

2495 Dickerson Rd
RENO, NV 89503

INDUSTRIAL
LEASEHOLD INTEREST

FOR SALE



CORFAC
INTERNATIONAL

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Located in West Reno near the Truckee River, this property offers convenient access to I-80 and Downtown Reno and is surrounded by local creators, makers, artists, and small businesses. The sale is offered as a leasehold interest in a ground lease with Union Pacific.

- Flexible demising potential into four (4) ±1,875 SF flex units; plumbing in place to accommodate two (2) additional restrooms
- Fully permitted paint booth with fire suppression system
- Two (2) bathrooms
- Four (4) Reznor heaters
- 14' clear height
- Four (4) 12' x 12' drive-in doors
- Electrical service: three (3) 200V, single-phase panels and one (1) 200V, three-phase panel



Sale Price | \$1,275,000

Size | ±7,500 SF

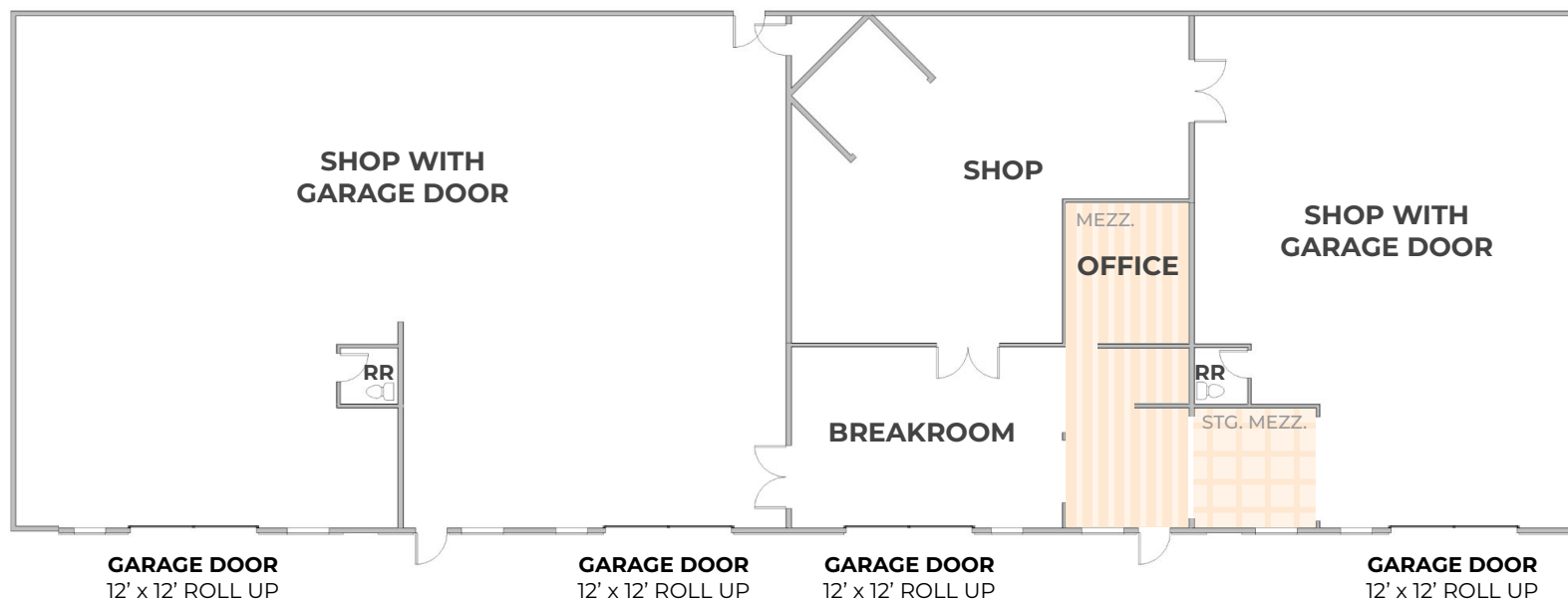
Zoning | IC
INDUSTRIAL COMMERCIAL

APN | 006-290-12



FLOOR PLAN

±7,500 SF



MEZZANINE

Larger mezzanine, currently utilized as a workspace



STORAGE MEZZANINE

Ground Lease Highlights

- Current ground lease is on a month-to-month basis at \$2,200 per month.
- Union Pacific (UP) has indicated a willingness to consider an assignment of the existing ground lease and extend the lease term for up to ten (10) years, subject to approval.
- Proposed extension terms may include:
 - Initial 5% rent increase over the current lease rate, bringing monthly rent to \$2,305, and 3% annual escalations thereafter
 - Limited termination rights during the term, limited to default or railroad necessity
 - Market based rent increases every 5-years
 - Assignments to an LLC would require an acceptable guarantor

Seller Financing Option

Seller financing may be available for qualified buyers.

Proposed terms include:

- 30% down payment
- Remaining balance amortized over 20 - 30 year schedule
- Balloon payment due after month 60 payment
- Interest Rate TBD

AREA MAP



DOWNTOWN RENO



West Coast
Self-Storage
The neighborhood experts!

**Reno Mobile
Home & RV Park**

MISO
Restaurant and Cantina Bar

STOKER AVE



**Sierra Water
Gardens**



**mountain
vibes**
SPECIALTY
RENTALS

GLORIA'S CAFE

**2495
DICKERSON RD**

W 4TH ST

DICKERSON RD

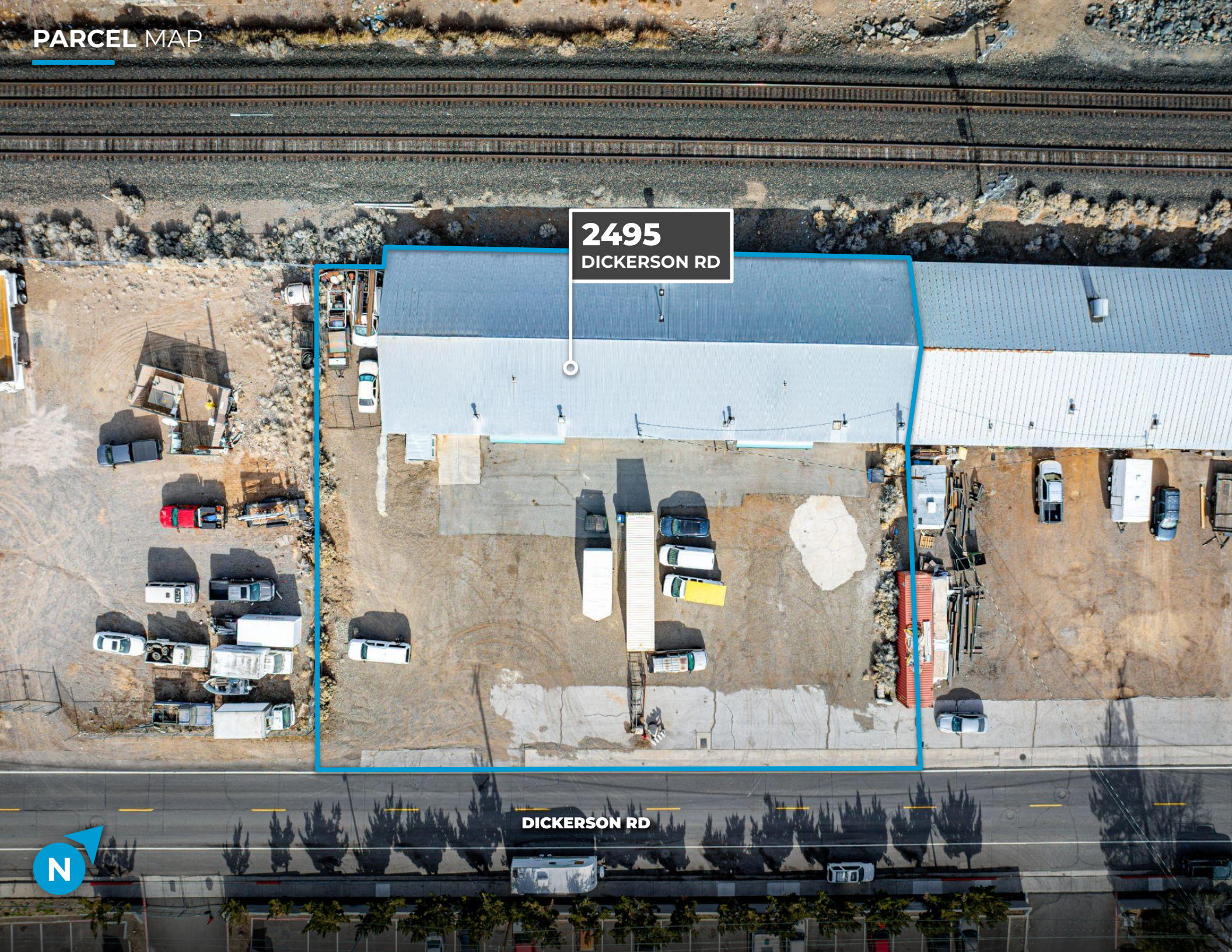
SHORELINE PLAZA
APARTMENTS

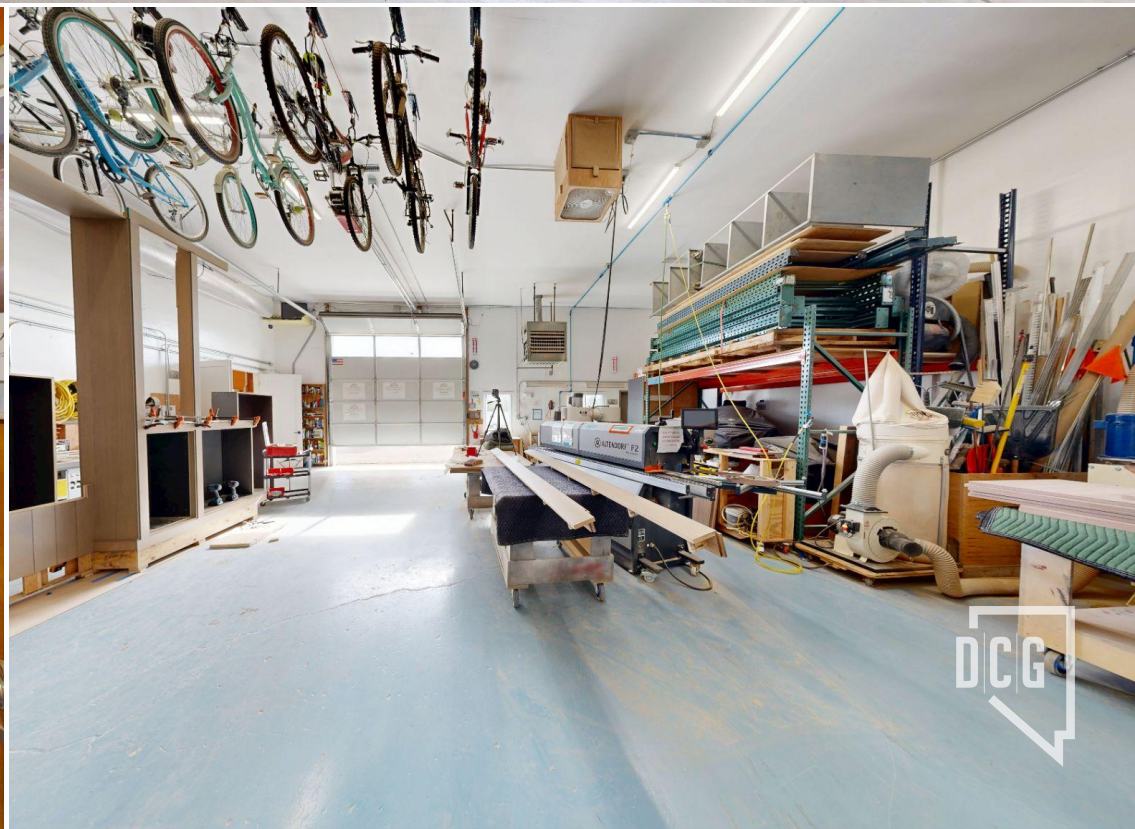


2495
DICKERSON RD

DICKERSON RD

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NORTHERN NEVADA A Smart Choice for Growth

HOME TO INDUSTRY GIANTS

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

TESLA

EdgeCore
Digital Infrastructure



Google

switch

LYTEN

NEW DEANTRONICS

Microsoft

Panasonic.

its
logistics

REDWOOD
MATERIALS



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



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



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.

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)





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