

FOR LEASE

6980 RESOURCE DRIVE


Industrial
PRODUCT TYPE


±35,000 - 75,820
AVAILABLE SF


Negotiable
RATE


**North Valleys
Reno Nevada**
LOCATION

UNDER CONSTRUCTION
AVAILABLE Q3 2025



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±35,000 - 75,820

AVAILABLE SF



9 (18 POSSIBLE)

DOCK DOORS



2

DRIVE-IN DOORS



28'

CLEAR HEIGHT



Negotiable

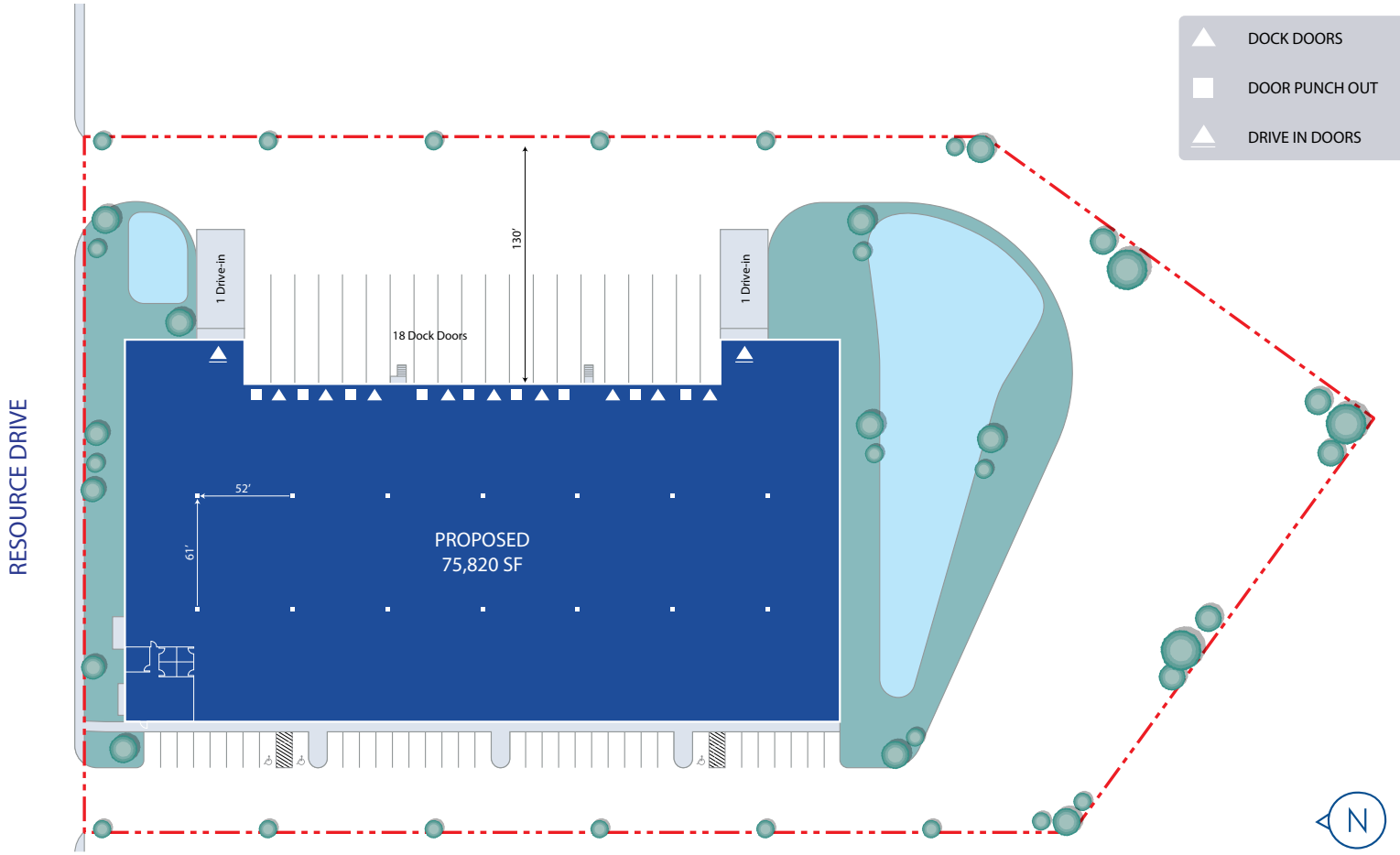
RATE



2025

AVAILABLE

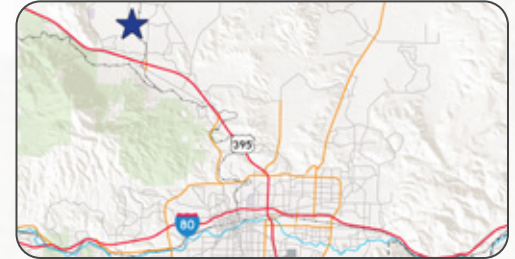
- DOCK DOORS
- DOOR PUNCH OUT
- DRIVE IN DOORS



MOYA BLVD



FOR LEASE **6980** RESOURCE DRIVE



Property Highlights


6980 Resource Drive is an under construction $\pm 75,820$ SF industrial building in Reno's North Valley Submarket. The soon to be completed building sits on a ± 5.329 acre lot conveniently located off Moya Boulevard in the core of the industrial park, only a five-minute drive from the nearest Highway 395 on/off ramp.

Property Details

Address	6980 Resource Drive Reno, NV 89506
Available SF	$\pm 35,000 - 75,820$ SF
Land Size	± 5.329 AC
Lease Rate	Negotiable
Clear Height	28'
Dock Door	9 (18 possible)
Grade Level Doors	2
Office	$\pm 2,000$ SF <i>$\pm 1,500$ SF office will be delivered if premises is demised</i>
Auto Parking	44 Parking Spaces
APNs	090-142-15
Year Built	2025
Zoning	I - Industrial

Aerial Map + Property Highlights


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5-MILE KEY FACTS



47,904
POPULATION



3.6%
UNEMPLOYMENT



2.9
HOUSEHOLD
SIZE (AVG.)



35
MEDIAN
AGE

5-MILE INCOME FACTS



\$76,837

MEDIAN
HOUSEHOLD
INCOME



\$32,894

PER CAPITA
INCOME



\$164,517

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME

- \$0 - \$15K
- \$15K - \$25K
- \$25K - \$35K
- \$35K - \$50K
- \$50K - \$75K
- \$75K - \$100K
- \$100K - \$150K
- \$150K - \$200K
- \$200K +

5-MILE BUSINESS FACTS



542
BUSINESSES



7,249
EMPLOYEES

5- MILE EDUCATION FACTS

12%

NO HIGH
SCHOOL
DIPLOMA



31%

HIGH
SCHOOL
GRADUATE



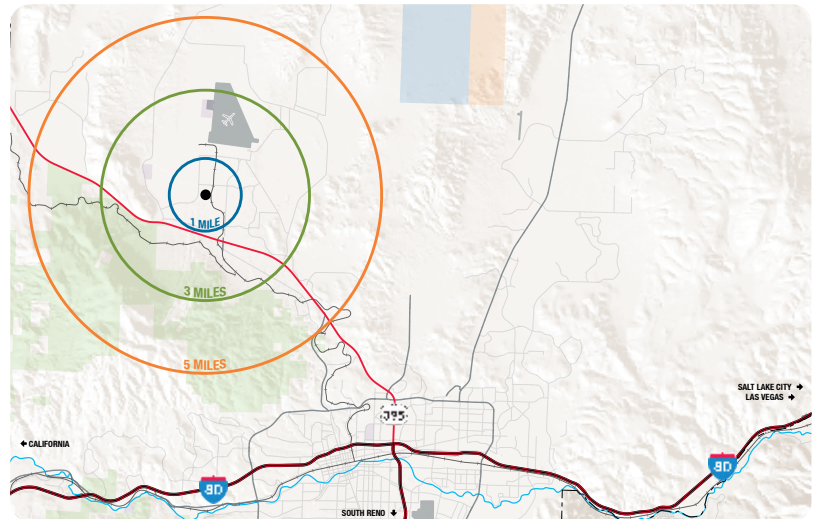
37%

SOME
COLLEGE



20%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

6980 RESOURCE DRIVE



chewy

S&S ACTIVEWEAR

Electrolux

Sealy

OnTrac

amazon

395

JCPenney

SUBJECT

STEAD BLVD

LEAR BLVD

DISTANCE FROM SUBJECT	
NEAREST 395 ON-RAMP	2 MI 6 MIN DRIVE
DOWNTOWN RENO	12 MI 18 MIN DRIVE
RENO-TAHOE AIRPORT	13 MI 18 MIN DRIVE
SACRAMENTO	143 MI via 80 W
SAN FRANCISCO	230 MI via 90 W
LAS VEGAS	447 MI via 80 E
LOS ANGELES	481 MI via 580 S
SALT LAKE CITY	527 MI via 80 E

VEKA

CASCADE DESIGNS

ATLAS



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AVAILABLE SF



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DOCK DOORS



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DRIVE-IN DOORS



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2025
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

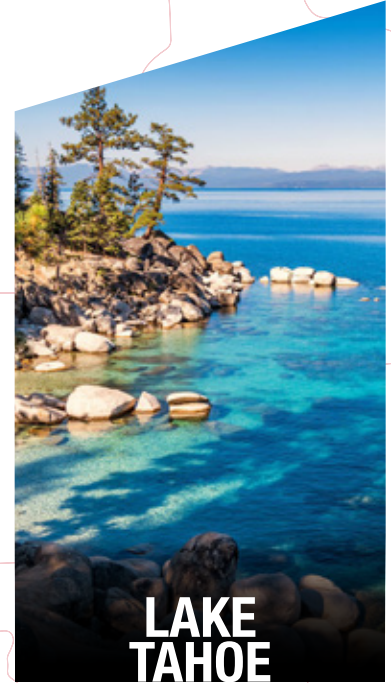
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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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