



2453 HEYBOURNE RD

14.94 +/- Acres for Sale or
Build-to-Suit Opportunity

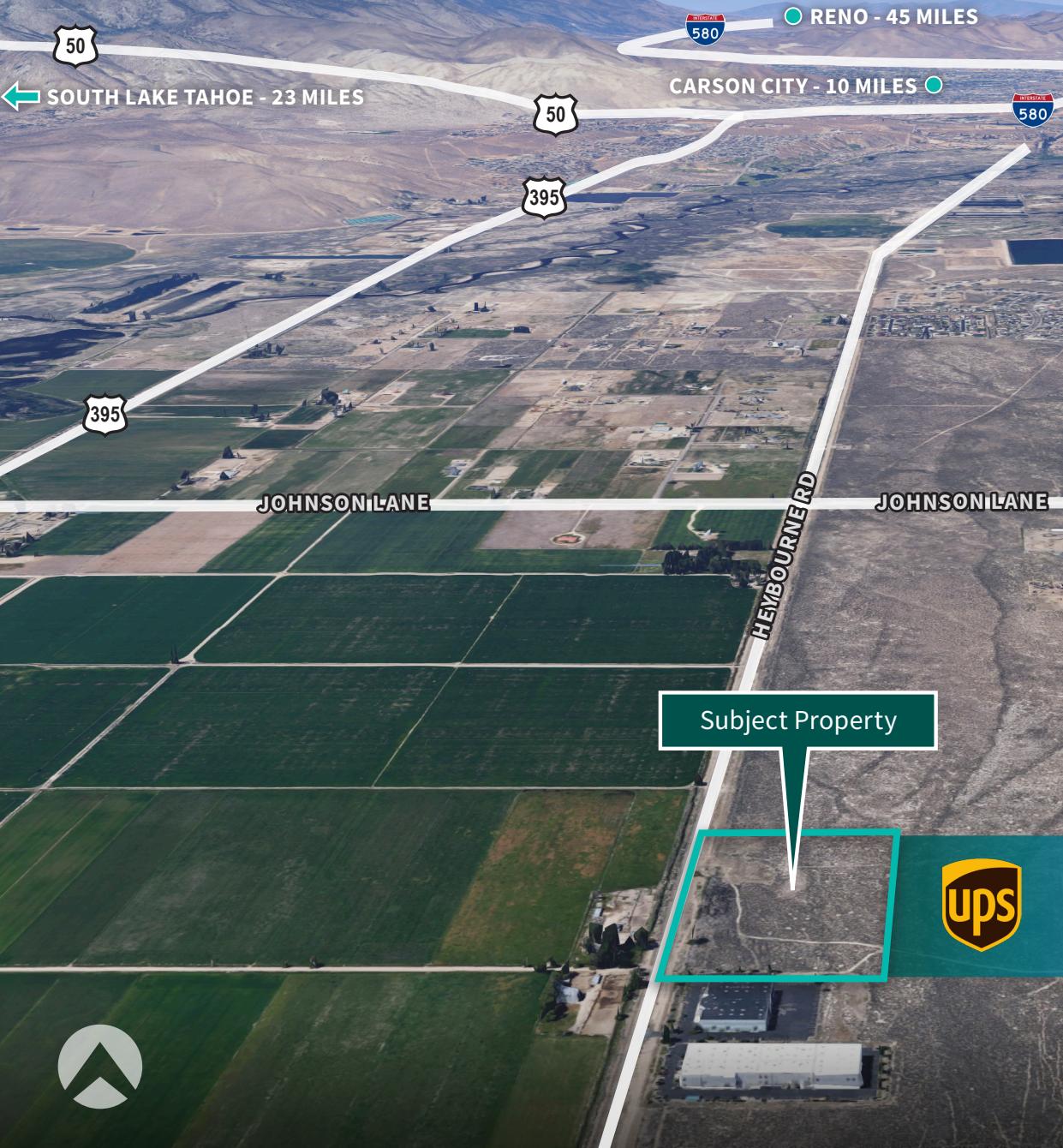
MINDEN, NV



CORFAC
INTERNATIONAL



LOCATION MAP - NORTH VIEW



Property Highlights

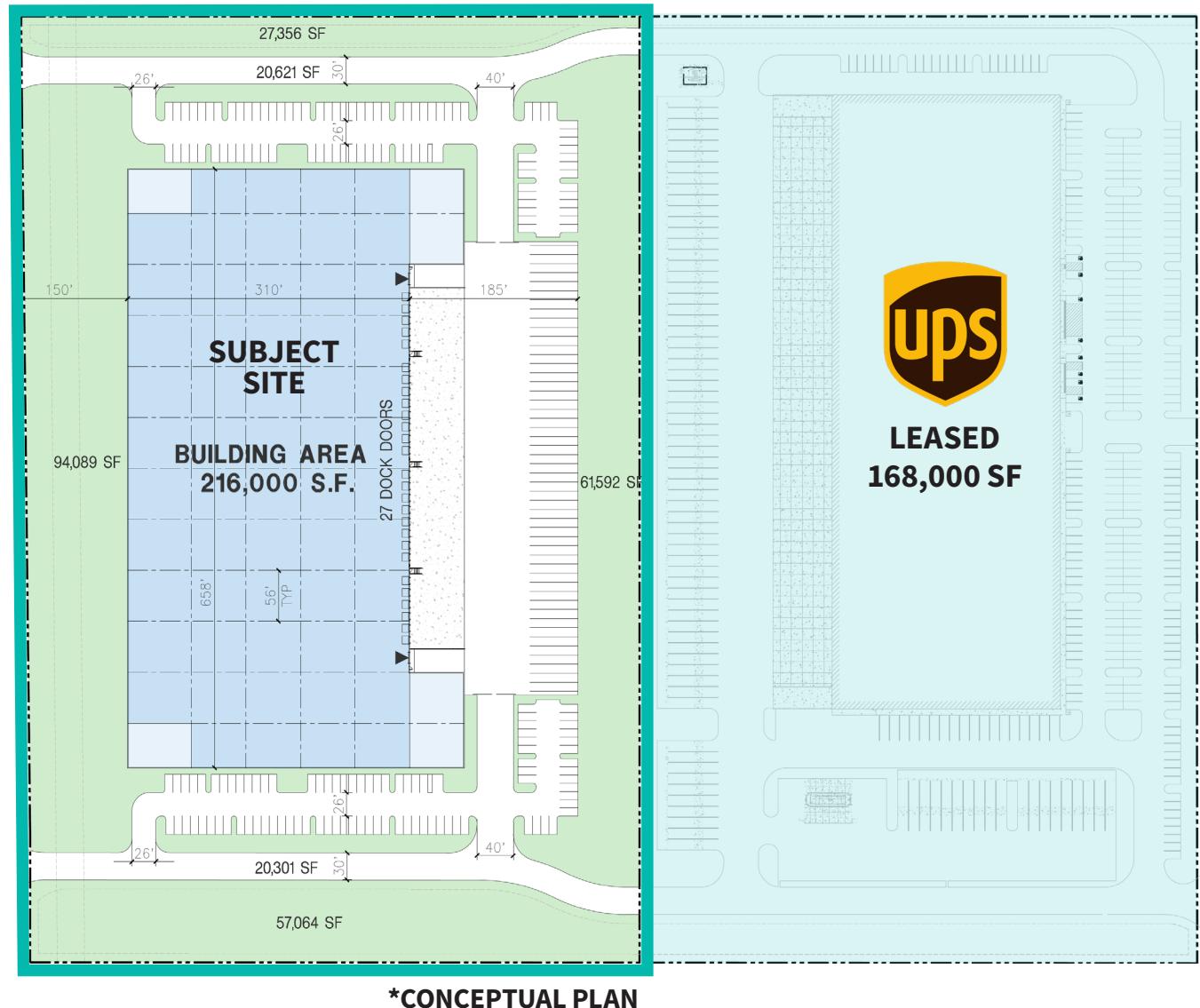
- Fully Entitled industrial site, shovel ready, rough graded pad
- Strong access for distribution and logistics off of Heybourne Rd
- Premier location with proven labor pools, i.e., Carson City, Minden/Gardnerville, Dayton, Lake Tahoe, and South Reno
- Top-tier live, work, play setting against the Sierra Nevada mountains
- Adjacent to recent Prologis BTS for United Parcel Service
- Located 1/4 mile from Starbucks Roasting Facility
- Next to Minden Airport with private, corporate, and emergency services aircraft allowed
- Less than 45 miles from Central Reno and Interstate 80
- 10 miles from Carson City



Proposed Build To Suit Opportunity

Distribution or Manufacturing Facility - Multiple Size Configurations Possible

- BTS Office Space
- 32' Clear Height
- ESFR
- 50' x 56' Column Spacing
- 60' Speed Bays
- Front Load Building
- 27 Dock Positions
- 2 Drive-In Doors
- 185' Truck Court
- Trailer Parking Available
- Vacant Industrial Zoning
- 14.94 Acres
- Available for Lease or for Sale



Flexible Industrial Development Land. Numerous Possibilities.



395



395



14.94 AC

HEYBOURNE RD



BUSINESS INDUSTRIAL

NEVADA

Business Facts

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

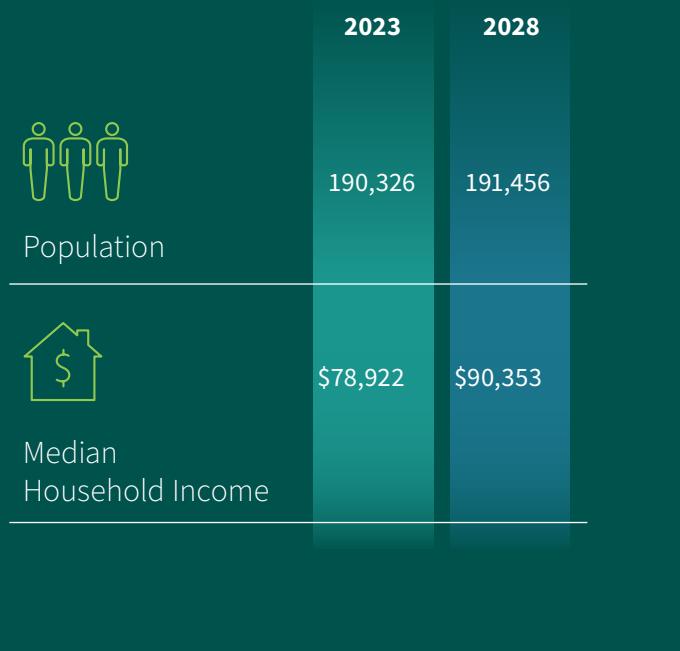
NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax

SIERRA REGION OF NEVADA

- 3rd largest metropolitan area in the Silver State
- Located in Northern Nevada and includes Carson City (State Capital) and Lake Tahoe's south shore
- Easy access to elected and government officials
- Served by Western Nevada College (Carson City), home to the only International Mechatronics Certificate Program in the Western U.S.

Minden/Gardnerville/Carson City Demographics (25-Mile Radius)



Dickson Commercial Group
333 Holcomb Ave., Ste. 300
Reno, NV 89502
+1 775 850 3100
www.dicksoncg.com

Joel Fountain, SIOR
S.78024
+1 775 850 3136 OFFICE
+1 775 287 8127 CELL
jfountain@dicksoncg.com

Nick Knecht, CCIM
BS.145559
+1 775 338 1369 CELL
+1 775 850 3032 OFFICE
nknecht@dicksoncg.com

Baker Krukow, CCIM
S.183091
+1 775 624 7876 OFFICE
+1 775 300 5804 CELL
bkruskow@dicksoncg.com



Mathias Hughes
SVP, Investment Officer
+1 775 829 3035
mhughes@prologis.com

Christina Rangel
Senior Leasing Manager
+1 775 829 3012
cwilliam@prologis.com

Prologis - Reno, NV
5520 Kietzke Ln., Ste. 230
Reno, NV 89511
+1 775 829 3030
www.prologis.com

Prologis Headquarters
Pier 1, Bay 1
San Francisco, CA 94111
Main: +1 415 394 9000
info@prologis.com
www.prologis.com
Twitter: @Prologis

Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of September 30, 2023, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.