



FOR LEASE

# 4980 LONGLEY LANE

RENO, NV 89502

[cushmanwakefield.com](http://cushmanwakefield.com)

**nuveen**

 CUSHMAN &  
WAKEFIELD

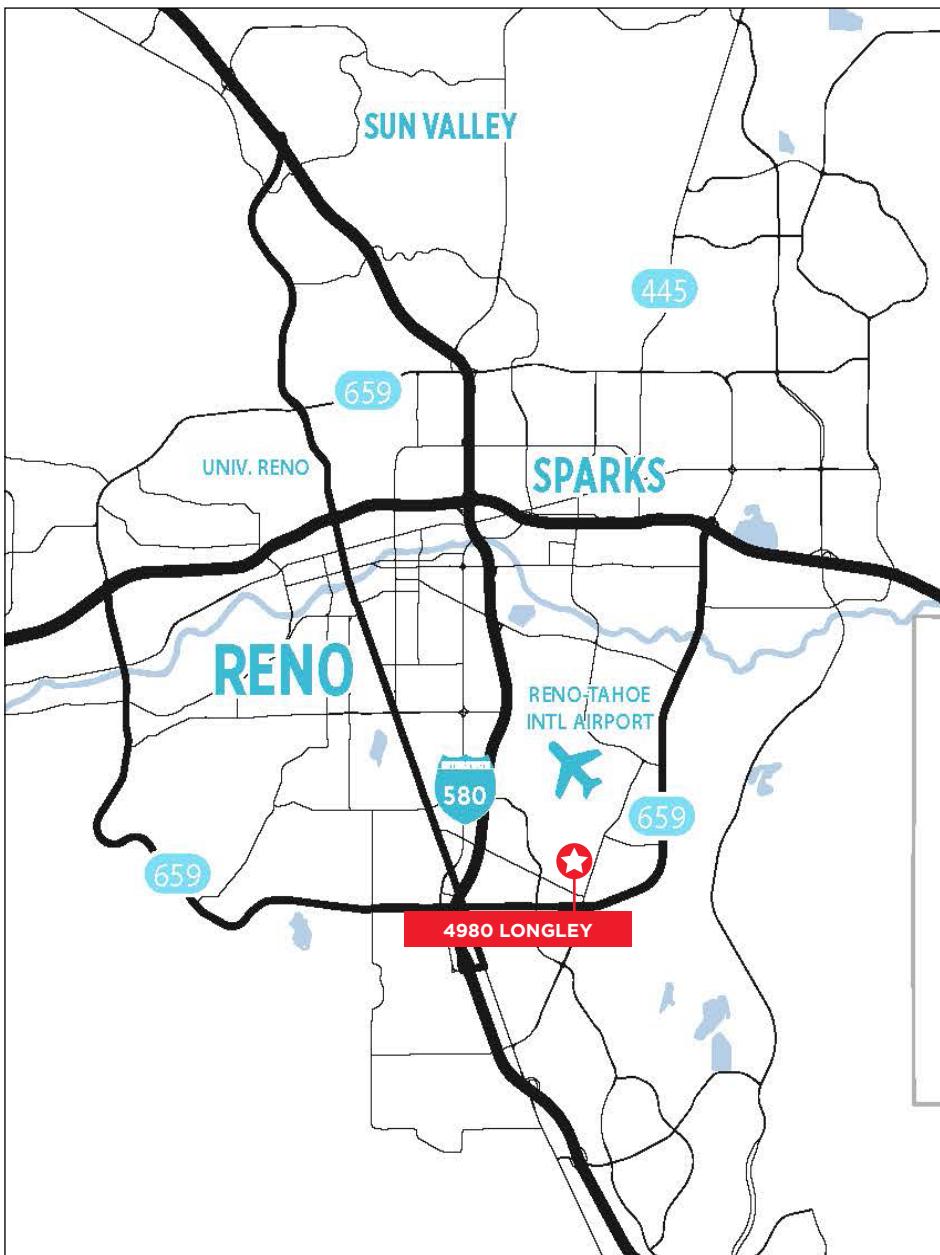
FOR LEASE

# PROPERTY FEATURES

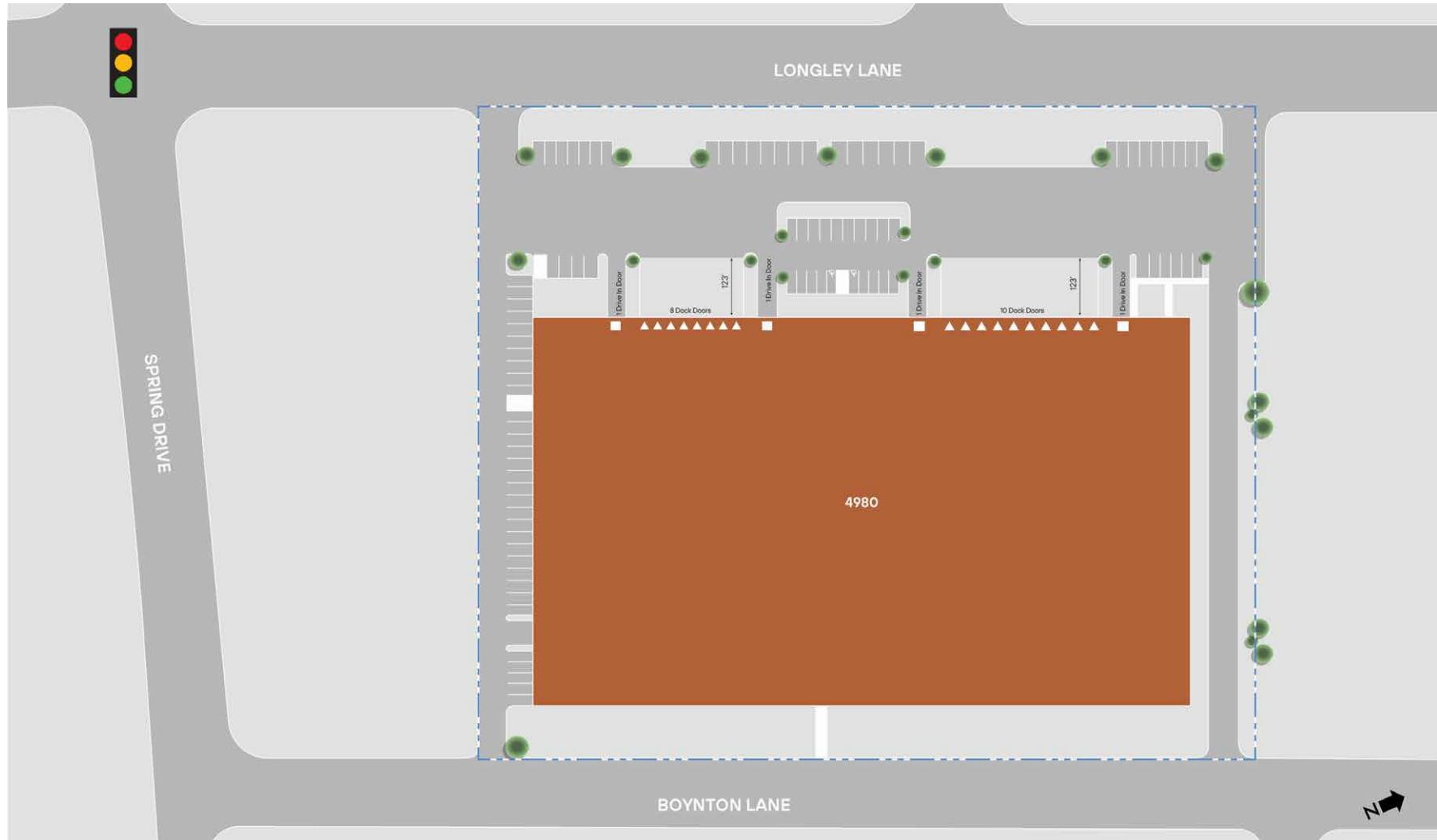
Lease Rate	Negotiable
Space	±153,000 SF (divisible to ±41,850 SF)
Office Size	±10,538 SF
Estimated Opex	\$0.12 PSF/Mo
Zoning	Industrial Commercial (IC)
Land Area	±6.89 Acres
Clear Height	25'
Sprinklers	.33/3,000 GPM
Dock-High Doors	18
Grade-Level Doors	4
Parking	93 Spaces
Power	1,200A/277 - 480v 3p heavy
Year Built	1992

## Location Highlights

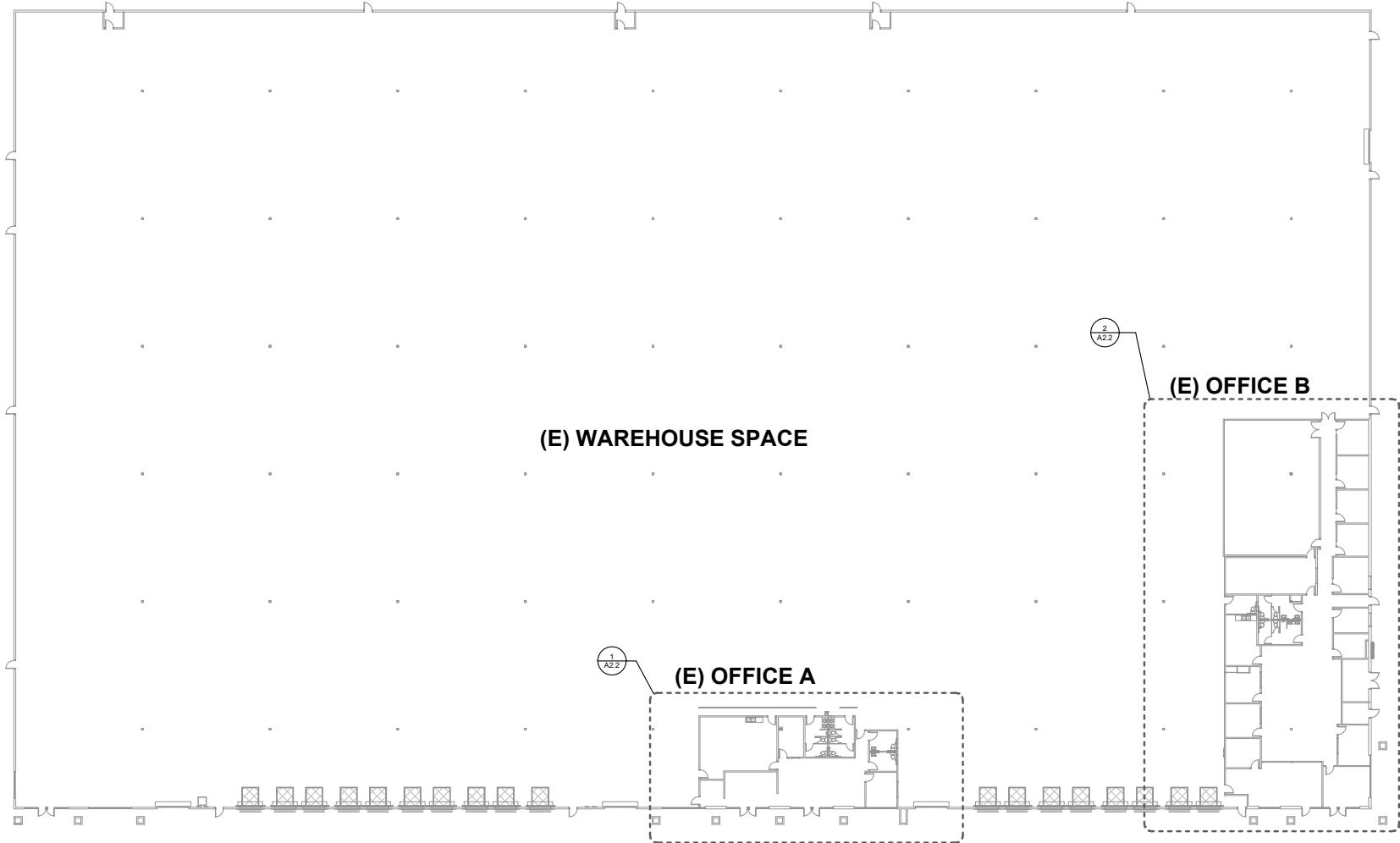
- Immediate access to South McCarran Blvd and close to I-580
- Adjacent to Reno-Tahoe International Airport
- Access to an abundant labor pool
- Accessible to most of the Western U.S. in a single trucking shift



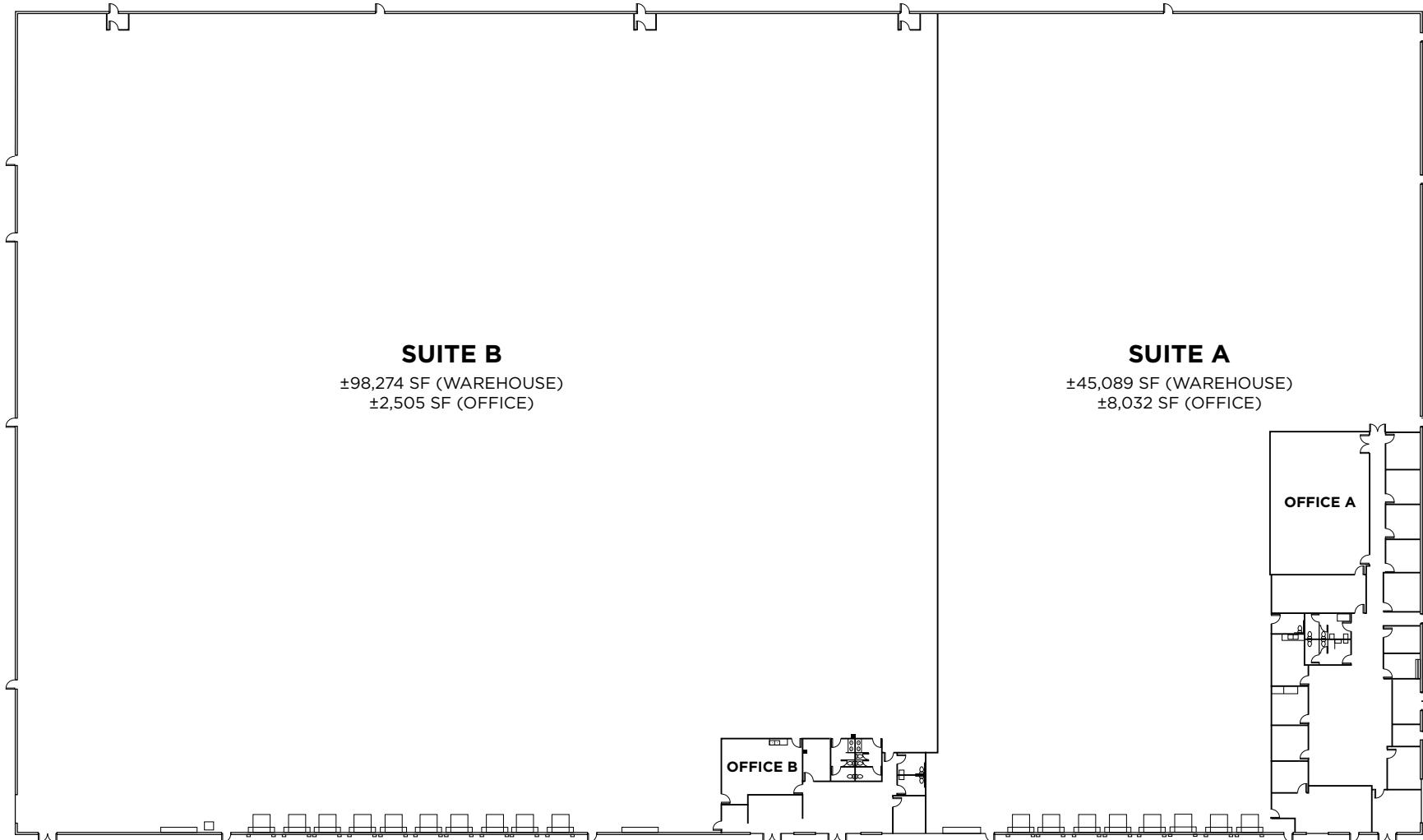
# SITE PLAN



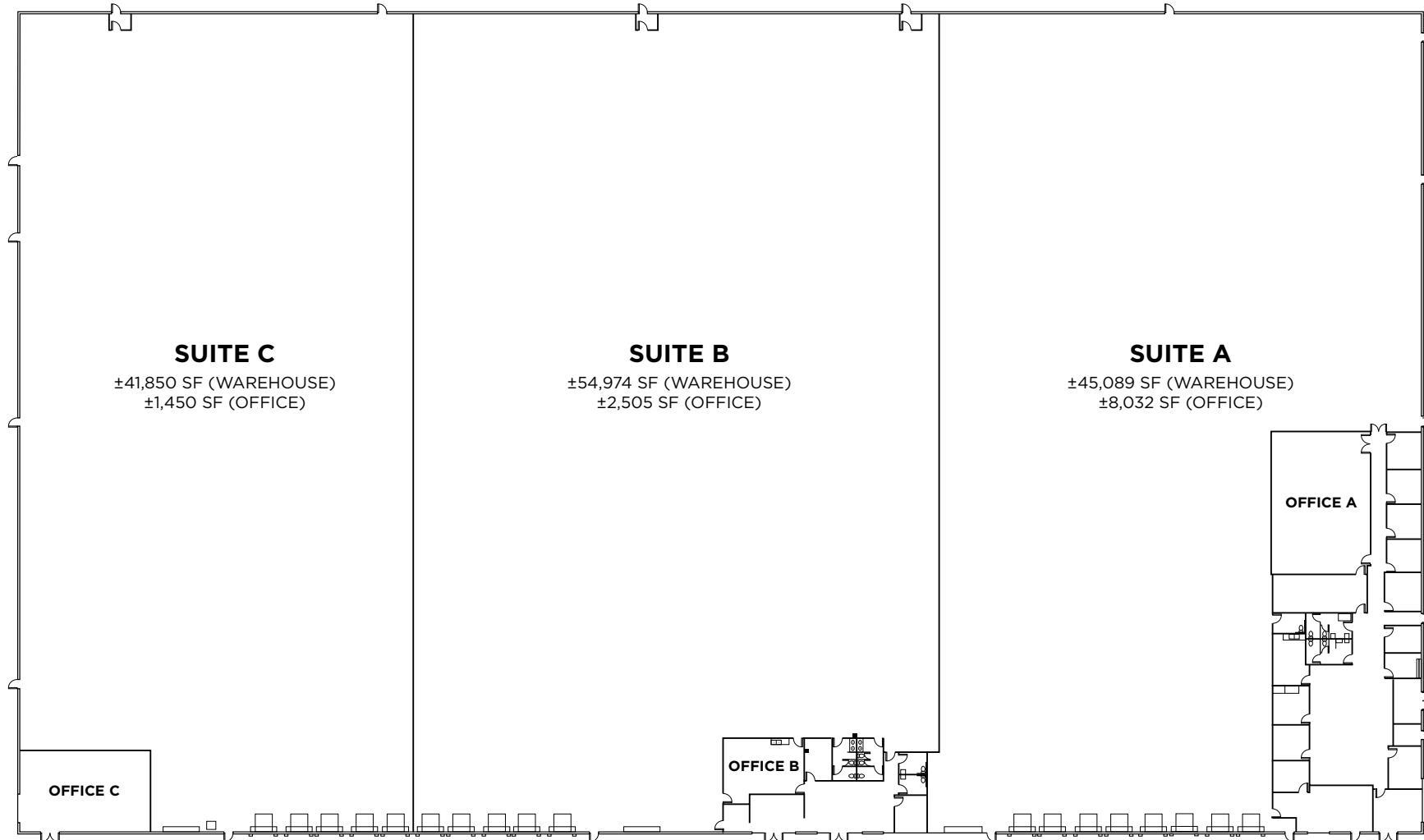
# EXISTING FLOOR PLAN



# DEMISED PLAN | OPTION A

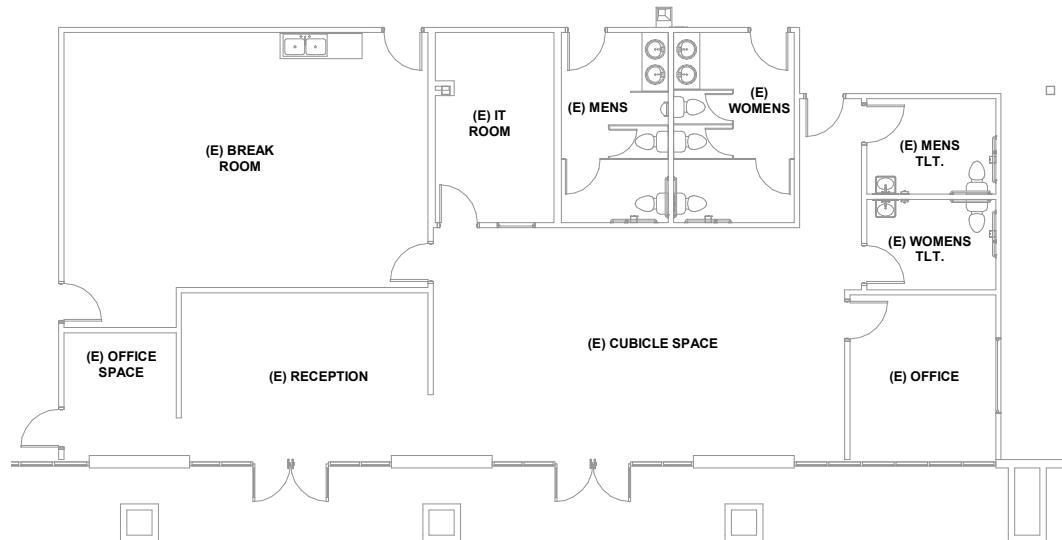


# DEMISED PLAN | OPTION B

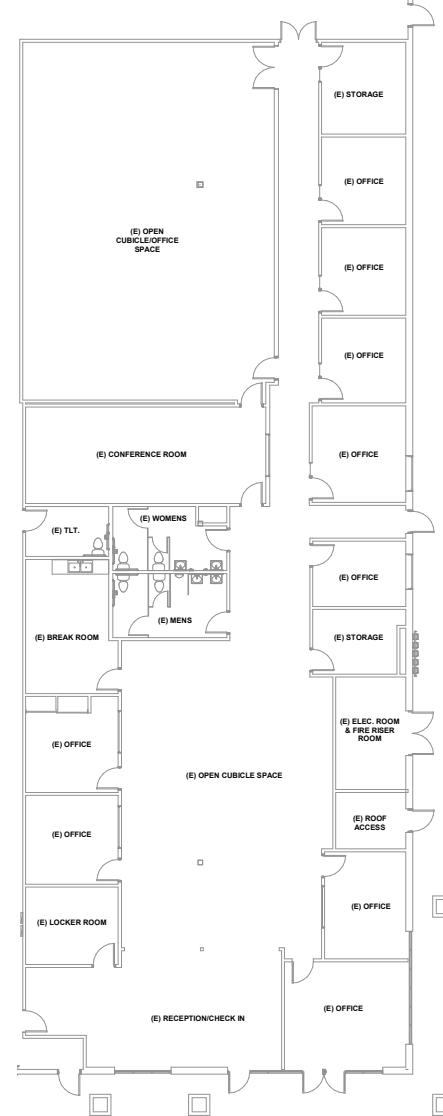


# OFFICE PLAN

**OFFICE A: ±2,505 SF**



**OFFICE B: ±8,033 SF**



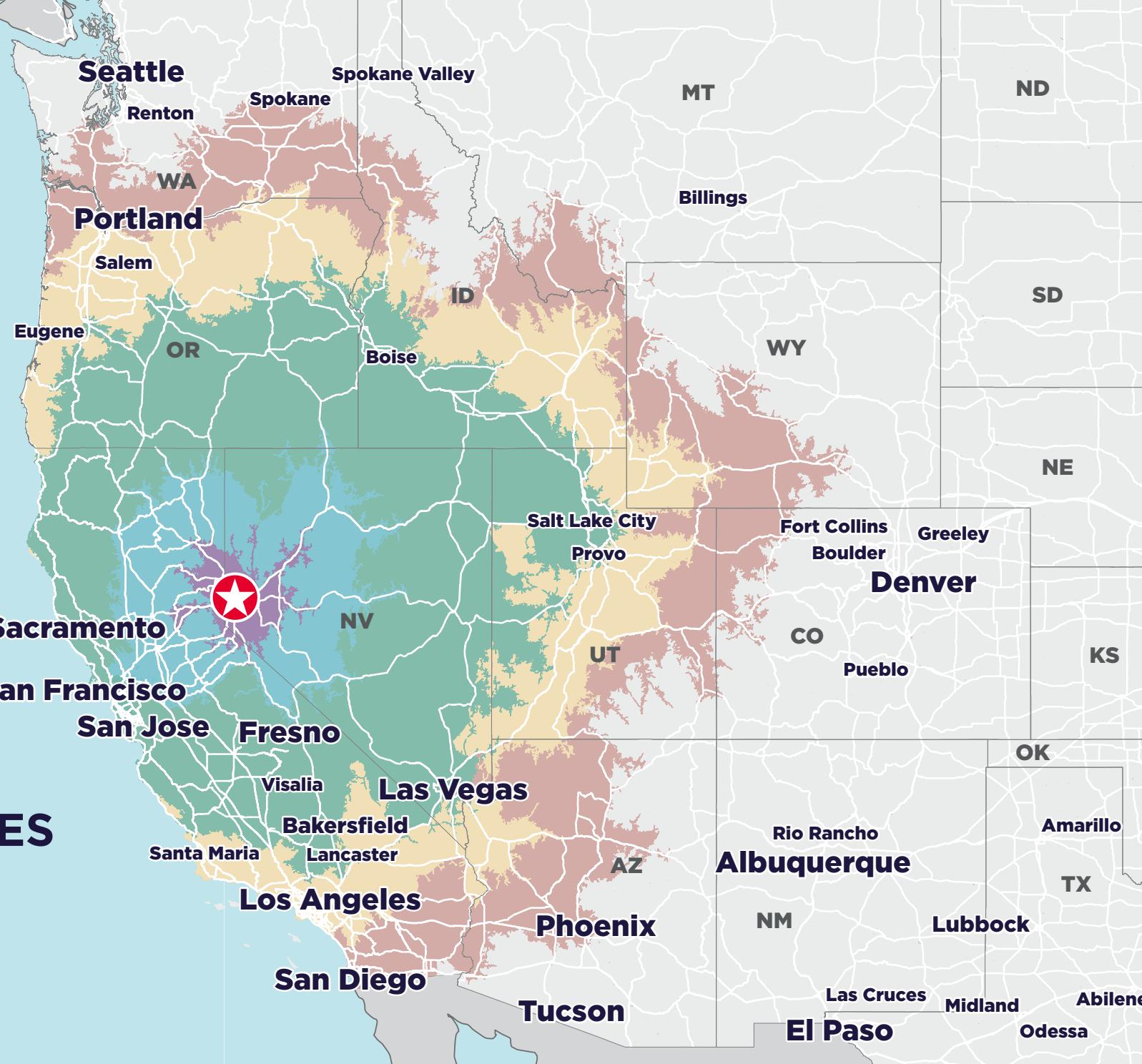
# LOCATION



4980 Longley is strategically located in the Reno market, where businesses can reach most of the Western U.S. in a single trucking shift.

## DRIVE TIMES

- 2 Hours
- 4 Hours
- 8 Hours
- 10 Hours
- 12 Hours



# CORPORATE NEIGHBORS



# AREA OVERVIEW

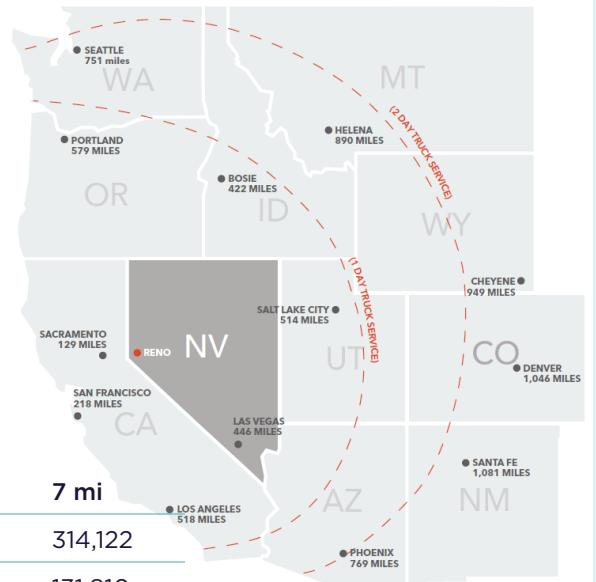


## TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	3.6
Reno-Stead FBO	15.4
UPS Regional	14.5
FEDEX Express	1.8
FEDEX Ground	12.2
FEDEX LTL	4.5

## DEMOGRAPHICS

2025	3 mi	5 mi	7 mi
Population	71,194	192,866	314,122
Households	30,461	84,358	131,810
Avg. HH Incomes	\$109,735	\$122,593	\$127,551
Total Employees	37,220	99,125	160,688



Source: NV Energy  
Last updated: 2024

## BUSINESS COST COMPARISONS

Tax Comparisons	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	4.9%	5%	7.4%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	1.378%	0.711% (2018)	No	No	No	0.09%	No
Monthly Property Tax (Based On \$25m Market Value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-10.59%	0.2%-7.2%	0.4%-5.4%	1.2%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.54%	5%	Up to 7.4%	Up to 9.9%	No

## NEVADA STATE INCENTIVES

- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workers' compensation rates
- State-qualified employee hiring incentive

## HELPFUL LINKS

- **Business Costs**  
<https://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**  
<https://goed.nv.gov/programs-incentives/incentives/>
- **Cost of Living**  
[https://www.nvenergy.com/publish/content/dam/nvenergy/brochures\\_arch/about-nvenergy/economic-development/costoflivingred.pdf](https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.pdf)
- **Quality of Life**  
<http://edawn.org/live-play/>

FOR LEASE

# 4980 LONGLEY LANE

RENO, NV 89502

FOR MORE INFORMATION, PLEASE CONTACT:

**Shawn Jaenson, SIOR**  
Executive Managing Director  
+1 775 399 3048  
[shawn.jaenson@cushwake.com](mailto:shawn.jaenson@cushwake.com)  
Lic # S.0188002

**Mike Nevis, SIOR, CCIM**  
Vice Chairman  
+1 775 232 6119  
[mike.nevis@cushwake.com](mailto:mike.nevis@cushwake.com)  
Lic. # S.0061759

**nuveen**

 **CUSHMAN &  
WAKEFIELD**  
[cushmanwakefield.com](http://cushmanwakefield.com)

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-02.3.2026