

2440

Vassar St
RENO NV 89502

OFFICE
FOR SALE



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CORFAC
INTERNATIONAL

2440

Vassar St

RENO NV 89502



3,906
Square Feet



0.343
Acres

SALE PRICE | \$1,200,000

P/SF | \$307.22

ZONING | IC
INDUSTRIAL COMMERCIAL

YEAR BUILT | 2005

APN | 013-331-21

UNITS | 3

BUILDING SIZE | 3,906 SF

LAND SIZE | 0.343 AC

PARCEL MAP



About the Property

- Freestanding 3,906 SF multi-tenant garden-style office building located in the Airport Submarket.
- 3 units separately metered - 2 are occupied by one tenant, can vacate at sale.
- 66.66% occupied by one tenant, Advanced Child Behavior Solutions.
- Easy access to Terminal Way, Kietzke Lane, Plumb Lane, Interstate 580, and the Reno-Tahoe International Airport.
- 2023 NDOT Daily Traffic Counts of 5,400 cars per day.

AREA MAP

DOWNTOWN RENO



HUC'S EARLY
LEARNING CENTER



2440
Vassar St

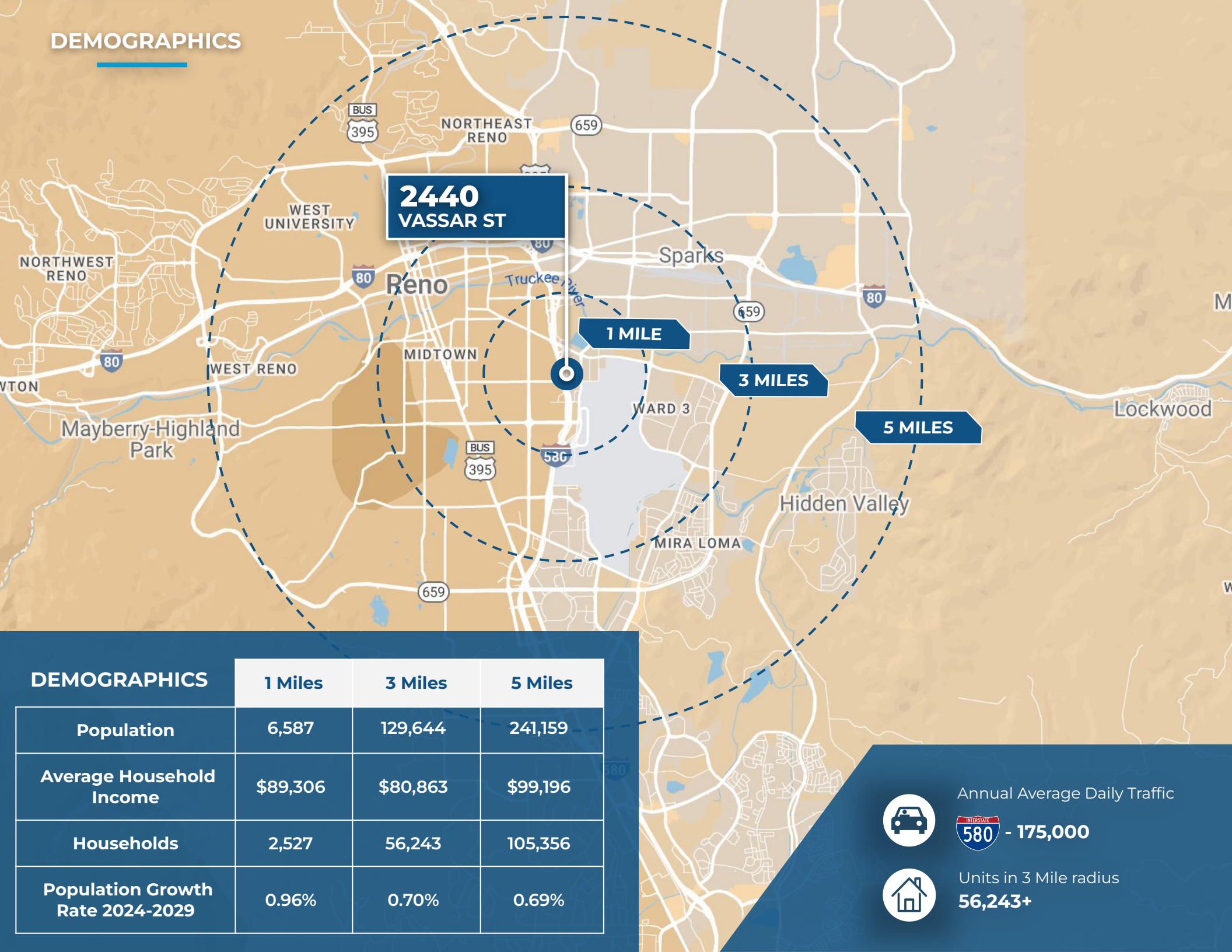








DEMOGRAPHICS



**2440
VASSAR ST**

1 MILE

3 MILES

5 MILES

DEMOGRAPHICS

1 Miles

3 Miles

5 Miles

Population

6,587

129,644

241,159

**Average Household
Income**

\$89,306

\$80,863

\$99,196

Households

2,527

56,243

105,356

**Population Growth
Rate 2024-2029**

0.96%

0.70%

0.69%



Annual Average Daily Traffic

580 - 175,000



Units in 3 Mile radius

56,243+

NORTHERN NEVADA A Smart Choice for Growth



HOME TO INDUSTRY GIANTS

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



EdgeCore™
Digital Infrastructure



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



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.



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

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.



INSURANCE

AMERCO



SNC
SIERRA
NEVADA
CORPORATION



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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