



10 Airpark Vista Blvd  
Dayton, NV 89403

Total Available - 6.25 Acres

**±53,144 SF**

Lease Rate

**\$0.75/sf/MO NNN**

Sale Price

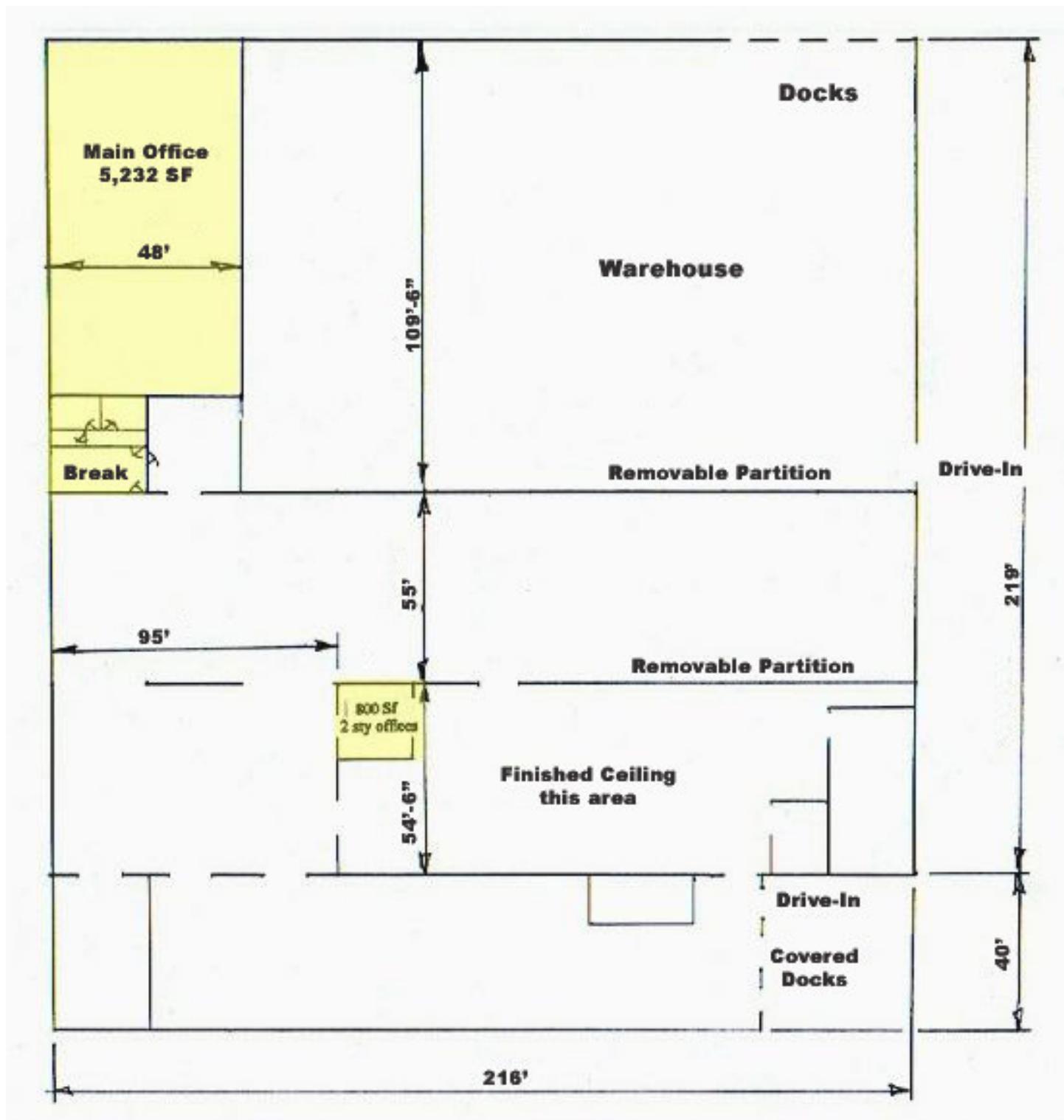
**\$9,300,000 (\$175/SF)**

## Industrial Warehouse in Dayton, NV

### Property Features

- 6.25 Acres
- ±53,144 SF available, expandable to 110,000 SF
- ±5,232 Office space
- (7) 9'x9' Dock High Doors
- (3) Drive In Doors
- 800 amp / 480 volt power
- Additional land available for expansion, storage, parking

# Property Floor Plan



10 Airpark Vista Blvd | For Sale or Lease

# Property Photographs



# Dayton, NV Overview



# Property Overview



# Tax & Operating Advantage

## Nevada Operating Advantage

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location
- All industrial uses pre-approved within the Tahoe Reno Industrial Center



1.38%  
Payroll Tax



6.85%  
Sales Tax



0.44%  
Property Tax



0.25-5.4%  
Unemployment  
Insurance Tax



State	Corporate Income Tax	Individual Income Tax	Property Tax	Unemployment Insurance Tax	Capital Gains Tax	Sales Tax (state minimum)
Nevada	0.00%	0.00%	0.44%	0.25-5.4%	0.00%	6.85%
California	8.84%	13.30%	0.66%	1.5-6.2%	13.30%	7.25%
Arizona	4.90%	2.50%	0.39%	0.08-20.93%	2.50%	5.60%
Utah	4.95%	4.65%	0.44%	0.0-7.0%	4.95%	6.10%
Idaho	5.80%	5.80%	0.46%	0.24-5.4%	5.80%	6.00%
Oregon	7.60%	9.90%	0.78%	0.9-5.4%	9.90%	0.00%
Washington	0.00%	7.00%	0.72%	0.0-5.4%	7.00%	6.50%

# Property Location



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

## Contact

**Chris Fairchild, SIOR, CCIM**  
Executive Vice President  
1 775 823 4662  
[Chris.Fairchild@colliers.com](mailto:Chris.Fairchild@colliers.com)  
NV Lic S.0071829

**Casey Scott, CCIM**  
Vice President  
+1 775 823 6630  
[Casey.Scott@colliers.com](mailto:Casey.Scott@colliers.com)  
NV Lic S.0173901.LLC