



Street Commercial Real Estate
522 Lander St #200 Reno, NV 89509
(775) 852-5225
www.street-cre.com

FOR SALE

475 PITTSBURGH AVE

MCCARRAN, NV

Tahoe Reno
Industrial Center



Matthew Harris
Principal - Broker
Matt.Harris@street-cre.com
NV RE #B.1002868
O: (775) 852-5225 Ext 1002
C: (775) 250-4684



Ben Harris
Principal
Ben.Harris@street-cre.com
NV RE #S.0187049
O: (775) 852-5225 Ext 1001
C: (775) 221-6846



Christian Stolo
Industrial Associate
Christian.Stolo@street-cre.com
NV RE #S.0196067
O: (775) 852-5225 Ext 1003
C: (775) 842-7450

PROPERTY DETAILS

475 PITTSBURGH

- APN 005-051-54
- 3.74 Acres
- Vacant Industrial Acreage
- Zoning: I2 (Heavy Industrial)
- Potential Rail-Service
- Utilities at Street
- Flat Topography
- Located in Storey County (Tahoe Reno Industrial Center)



Street Commercial Real Estate is excited to present 475 Pittsburgh Ave. to the market for sale. 475 Pittsburgh is a 3.74 acre industrial land opportunity that is one of the few land listings with potential for rail service! This parcel features advantageous topography, minimizing site work and preparation during construction. Utilities are at the street, including power, water sewer and data. Whether you're an owner-user or investor, this property provides flexibility for various user types.

Strategically positioned in the heart of the world's largest industrial center and adjacent to Interstate 80, this opportunity allows convenient access to 8 states and 5 major west coast ports within a single day's drive. Permitting in the TRI-Center is known for expedience, with most heavy industrial uses allowed by right, making development a breeze.

Notable tenants in the Tahoe Reno Industrial Center include industry giants such as Tesla, Google, Walmart, Switch, Microsoft, and many others.

TARGETED USERS

650 E SYDNEY DR

I2-HEAVY INDUSTRIAL ZONING

I(2)-Heavy industrial zoning indicates a variety of uses that frequently require large warehouses and ample storage. The property allows for a large range of uses and can be tailored to the use of the owner/ tenant.

IDEAL TENANTS

- **Aerospace**
- **Battery Technology**
- **Electric Vehicle Technology**
- **Cold Storage**
- **High Tech Manufacturing**
- **Automotive**

TRIC NEIGHBORS

- **FedEx Supply Chain, Inc**
- **Battery Systems, Inc**
- **Panasonic Energy of North America**
- **AP Stainless Manufacturing**
- **XPO Logistics**

LOCATION HIGHLIGHTS

TAHOE RENO INDUSTRIAL CENTER

- Largest Industrial park in the world
- Roads, utilities, and resources in place for industrial capacity
- Grading/Building permits issued within 1 month of application
- 12 miles of dedicated frontage on I-80 freeway
- Less than 30 min drive to Downtown Reno



RENO/SPARKS

9 Mi

Google

LOCATION HIGHLIGHTS

GREATER RENO AREA

TAX BENEFITS

- NO Corporate Income Tax
- NO Personal Income Tax
- NO Capital Gains Tax
- NO Inventory Tax
- NO Franchise Tax
- NO Special Intangible Tax
- NO Unitary Tax
- NO Estate Tax

KEY INDUSTRIES

- Manufacturing & Logistics
- Aerospace & Defense
- Health
- Information Technology
- Mining
- Tourism/Gaming


PRO-BUSINESS CLIMATE

- Right to Start State
- #7 in the Nation for Favorable Business Tax Climate
- Numerous Workforce Development & Assistance Programs



CONTACT US

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Reno, NV 89509

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 www.street-cre.com

 admin@street-cre.com

STREET COMMERCIAL REAL ESTATE

For any questions regarding the industrial market here in the Reno area, or inquiries on a specific property, contact us today!

LANDLORD SERVICES TEAM



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matt.harris@street-cre.com



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