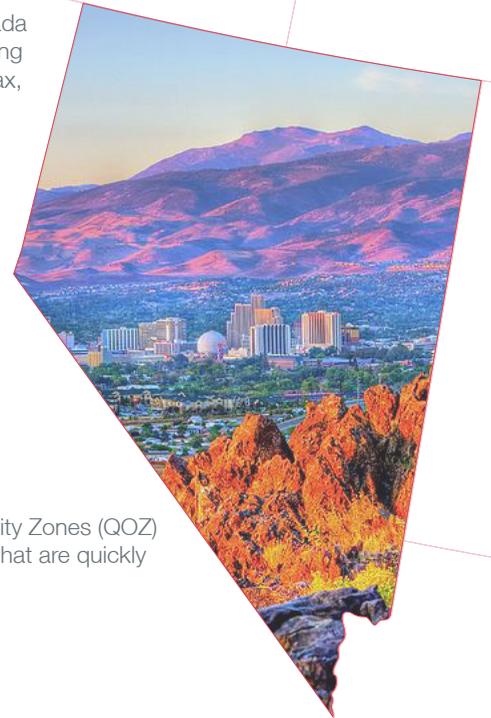
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their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

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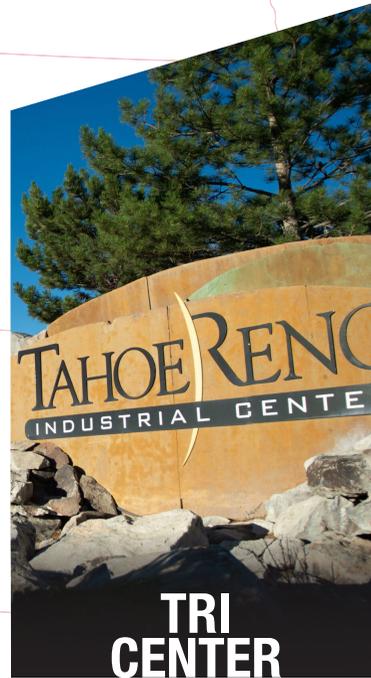
WASHOE COUNTY

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.



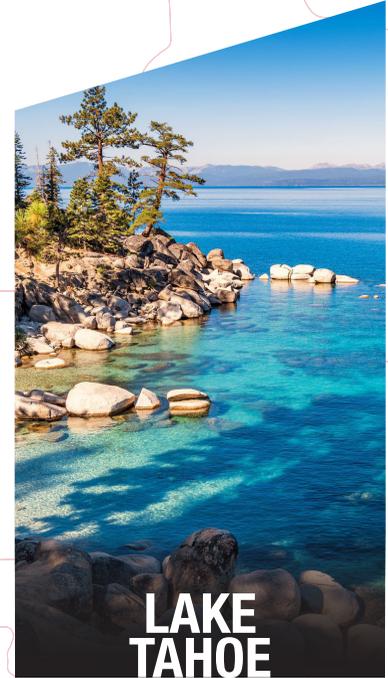
CITY OF RENO

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.

About Northern Nevada

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