

FOR SALE

1325 CAPITAL BOULEVARD



±44,242 SF
BUILDING SIZE



Industrial
PRODUCT TYPE



\$10,499,000
SALE PRICE



Airport
LOCATION



NAI Alliance



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Mason La Fond
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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 ± 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

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



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SUBJECT

580

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	1.5 MI 4 MIN DRIVE
RENO-TAHOE AIRPORT	4 MI 8 MIN DRIVE
SOUTH RENO	6 MI 12 MIN DRIVE
CARSON CITY	32 MI 40 MIN DRIVE

SOUTH MCCARRAN BLVD

Surrounding Area



±44,242 SF
BUILDING SIZE



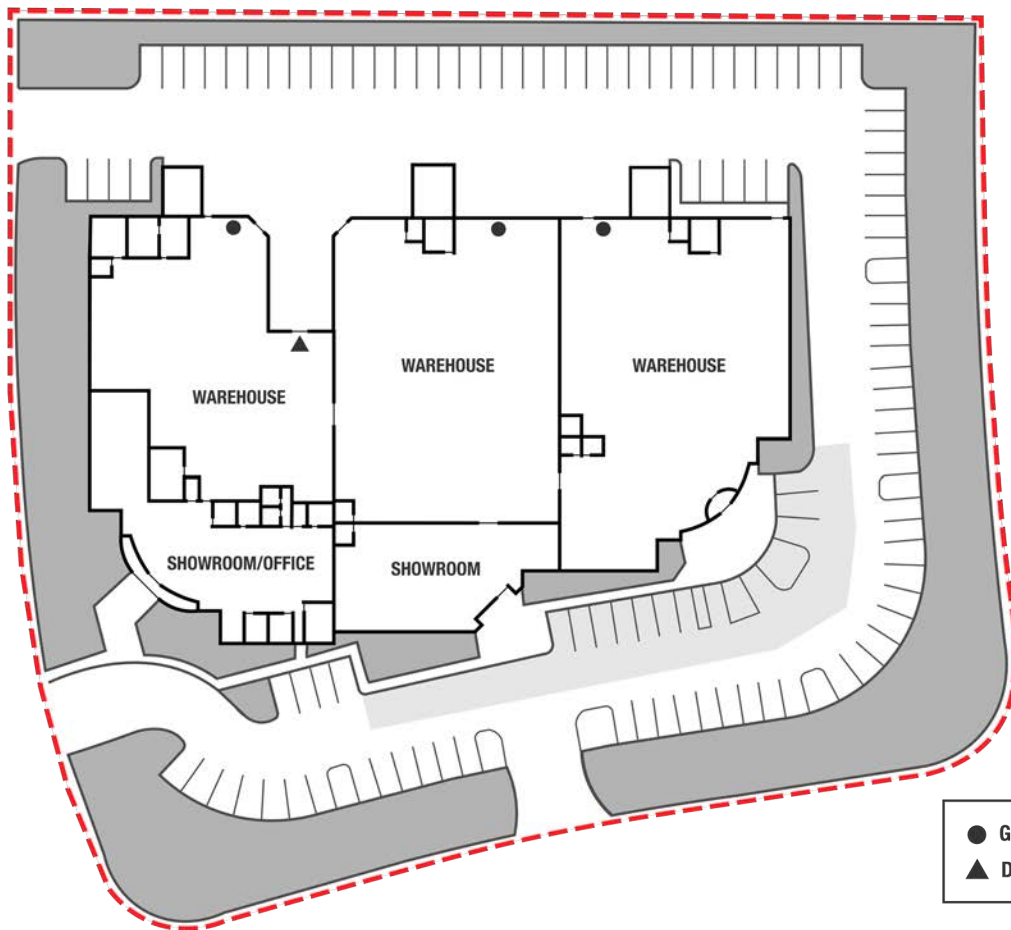
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- Grade Door
- ▲ Dock Door

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BOULEVARD



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



HOUSEHOLD
SIZE (AVG.)

37

MEDIAN
AGE

INCOME FACTS



\$71,456

MEDIAN
HOUSEHOLD
INCOME



\$41,338

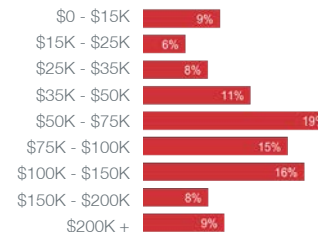
PER CAPITA
INCOME



\$91,778

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



BUSINESS FACTS



12,303

BUSINESSES



173,145

EMPLOYEES

EDUCATION FACTS

14%

NO HIGH
SCHOOL
DIPLOMA



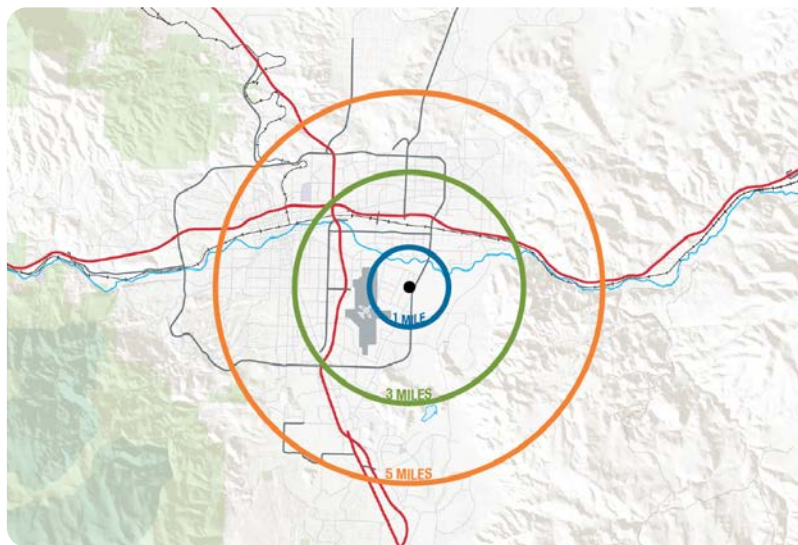
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE




Brian Armon SIOR, CCIM

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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

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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

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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

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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 Carille 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.



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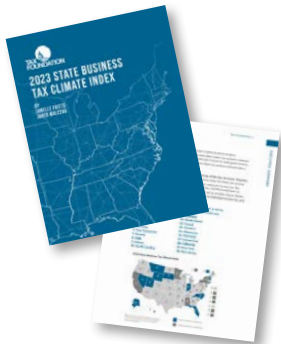
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LOCATION

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

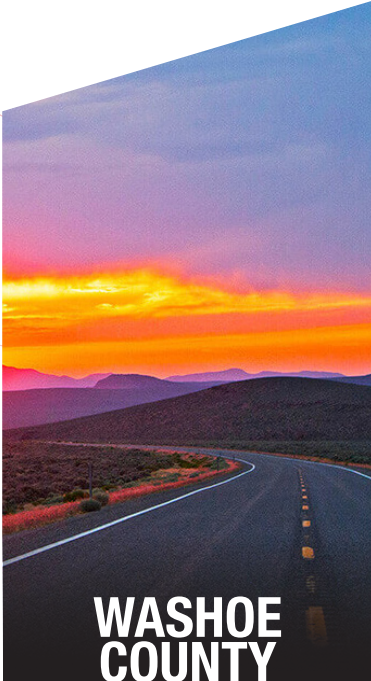
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing 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.



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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