

2495 Dickerson Rd
RENO, NV 89503

INDUSTRIAL
LEASEHOLD INTEREST

FOR SALE



CORFAC
INTERNATIONAL

TRAVIS HANSEN, SIOR, CCIM

PRINCIPAL
775.351.5578 **CELL**
thansen@dicksoncg.com
S.170076

JOSH MENANTE

ASSOCIATE
775.527.6186 **CELL**
jmenante@dicksoncg.com
S.201761





Located in West Reno near the Truckee River, this property offers convenient access to I-80 and Downtown Reno and is surrounded by local creators, makers, artists, and small businesses. The sale is offered as a leasehold interest in a ground lease with Union Pacific.

- Flexible demising potential into four (4) ±1,875 SF flex units; plumbing in place to accommodate two (2) additional restrooms
- Fully permitted paint booth with fire suppression system
- Two (2) bathrooms
- Four (4) Reznor heaters
- 14' clear height
- Four (4) 12' x 12' drive-in doors
- Electrical service: three (3) 200V, single-phase panels and one (1) 200V, three-phase panel



Sale Price | \$1,050,000

Size | ±7,500 SF

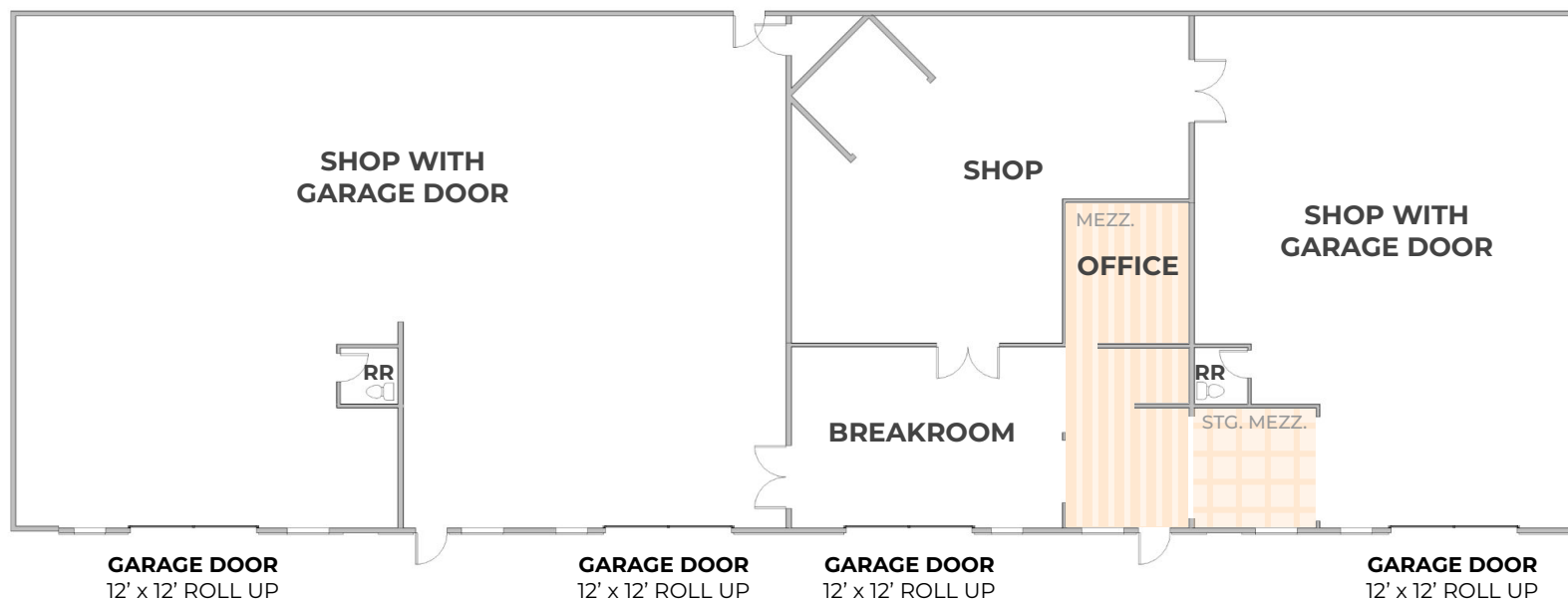
Zoning | IC
INDUSTRIAL COMMERCIAL

APN | 006-290-12



FLOOR PLAN

±7,500 SF



MEZZANINE

Larger mezzanine, currently utilized as a workspace



STORAGE MEZZANINE

Ground Lease Highlights

- Current ground lease is on a month-to-month basis at \$2,200 per month.
- Union Pacific (UP) has indicated a willingness to consider an assignment of the existing ground lease and extend the lease term for up to ten (10) years, subject to approval.
- Proposed extension terms may include:
 - Initial 5% rent increase over the current lease rate, bringing monthly rent to \$2,305, and 3% annual escalations thereafter
 - Limited termination rights during the term, limited to default or railroad necessity
 - Market based rent increases every 5-years
 - Assignments to an LLC would require an acceptable guarantor

Seller Financing Option

Seller financing may be available for qualified buyers.

Proposed terms include:

- 30% down payment
- Remaining balance amortized over 20 - 30 year schedule
- Balloon payment due after month 60 payment
- Interest Rate TBD

AREA MAP



DOWNTOWN RENO



West Coast
Self-Storage
The neighborhood experts!

**Reno Mobile
Home & RV Park**

MEX
Restaurant and Cantina Bar

STOKER AVE



**Sierra Water
Gardens**

**mountain
vibes**
SPECIALTY
RENTALS

GLORIA'S CAFE

**2495
DICKERSON RD**

W 4TH ST

DICKERSON RD

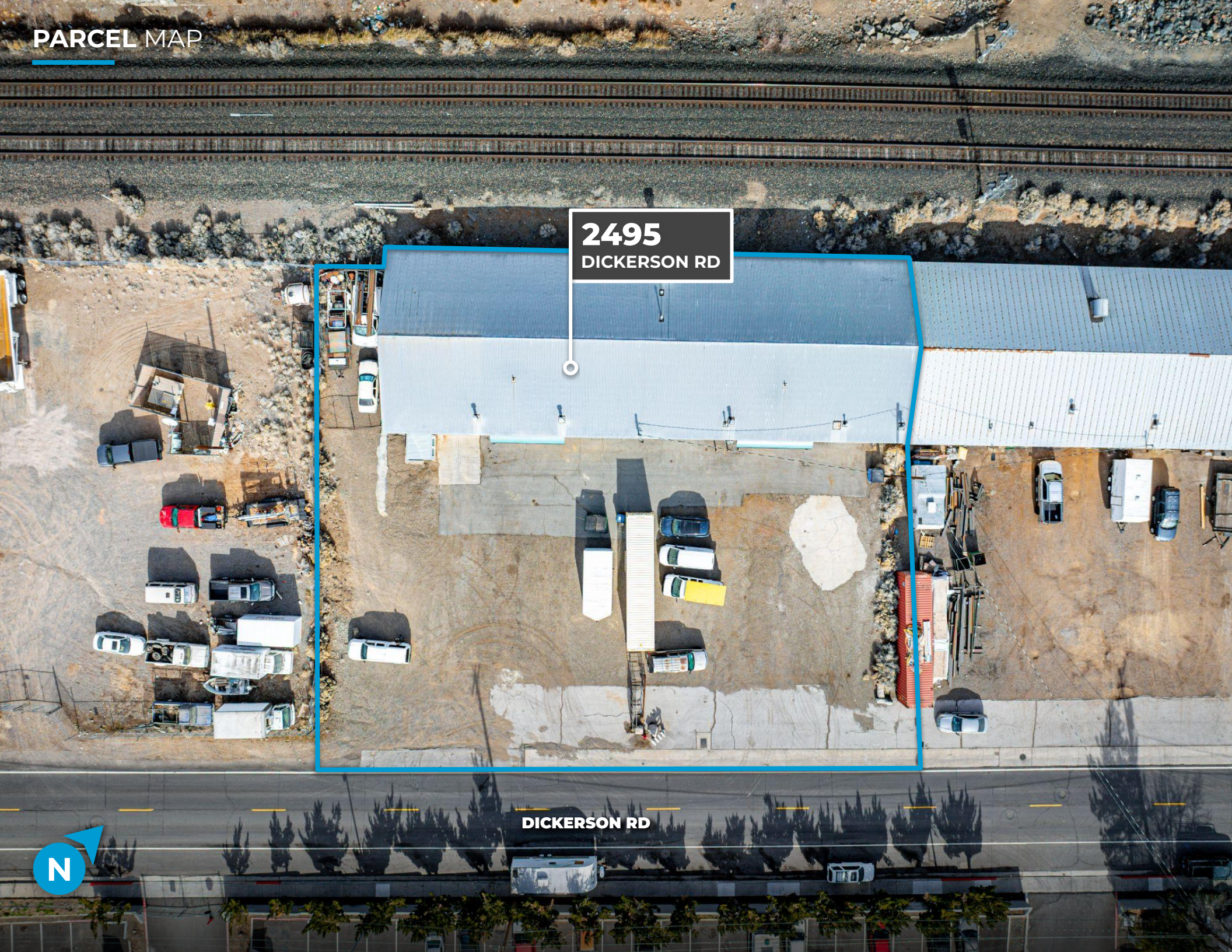
SHORELINE PLAZA
APARTMENTS

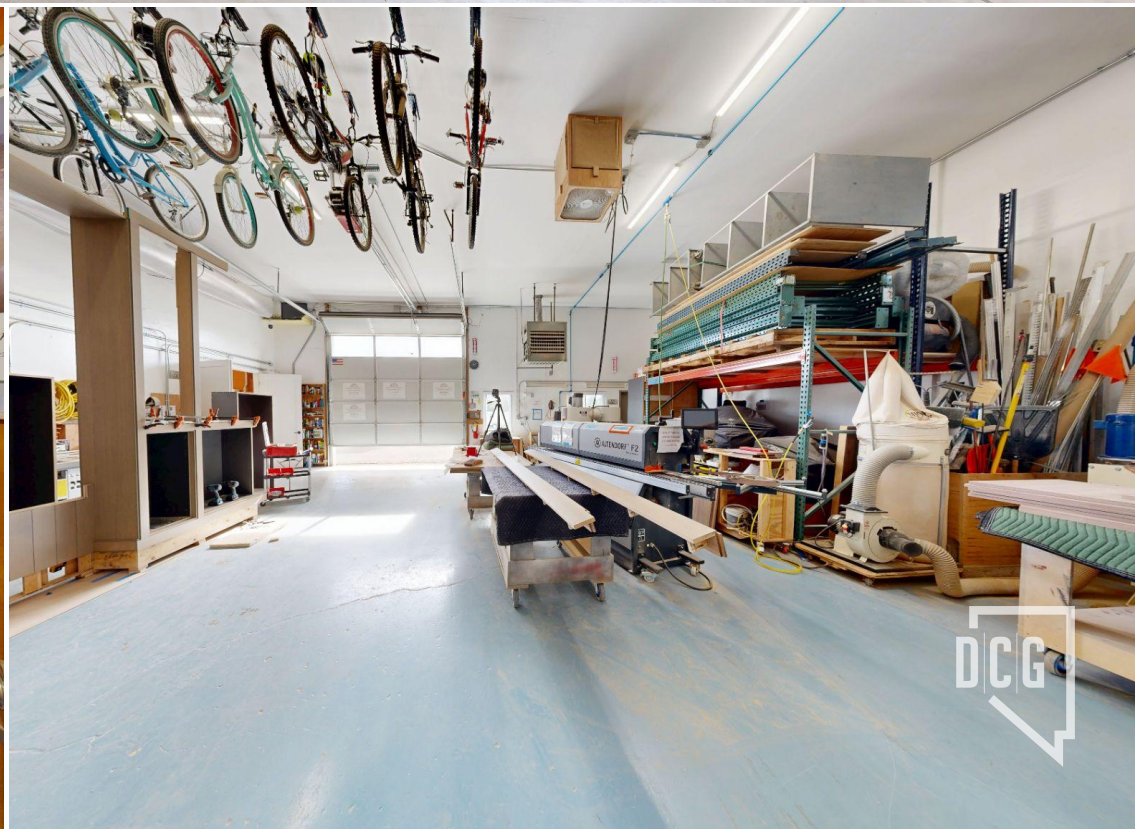


2495
DICKERSON RD

DICKERSON RD

N







YOUR COMPETITIVE ADVANTAGE

NORTHERN NEVADA A Smart Choice for Growth



HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE STUDENTS

23K
TOTAL STUDENTS

4K
GRADUATE STUDENTS

R1 - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)



DCG

Business Assistance Programs



Sales, Use &
Modified
Business Tax
Abatements



Incentives for
Equipment,
Property &
Recycling



Specialized
Programs for
Data Centers and
Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned
Switch Campus



ORMAT



STATE OF
NEVADA



switch



CAESARS
ENTERTAINMENT.



INSURANCE



AMERCO



SNC
SIERRA
NEVADA
CORPORATION



Renown
HEALTH



its
logistics



MONARCH
CASINO RESORT SPA • BLACK HAWK



TAX COMPARISONS

	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



TRAVIS HANSEN, SIOR, CCIM

PRINCIPAL
775.351.5578 **CELL**
thansen@dicksoncg.com
S.170076

JOSH MENANTE

ASSOCIATE
775.527.6186 **CELL**
jmenante@dicksoncg.com
S.201761



**Sourced from credible sources, the broker cannot guarantee the reliability of the information provided. No explicit or implied warranties or representations are made regarding the accuracy of the information. This content is subject to potential vulnerabilities, such as errors, omissions, price fluctuations, rental terms, and other conditions, including prior sale, lease, financing, or unexpected withdrawal. You and your advisors should thoroughly assess the property to ascertain its suitability for your specific needs. Additionally, we strongly recommend seeking guidance from your legal, financial, or other qualified professional advisors.*

6140 Plumas St, Ste. 100 | Reno, Nevada 89519 | 775.850.3100 | dicksoncg.com

CORFAC
INTERNATIONAL