

For Sale

# ± 19.92 AC Parcel with Existing ± 30,500 SF Flex Industrial Building



300 & 500 Italy Dr.  
Sparks, NV 89434

**Chase Houston, SIOR**  
Senior Vice President  
775.848.6007  
chouston@logicCRE.com  
S.0174274



### Purchase Option 1

Building with Land



**\$4,900,000**

Sale Price



**± 30,500 SF**

Building Total Square Footage



**± 4.12 AC**

Total Square Footage

### Purchase Option 2

Vacant Parcel Only



**\$5,650,000**

Sale Price



**\$8.21 PSF**

Price Per Square Foot



**± 15.8 AC**

Total Square Footage

### Purchase Option 3

Building & Vacant Parcel



**\$10,500,000**

Sale Price



**± 30,500 SF**

Building Total Square Footage



**± 19.92 AC**

Total Square Footage

## Property Highlights

300 & 500 Italy offers the ability to buy a ± 19.92 AC parcel with an existing ± 30,500 SF flex-industrial building. Plus, the ability to build up to an additional ± 320,000 SF of industrial on the site.

- Existing ± 30,500 SF building is divisible into two (2) ± 15,250 SF suites
- Two-story building designed for 2nd level office space with elevator in place
- Eight (8) 14' x 14' grade level doors; 16' clear height
- I-2 heavy industrial zoning
- 2,000 gallon grease interceptor on-site
- Central lobby allows for tenant optionality
- Additional vacant land available for development (see proposed site plan)
- Ideal for food production, R&D, laboratory, data center, and other specialty uses
- Multiple site entrances allow for increased development flexibility
- 300 Italy can be used for colocation data center
- 300 Italy APN: 2022-33 005-091-67
- 500 Italy APN: 2022-34 005-091-66

# Existing Site Plan Purchase Option 1

Subject NAP



**\$4,900,000**  
Sale Price



**± 4.12 AC**  
Total Acres



**± 30,500 SF**  
Building Total Square Footage

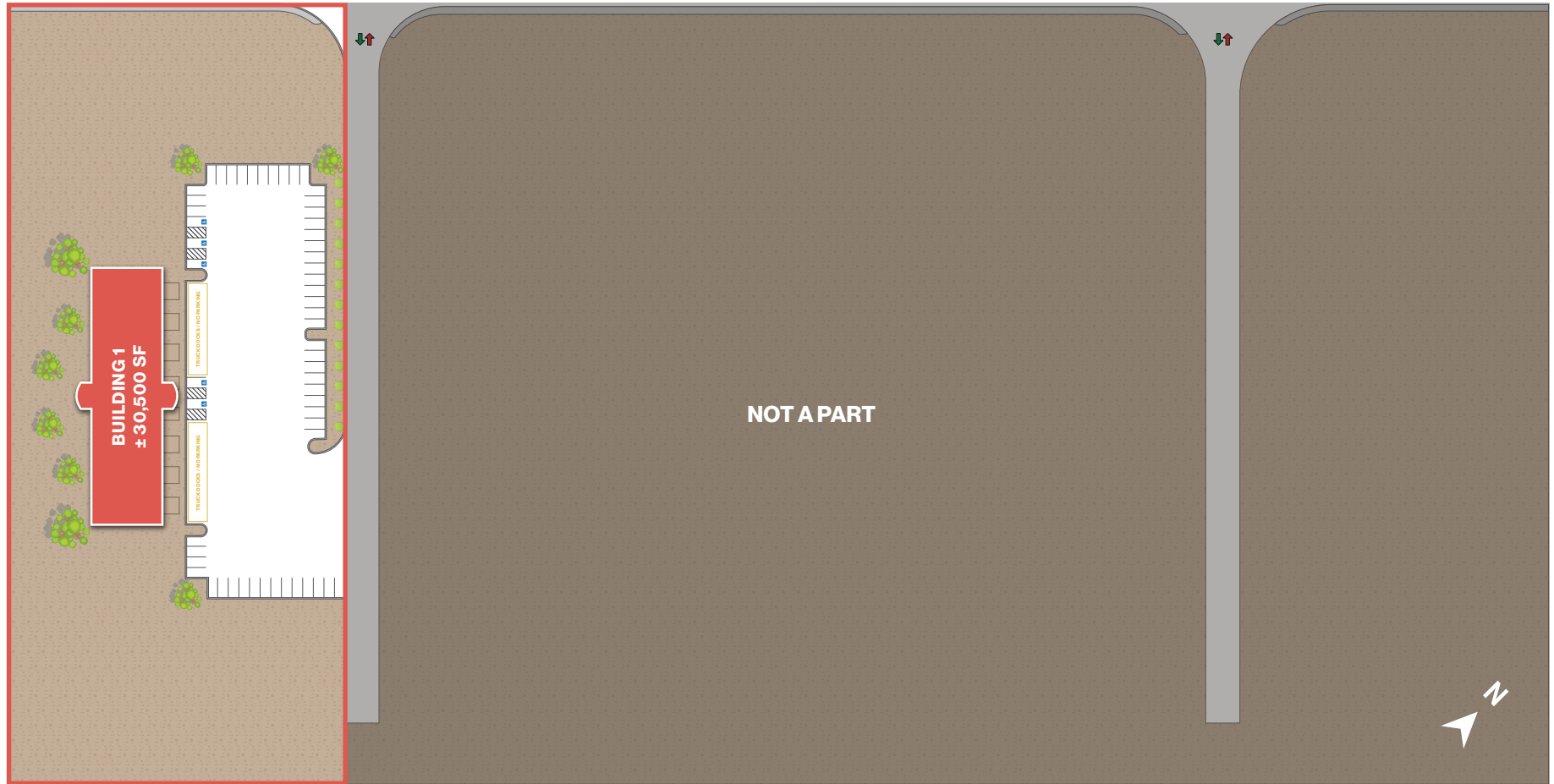


**2022-33 005-091-67**  
Parcel APN

## Italy Dr.

300 ITALY DR.

500 ITALY DR.



# Existing Site Plan Purchase Option 2

■ Subject ■ NAP



**\$5,650,000**  
Sale Price



**± 15.8 AC**  
Total Acres



**\$8.21 PSF**  
Price Per Square Foot

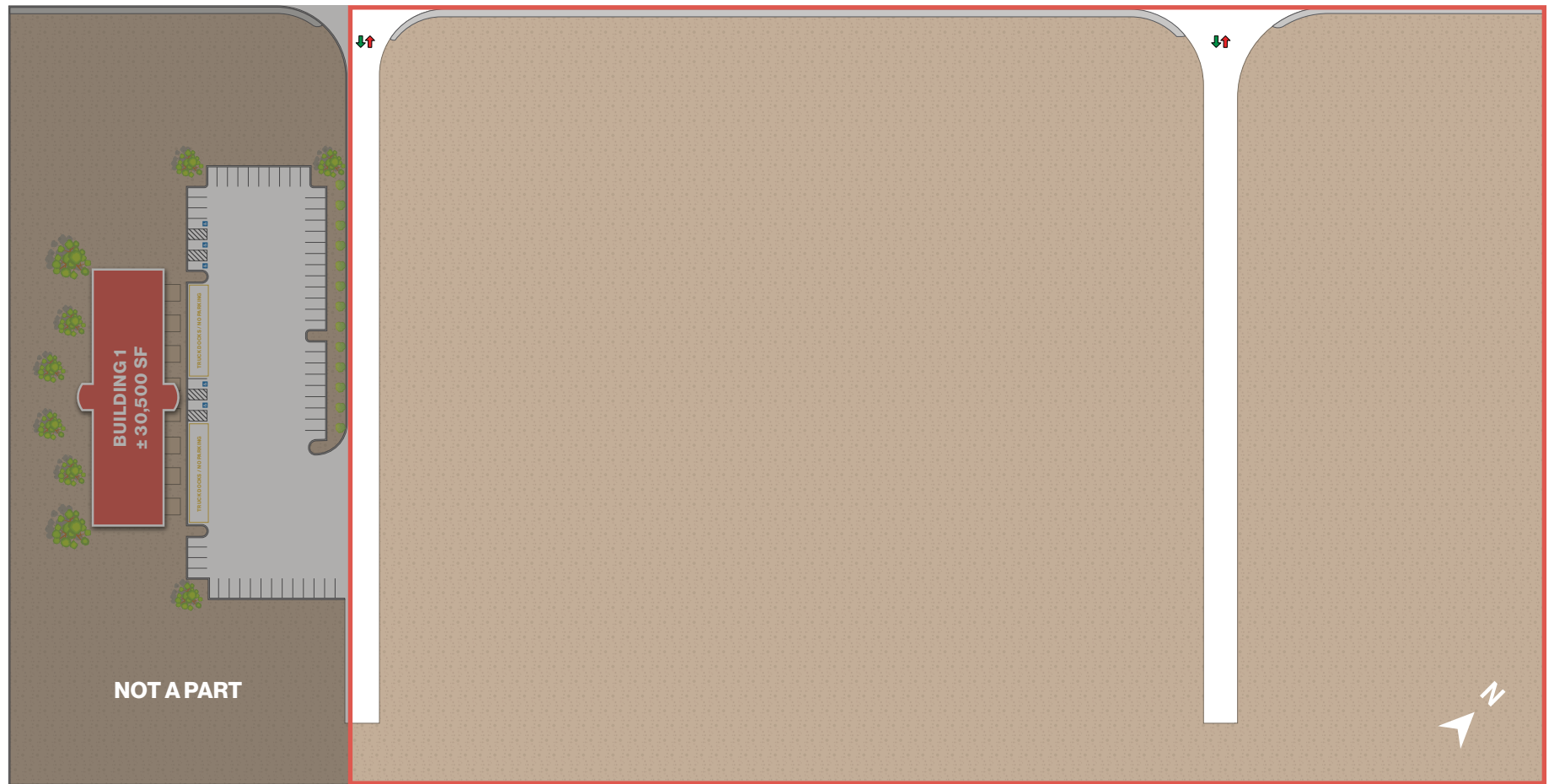


**2022-33 005-091-66**  
Parcel APN

## Italy Dr.

300 ITALY DR.

500 ITALY DR.



# Existing Site Plan Purchase Option 3

■ Subject   ■ NAP



**\$10,500,000**  
Sale Price



**± 19.92 AC**  
Total Acres



**± 30,500 SF**  
Building Total Square Footage

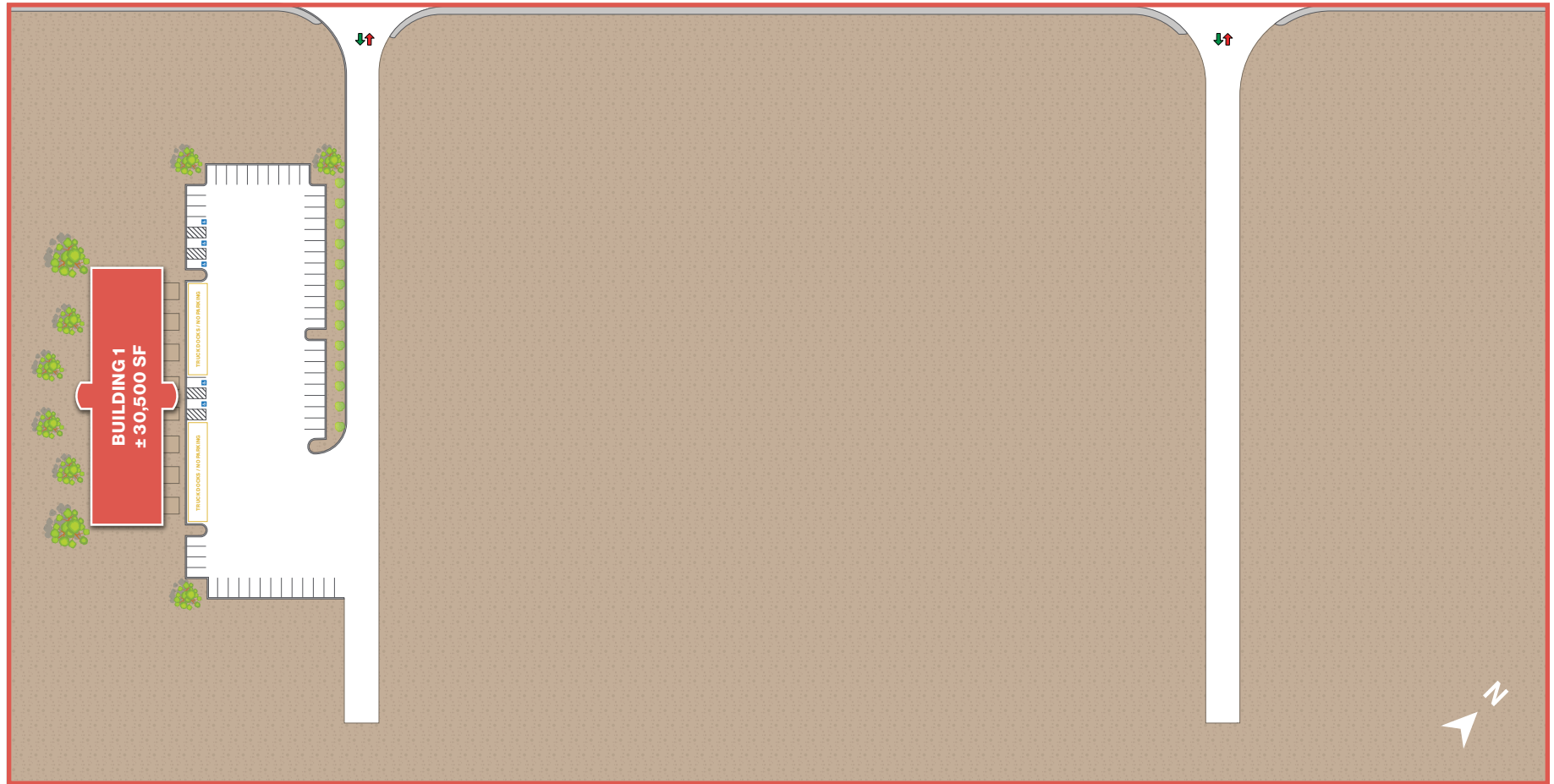


**2022-33 005-091-67**  
**2022-33 005-091-66**  
Parcel APN

## Italy Dr.

300 ITALY DR.

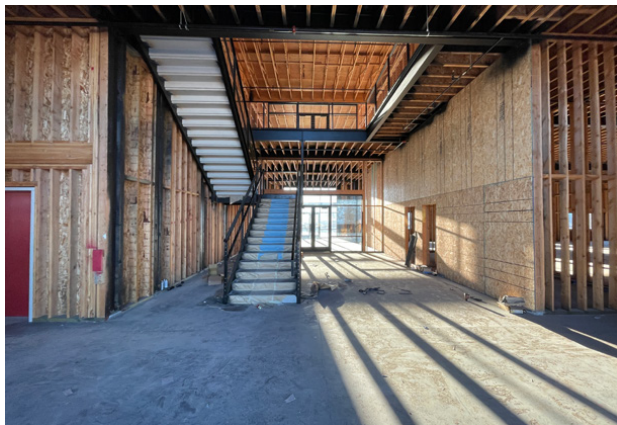
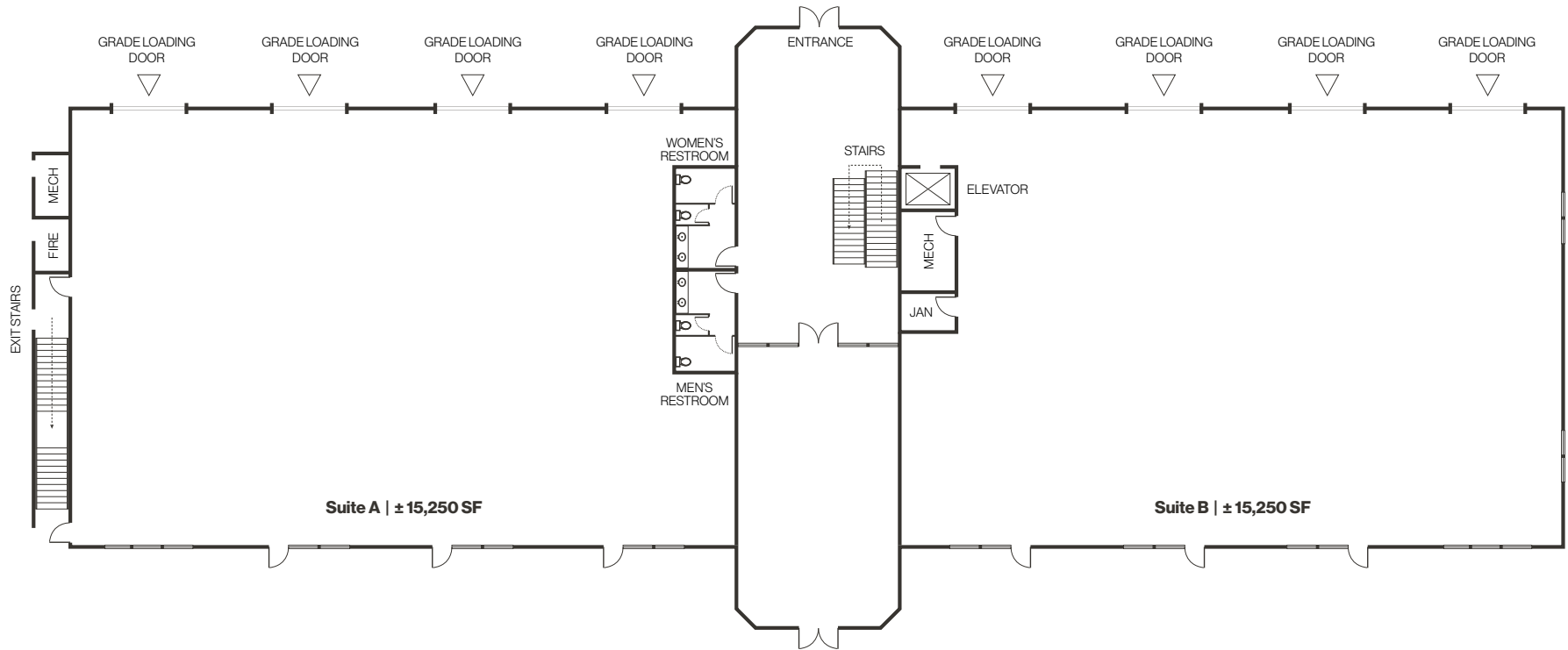
500 ITALY DR.





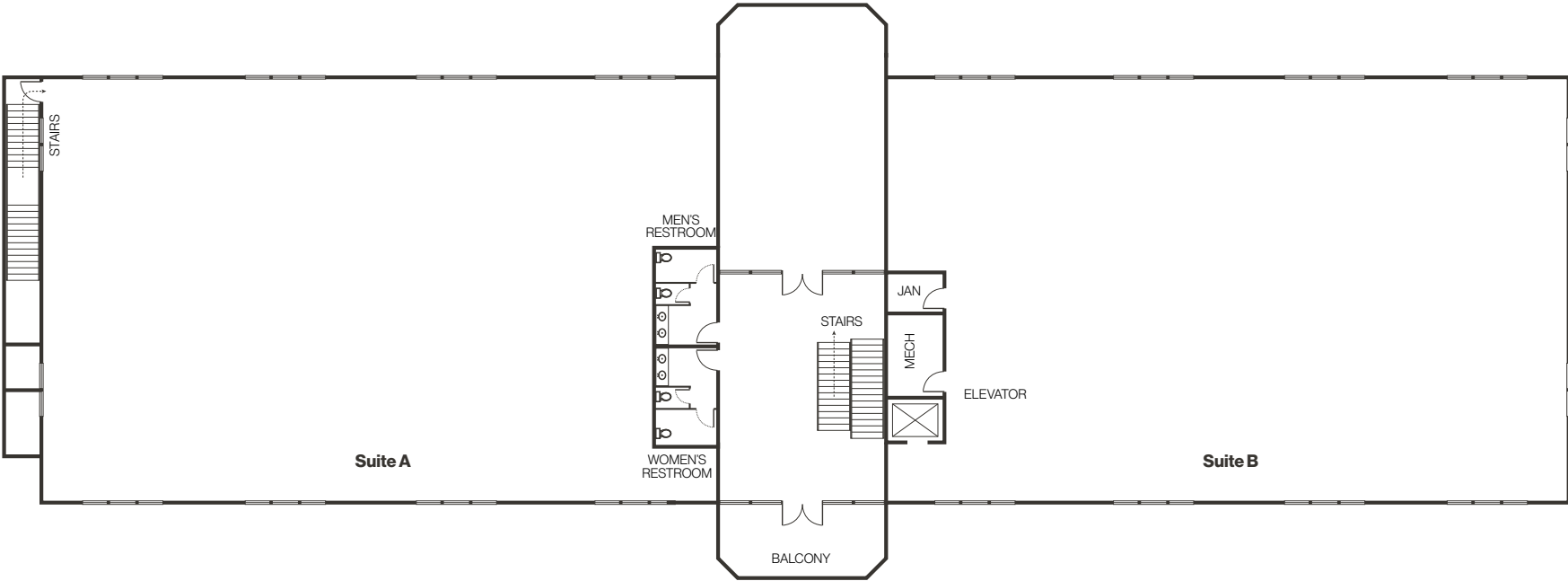
# Floor Plan

## First Floor | Existing Building



# Floor Plan

## Second Floor | Existing Building

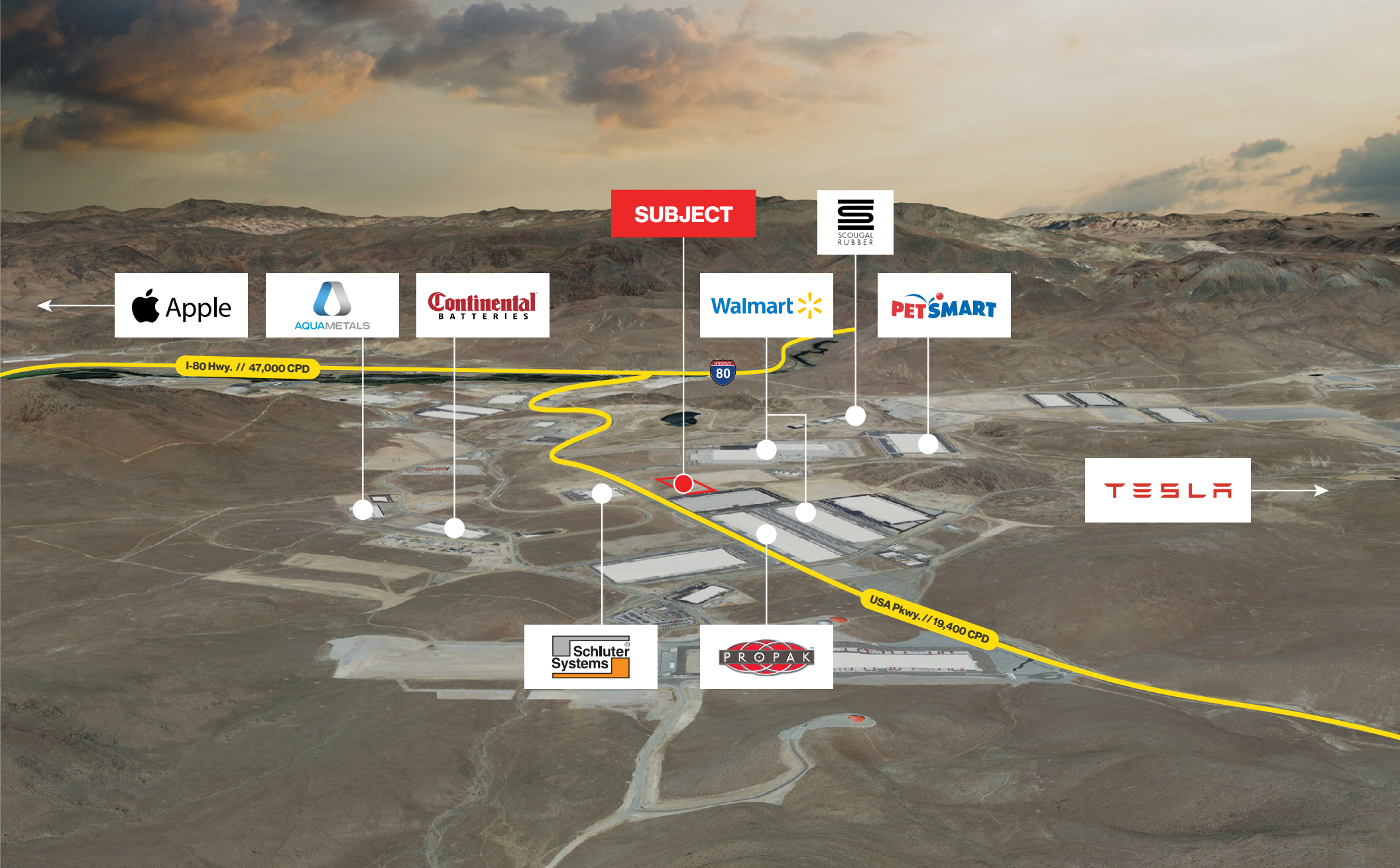




Aerial



3D Aerial



**SUBJECT**

**Apple**

**AQUAMETALS**

**Continental  
BATTERIES**

**Walmart**

**PETSMART**

**SCOU GAL  
RUBBER**

**Schluter  
Systems**

**PROPAK**

**TESLA**

I-80 Hwy. // 47,000 CPD

USA Pkwy. // 19,400 CPD

Property Photos



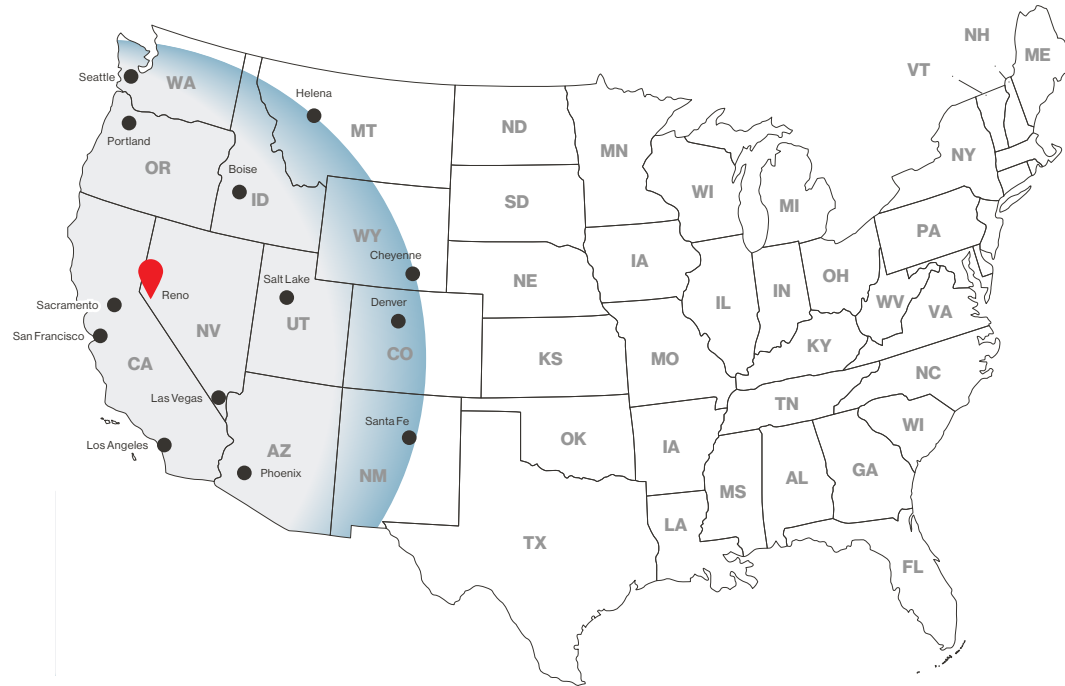
# Why Nevada

Nevada is one of the most business-friendly states as it offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the 7th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th, and Utah 8th.

## Northern Nevada Transit Times



### 1-Day Truck Service

- San Francisco, CA
- Sacramento, CA
- Los Angeles, CA
- Portland, OR
- Seattle, WA
- Boise, ID
- Salt Lake, UT
- Las Vegas, NV
- Phoenix, AZ

### 2-Day Truck Service

- Helena, MT
- Cheyenne, WY
- Denver, CO
- Santa Fe, NM

## Tax Free Haven

- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax



60MM Customers

1-Day Truck Service from Northern Nevada



Power Costs

Nevada: 53% Less Than California, 25% Below U.S. Average

## Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

## Opportunity Zones

61 Areas in Nevada Offer Tax Benefits on Capital Gains, with Deferrals, Reductions up to 15%, and Tax-Free Appreciation after 10 Years

# A Look at Northern Nevada

## The Neon Line

The Reno Neon Line District, an emerging submarket, is rapidly expanding with the acquisition and redevelopment of properties west of downtown Reno. Led by local developer Jacobs Entertainment, this submarket revitalization blends commercial spaces and housing with a vibrant arts and entertainment scene. Spanning from West St. to Keystone Ave., and from I-80 to W. 2nd St., the Neon Line District aims to redefine urban living and leisure in Reno.

## Virginia Street Project

The Virginia Street Revitalization Project has been recently completed providing a safe and seamless connection between UNR, downtown, and MidTown Reno. The Regional Transportation Commission (RTC) of Washoe County and Sierra Nevada Construction (SNC) partnered on the project which allows for increased pedestrian safety with expanded sidewalks, improved bike lines, pedestrian ramps, and ADA-compliant crosswalks. The area manages vehicle traffic flow with dual one-way traffic lanes, bus-only lanes, and enclosed bus stops.

## MidTown

Over the past five years, MidTown has transformed into a sought-after destination for investors, who are infusing modern art and architecture into existing buildings. This revitalization is not only enhancing the aesthetic appeal but also bolstering the Reno economy. By fostering collaboration between entrepreneurs and business developers through a blend of redeveloped commercial spaces and residential conversions, the MidTown district is driving economic growth. Additionally, annual events organized by retail and office users are fostering community engagement, attracting residents from Reno and Sparks alike.

## Greater Nevada Field

Greater Nevada Field serves as the home stadium for the Reno Aces Minor League Baseball team, the Triple-A affiliate of the Arizona Diamondbacks, since their inaugural season in 2009.



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



LOGIC



Join our email list and  
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

**Chase Houston, SIOR**  
Senior Vice President  
775.848.6007  
chouston@logicCRE.com  
S.0174274