

945

Spice Islands Dr

SUITE A-1

Reno, NV 89431

INDUSTRIAL
FOR SUBLEASE



CORFAC
INTERNATIONAL

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ABOUT THE PROPERTY

- Industrial warehouse currently utilized by a local restoration company.
- One (1) 10'x12' drive in door.
- Two (2) dock doors.
- 24' - 26' Clear height.
- 50' x 20' column spacing
- .33/3000 sprinkler rating
- 200 amp / 277/480 volt / 3-phase electrical service (Tenant to verify)
- Master lease expires 7/31/2027



Lease Rate | \$0.85/SF

NNN | \$0.204/SF

Suite A-1 | 20,400 SF

AVAILABLE WITHIN 30 DAYS

Zoning | I

Industrial

APN | 034-152-09



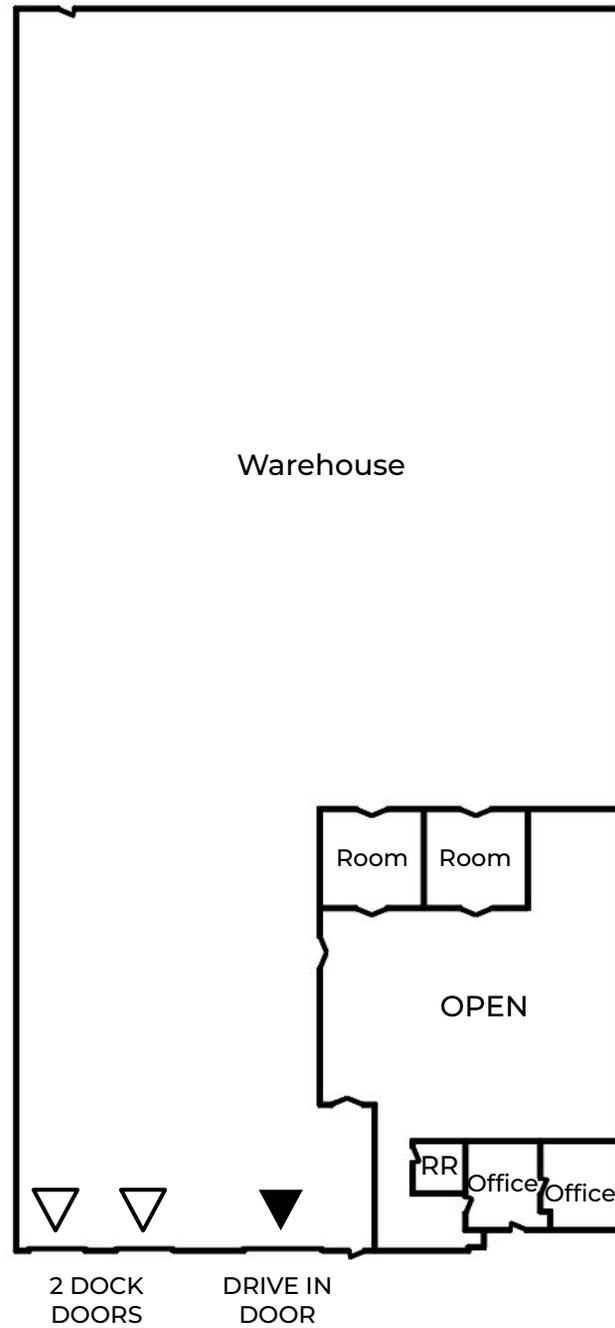
SUITE A-1 FLOOR PLAN

1

DRIVE IN DOOR

2

DOCK DOORS



**Floor plan shown reflects current build-out and is subject to change prior to occupancy.

SUITE A-1



SUITE A-1



SUITE A-1



AREA MAP

NORTHWEST VIEW



BidRL.com

nvision Glass

RENO CARSON LUMBER

OALCAL
Good people making things right

clicklogistics

STAR
Freight Services

MOTION

SPECIALTY WELDING SUPPLY

BIMBO
Bakeries USA

RENOWN
Bearing LLC

WATTS

SIERRA PACIFIC WINDOWS

THE NEWTRON group

SPICE ISLANDS DR

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N

TRUCKEE RIVER

AREA MAP

NORTHEAST VIEW



1-800-**PACK-RAT**

Post CONSUMER BRANDS

ArcBest

UniFirst

PETRA1
YOUR FITNESS AMENITY COMPANY

Bendix

STAR
Freight Services

945
Spice Island Dr

CR CALIFORNIA INDUSTRIAL RUBBER CO.

BIMBO
BakeriesUSA

SIERRA PACIFIC
WINDOWS

WATTS

DSG
USA

TRUCKEE RIVER

N

**YOUR
COMPETITIVE
ADVANTAGE**

NORTHERN NEVADA A Smart Choice for Growth

**HOME TO
INDUSTRY
GIANTS**

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



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)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF
Tesla Gigafactory

1.3M SF
7.2M SF Planned
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%





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