

FOR LEASE

8850 - 8995 TERABYTE DRIVE



Industrial
PRODUCT TYPE



±6,200 - 13,729
AVAILABLE SF



\$1.30 - \$1.35
RATE



\$0.18/SF NNN
LEASE TYPE



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NAI Alliance



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AVAILABLE SF



\$0.18/SF NNN

LEASE TYPE



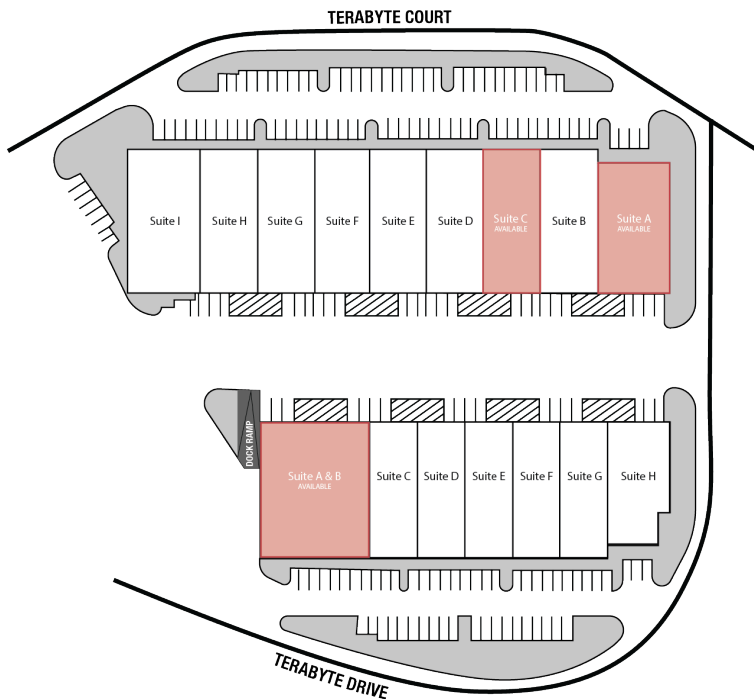
\$1.30 - \$1.35

RATE



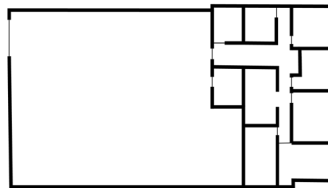
Immediately

AVAILABLE



Suite A – 8850 Terabyte Dr

SUITE A

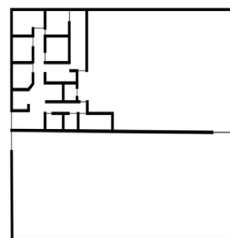


Suite C – 8850 Terabyte Dr

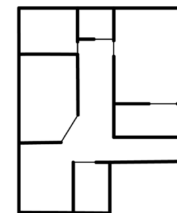
SUITE C



Suite A & B – 8995 Terabyte Dr



1ST FLOOR



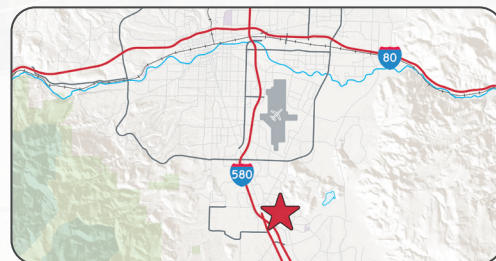
2ND FLOOR

Address	Suite	Rate	SQ.FTG	Available	Notes
8850 Terabyte Dr	Suite A	\$1.35/SF/Mo	±7,180	Immediately	1 Grade Level Door, Office Space, and Warehouse
8850 Terabyte Dr	Suite C	\$1.35/SF/Mo	±6,200	Immediately	1 Grade Level Door, 2 Restrooms, 2 Private Offices, 1 Conference Room
8995 Terabyte Dr	Suite A & B	\$1.30/SF/Mo	±13,729	Immediately	±4,000 SF of Office Spaces, 2 Grade Level Door



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Property Highlights

This well located warehouse building located on the corner of Double Diamond Parkway and Trademark Drive. With easy access to I-580 it is only minutes to Reno / Tahoe International Airport. Highly functional flex industrial units in desirable South Reno submarket.

Property Details

Address	8850 - 8995 Terabyte Drive Reno, NV 89511
Available SF	±6,200 - 13,729 SF
Lease Rate	\$1.30 - \$1.35/SF/MO
Lease Type	NNN
OPEX	\$0.18/SF/MO
Clear Height	21'
Dock Ramp	1
Grade Level Doors	1 - 2
Power	225 Amps 480 Volt 3 Phase
Lighting	T-5
Zoning	PUD
Year Built	2008

Aerial Map + Property Highlights



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Immediately

AVAILABLE

5-MILE KEY FACTS



235,708

POPULATION



4.0%

UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)

37

MEDIAN
AGE

5-MILE BUSINESS FACTS



13,038

BUSINESSES



180,217

EMPLOYEES

5- MILE EDUCATION FACTS

13%

NO HIGH
SCHOOL
DIPLOMA



HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE

5-MILE INCOME FACTS



\$60,996

MEDIAN
HOUSEHOLD
INCOME



\$37,318

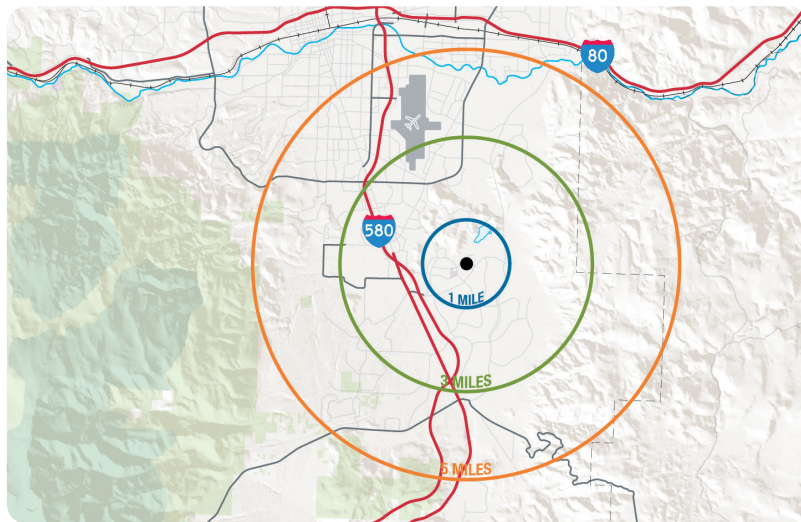
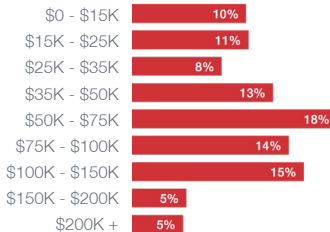
PER CAPITA
INCOME



\$59,048

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



Source: 5 Mile Demographic Profile by ESRI

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8850 - 8995
TERABYTE DRIVE

SUBJECT

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	1.8 MI 5 MIN DRIVE
RENO-TAHOE AIRPORT	6.4 MI 17 MIN DRIVE
DOWNTOWN RENO	11 MI 16 MIN DRIVE
CARSON CITY	22MI 23 MIN DRIVE

Area Map



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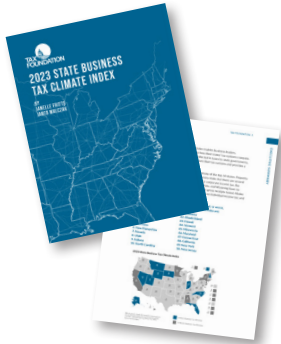
RATE



Immediately

AVAILABLE

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

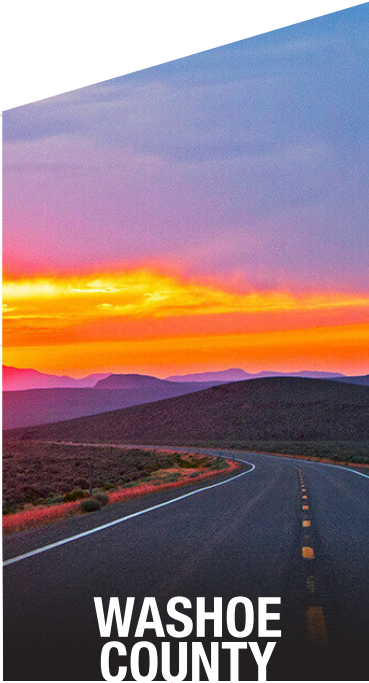
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing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

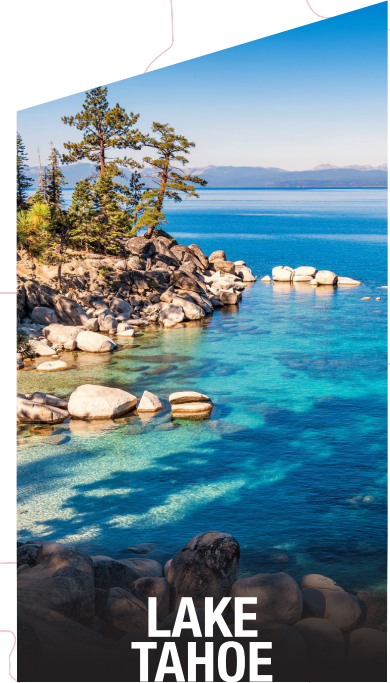
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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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