

FOR SALE

# 1325 CAPITAL BOULEVARD

±44,242 SF  
BUILDING SIZE

Industrial  
PRODUCT TYPE

\$10,499,000  
SALE PRICE

Airport  
LOCATION



**NAI** Alliance



**Brian Armon** SIOR, CCIM  
Sr. Vice President | Principal  
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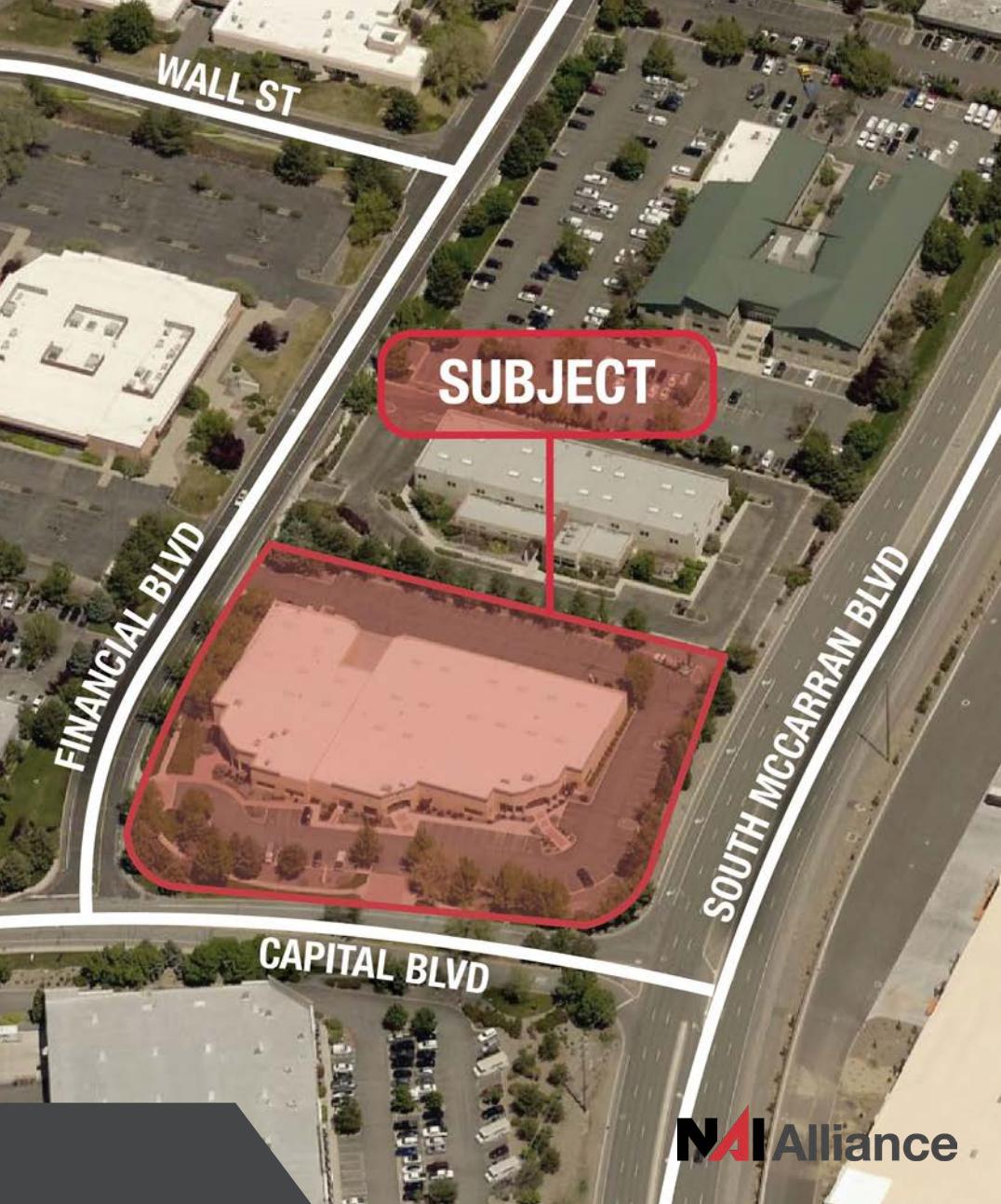
## Property Highlights

The subject property has a total building size of  $\pm 44,242$  square feet of multi-tenant industrial warehouse facility situated on  $\pm 3.217$  acres. The building has one (1) dock door, three (3) drive-in doors, and  $\pm 13,608$  square feet of built out office/showroom in the desirable Airport Submarket.

## Property Details

<b>Address</b>	1325 Capital Boulevard Reno, NV 89502
<b>Building SF</b>	$\pm 44,242$
<b>Lot Size</b>	$\pm 3.217$ Acres
<b>Asking Price</b>	\$10,499,000 (\$237/SF)
<b>Sale Type</b>	Investment or Owner User
<b>Property Type</b>	Industrial
<b>Clear Height</b>	16'
<b>Dock Door</b>	1-2 (1 additional knock out available)
<b>Grade Level Door</b>	3
<b>Power</b>	1,600 A 480 V 3 P
<b>Parking</b>	107
<b>APNs</b>	012-353-07
<b>Year Built</b>	2002

## Overview



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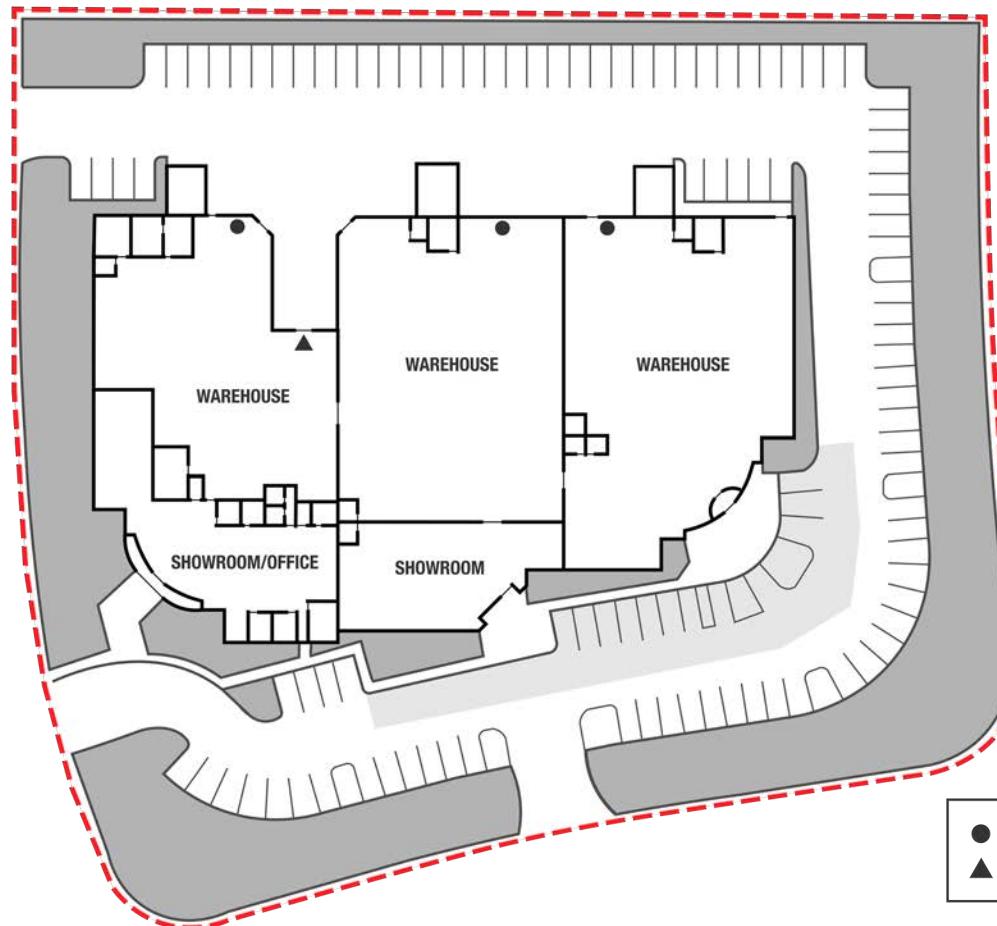
Surrounding Area

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Floor Plan

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Exterior Photos



±44,242 AC

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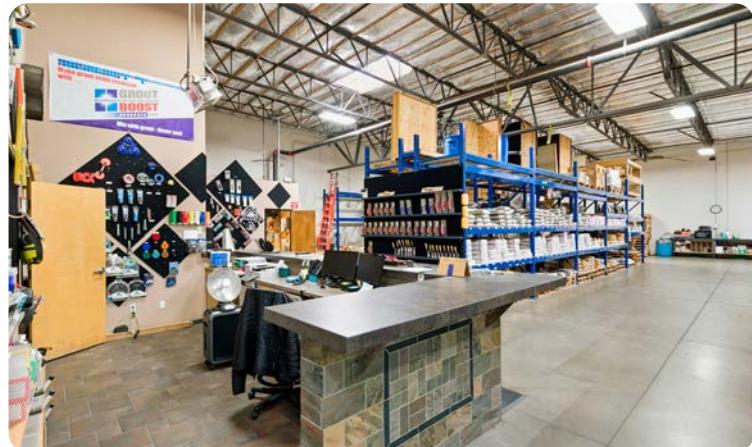


Interior Photos

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Interior Photos

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## KEY FACTS



**220,354**  
POPULATION



**5.8%**  
UNEMPLOYMENT



**2.3**  
HOUSEHOLD  
SIZE (AVG.)



**37**  
MEDIAN  
AGE

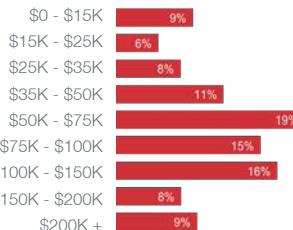
## INCOME FACTS

**\$71,456**  
MEDIAN  
HOUSEHOLD  
INCOME

**\$41,338**  
PER CAPITA  
INCOME

**\$91,778**  
MEDIAN  
NET WORTH

### HOUSEHOLDS BY ANNUAL INCOME



## BUSINESS FACTS



**12,303**  
BUSINESSES



**173,145**  
EMPLOYEES

## EDUCATION FACTS

**14%**

NO HIGH  
SCHOOL  
DIPLOMA

**27%**

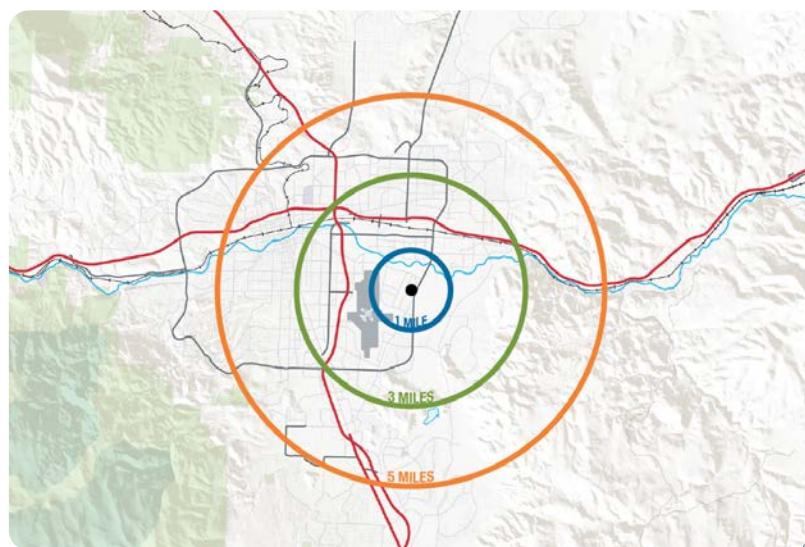
HIGH  
SCHOOL  
GRADUATE

**32%**

SOME  
COLLEGE

**26%**

BACHELOR'S  
DEGREE



5 Mile Demographics

**NAI** Alliance



**Brian Armon** SIOR, CCIM

Sr. Vice President & Principal | License N°: BS.23801  
(775) 772 0957 | barmon@naialliance.com

Brian Armon, Senior Vice President and Principal at NAI Alliance, leads the industrial team, representing investors and occupiers through all phases of industrial real estate—acquisition, leasing, and disposition. With over 25 years of experience, Brian holds CCIM and SIOR designations and has led many of Northern Nevada's major transactions, including the \$156M IGT Campus sale and large leases for Panasonic, Webstaurant, and S&S Activewear. Formerly Managing Partner at Cushman & Wakefield Reno and founder of Trinity Commercial, he combines deep market knowledge with strategic insight to help clients capitalize on real estate opportunities. A Reno native, he holds a B.S. in Business Management from the University of Nevada, Reno.



**Tony Machabee** SIOR, CCIM

Sr. Director | License N°: S.188595  
(775) 848 1594 | tmachabee@naialliance.com

Tony Machabee, Senior Director at NAI Alliance, specializes in industrial and self-storage properties throughout the Reno/Tahoe region, representing clients in acquisitions, leasing, and sales. A CCIM and SIOR designee, he brings a strong background in investment analysis and transaction management. Tony joined NAI Alliance in 2021 after serving at Cushman & Wakefield. Prior to his real estate career, he spent over 30 years in the U.S. Air Force, retiring as a Colonel and Senior Director for FEMA Region 9. A Reno native, Tony holds a B.S. in Aerospace Engineering from Embry-Riddle and leverages his leadership, discipline, and market expertise to deliver value to his clients.



**Derek Carroll** SIOR, CCIM

Director | License N°: BS.0145531  
(775) 225 4105 | dcarroll@naialliance.com

Derek Carroll, Director at NAI Alliance, specializes in industrial leasing and sales. A SIOR and CCIM designee, he is known for his deep market insight and use of advanced analytical tools. Derek began his real estate career at Tolles Development Company in 2017 and previously worked in civil construction, where he gained valuable experience estimating government projects. He also holds a (C-3) Carpentry License, allowing him to better support clients with tenant improvements. A graduate of the University of Nevada, Reno, with a B.S. in Business Finance, Derek enjoys woodworking, attending music festivals, and spending time with his wife and their dog, Rufus.



**Mason La Fond**

Associate | License N°: S.202632  
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Mason La Fond joined NAI Alliance in 2024 as an Associate on the industrial team, specializing in tenant and landlord representation. With a background in economics and business finance from Sacramento State, he delivers strategic, data-driven real estate solutions. Mason previously worked at Jackson Properties, gaining hands-on experience in leasing and asset management. He began his real estate career at ERA Carlile while attending college and playing on a national championship rugby team. A CCIM candidate, Mason is actively pursuing the designation to further enhance his expertise in the field.

Meet The Team

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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

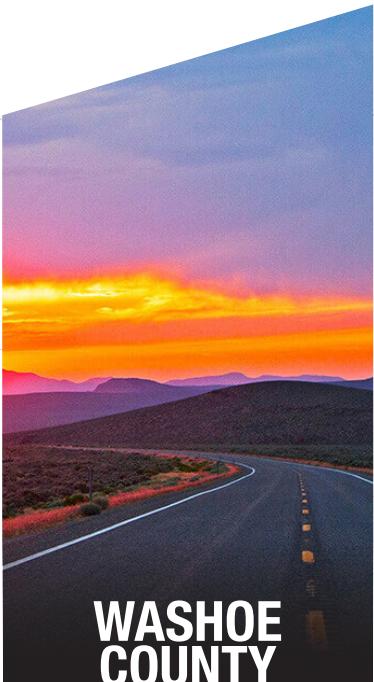
About Nevada



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## WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

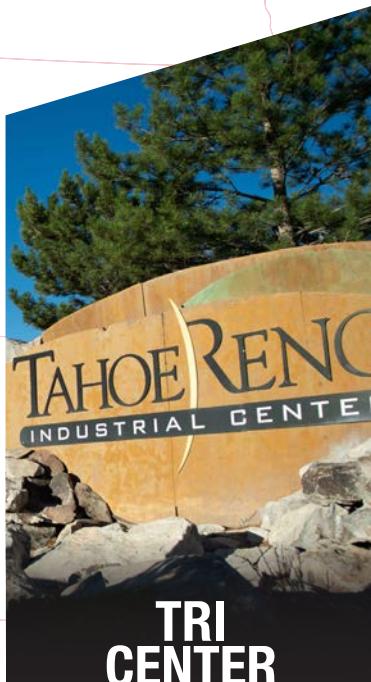
Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



## 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.



## TRI 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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