



2453 HEYBOURNE RD

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

MINDEN, NV



CORFAC
INTERNATIONAL



LOCATION MAP – NORTH VIEW



Property Highlights

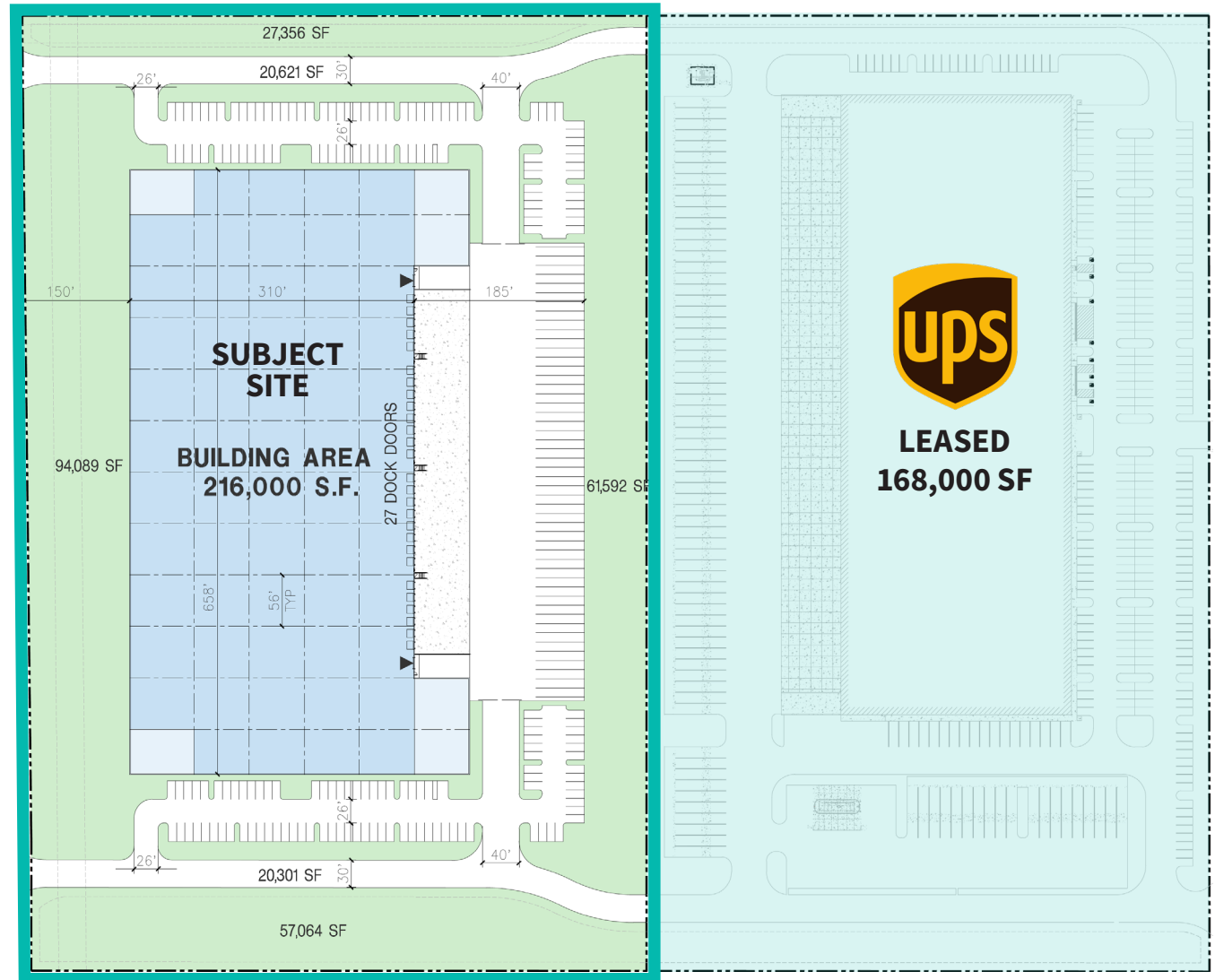
- Fully Entitled industrial site, shovel ready, rough graded pad
- Strong access for distribution and logistics off of Heybourne Rd
- Premier location with proven labor pools, i.e., Carson City, Minden/ Gardnerville, Dayton, Lake Tahoe, and South Reno
- Top-tier live, work, play setting against the Sierra Nevada mountains
- Adjacent to recent Prologis BTS for United Parcel Service
- Located ¼ 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

BUILDING HIGHLIGHTS

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



***CONCEPTUAL PLAN**

Flexible Industrial Development Land. Numerous Possibilities.



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)



Population

2023

190,326

2028

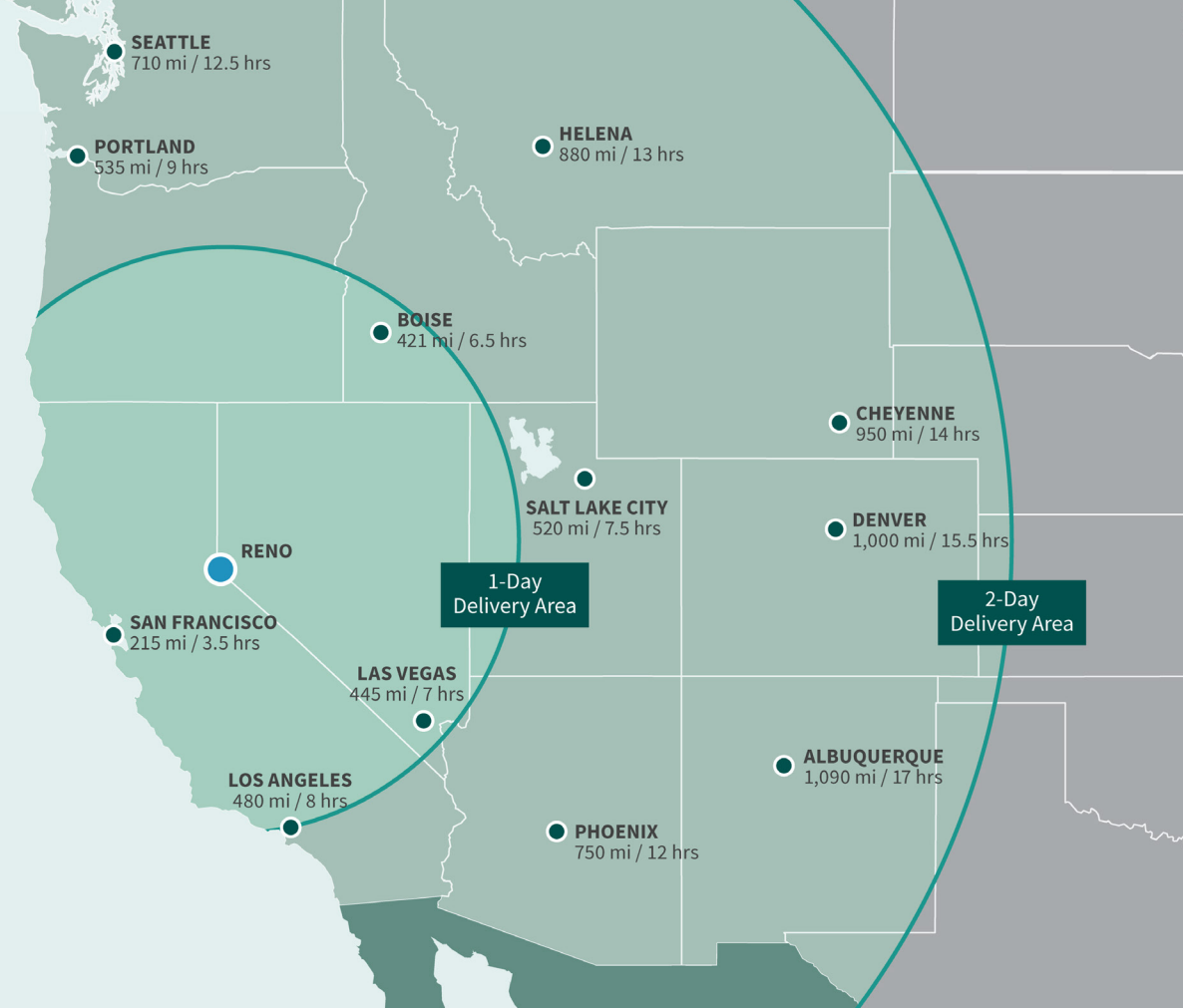
191,456



Median
Household Income

\$78,922

\$90,353



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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.