

HIGHLY-POWERED CONCRETE-TILT WAREHOUSE / ±8.455-ACRE RAIL-SERVED YARD

±38,862 SF PLUS A ±4,200 SF ANCILLARY BUILDING AVAILABLE



14331

LEAR BLVD | RENO, NV

PURCHASE PRICE
\$13,000,000

FOR SALE
OR LEASE

CONTACT: DANIEL BUHRMANN, Executive Vice President
+1 775 690 5653 | daniel.buhrmann@cbre.com
Lic. S.0053815

CBRE

14331 LEAR BLVD (APN: 090-051-04) in North Reno is a unique opportunity to acquire a $\pm 38,862$ SF concrete-tilt warehouse and a $\pm 4,200$ SF ancillary building with a spacious rail-served lay-down yard.



BUILDING SPECS

The primary building is approximately 38,862 SF of concrete-tilt construction which has an external dock platform with three dock-high positions and one drive-in door. There is also a secondary $\pm 4,200$ SF metal structure equipped with a sand oil separator.



BUILDING POWER

The primary building boasts heavy power; 4,000 amps of 277/480V, 3-Phase power is presently available with the potential to increase. Making it suitable for various assembly and manufacturing applications.



SITE ACREAGE

The site is approximately 8.455 acres, primarily concrete-paved for long-term storage of various products and heavy equipment. It has an existing rail spur connected to an active line, although currently inactive.



PROPERTY OVERVIEW

14331 LEAR BLVD | RENO, NV | FOR SALE OR LEASE

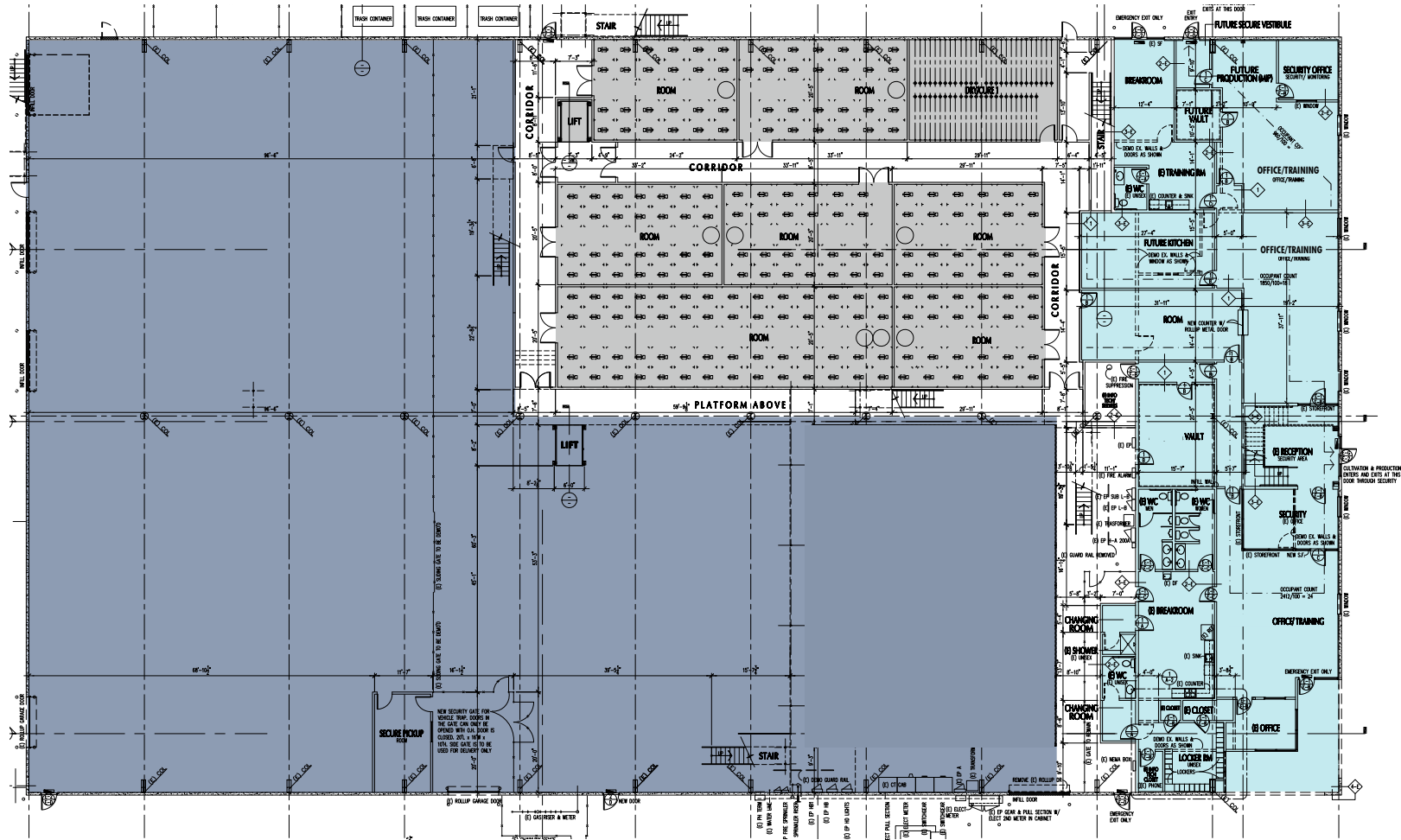
• **±38,862 SF**
BUILDING SIZE

• **22'-24'**
CLEAR HEIGHT

• **4,000 Amps**
BUILDING POWER
(277/480V, 3-Phase)

• **±8.455 Acres**
PRIMARILY CONCRETE

• **Rail Served**
DEDICATED RAIL SPUR



ALL MEASUREMENTS ARE APPROXIMATE.

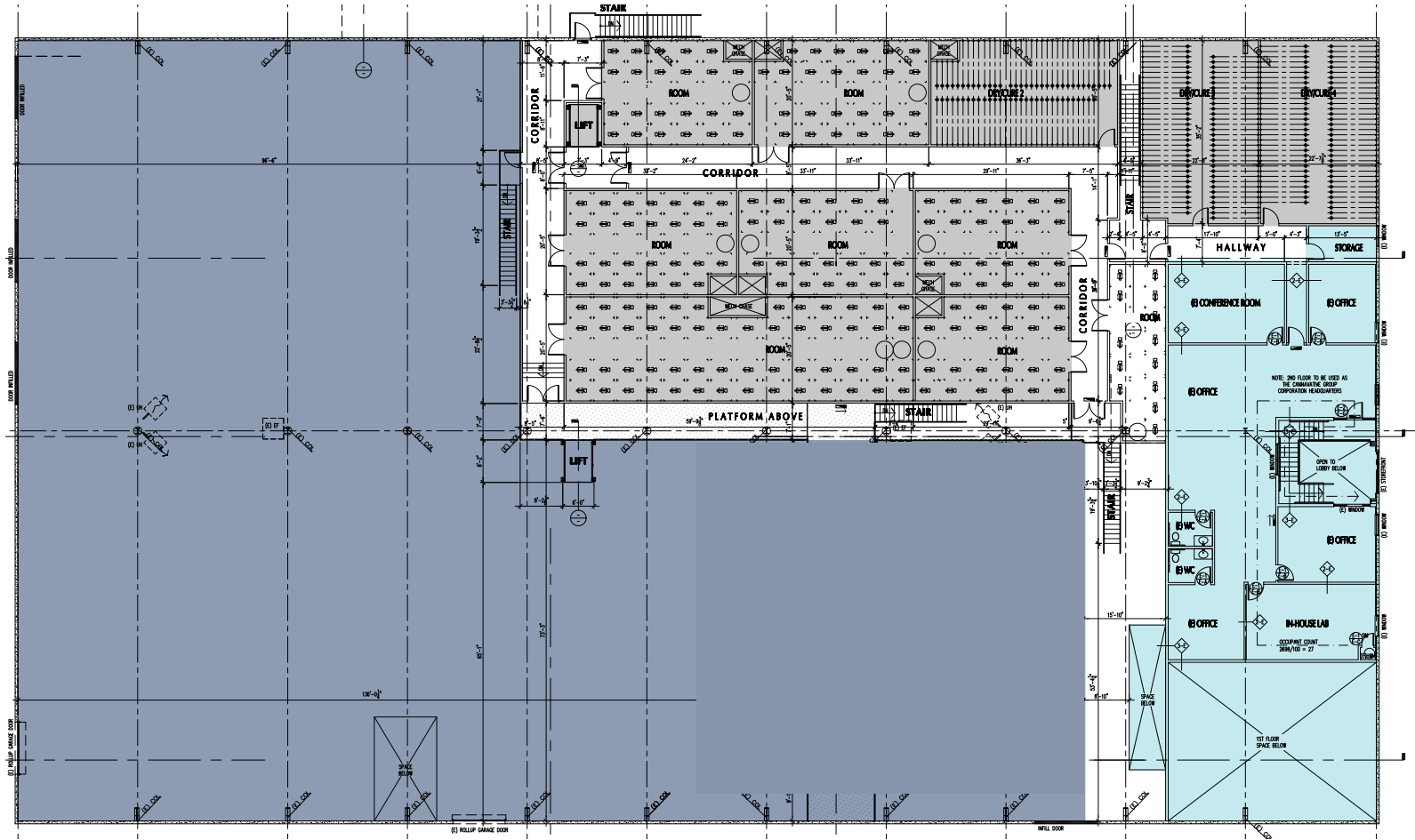
■ = Warehouse ■ = Office Area ■ = Specialty Build

INDUSTRIAL SPECS | FLOOR PLAN

14331 LEAR BLVD | RENO, NV | FOR SALE OR LEASE

1st Floor

- **Ample**
2-STORY OFFICE SPACE
- **1 External**
DOCK PLATFORM
(Primary Building)
- **1 Grade-Level**
DOOR (Primary Building)
- **162.5/1,090**
SPRINKLER CAPACITY (TBV)
- **±4,200 SF**
ANCILLARY BUILDING
- **3 Grade-Level**
DOORS (Ancillary Building)



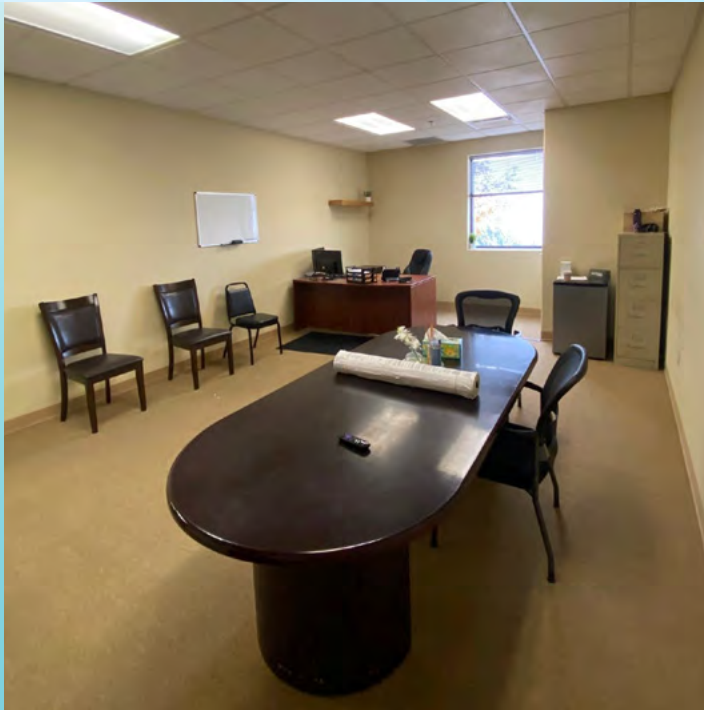
ALL MEASUREMENTS ARE APPROXIMATE.

= Warehouse
 = Office Area
 = Specialty Build

INDUSTRIAL SPECS | FLOOR PLAN

14331 LEAR BLVD | RENO, NV | FOR SALE OR LEASE

2nd Floor



PROPERTY PHOTOS

14331 LEAR BLVD | RENO, NV | FOR SALE OR LEASE

PROPERTY PHOTOS



14331 LEAR BLVD | RENO, NV | FOR SALE OR LEASE



395

STEAD BLVD

14331
LEAR BLVD

SILVER LAKE

MOYA BLVD

LEAR BLVD

SITE AERIAL VIEW

14331 LEAR BLVD | RENO, NV | FOR SALE OR LEASE

SITE PHOTOS






**14331
LEAR BLVD**

10.5 MILES 
TO INTERSTATE 80

14 MILES 
RENO/TAHOE INT'L AIRPORT

8 MILES 
CALIFORNIA BORDER

ACCESS ROUTE
TO HWY 395

 73,000+ VPD

 28,500+ VPD

 82,500+ VPD

14331 LEAR BLVD | RENO, NV | FOR SALE OR LEASE



POPULATION

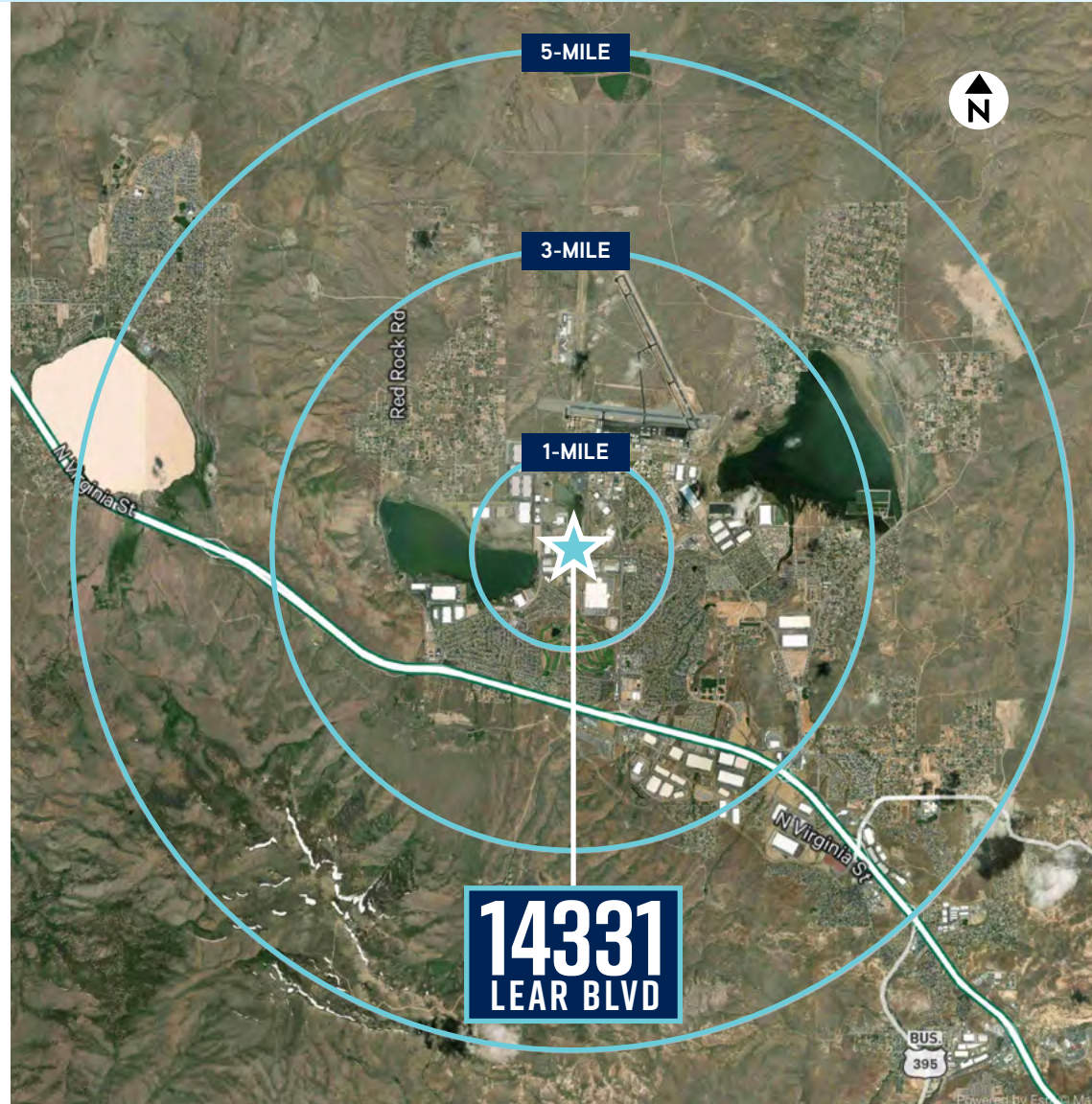
Radius	1-mile	3-mile	5-mile
2024 Population	5,949	34,209	49,466
2029 5-yr. Projection	6,031	34,928	50,549
2024 Employed	2,845	17,986	25,943



HOUSEHOLDS

Radius	1-mile	3-mile	5-mile
Income \$50K-\$150K	1,181	7,676	11,153
Average HH Income	\$93,306	\$95,950	\$99,506
Manufacturing/ Warehouse Workers	752	3,581	4,770

Source: Esri.com



AREA DEMOGRAPHICS

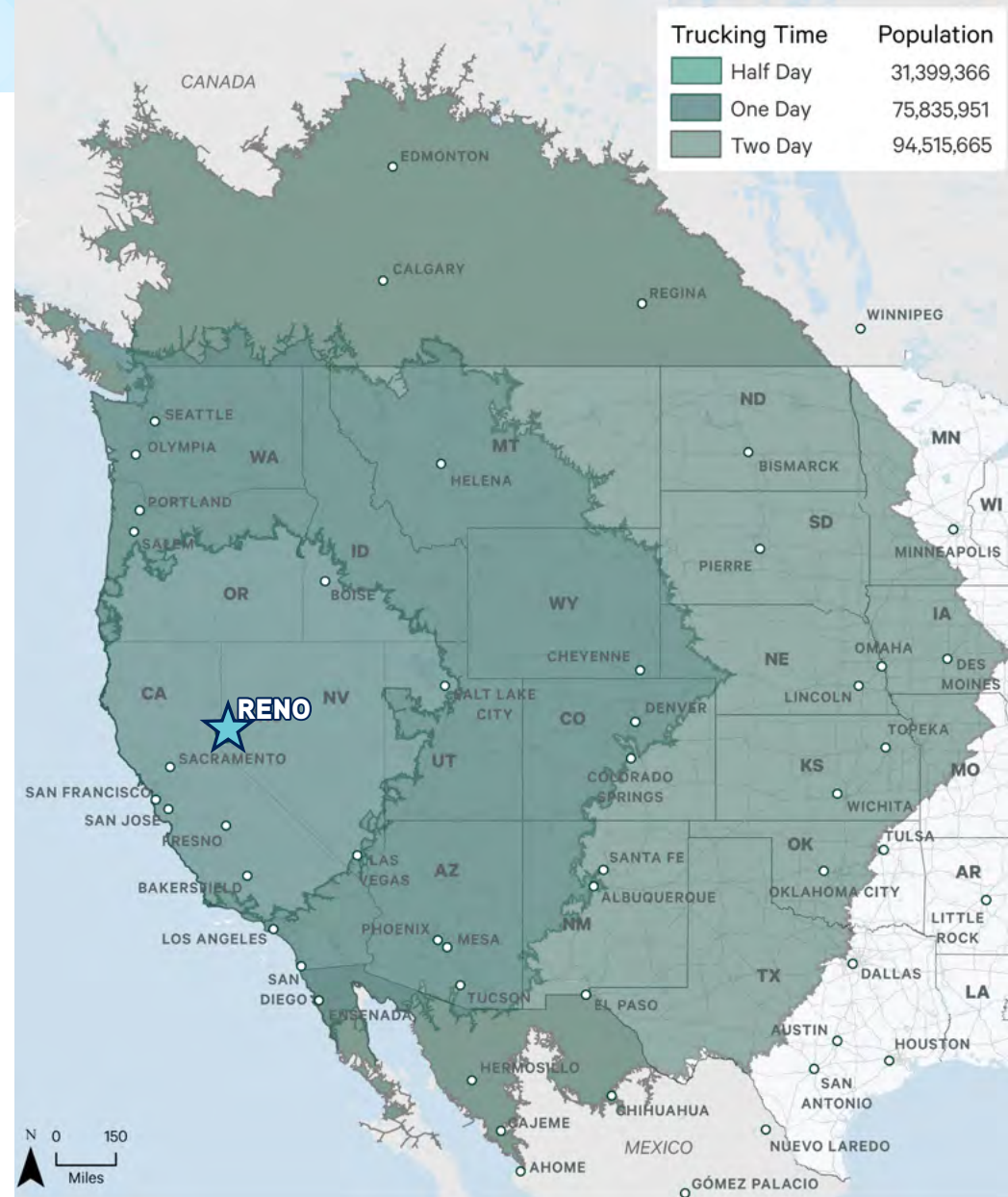
14331 LEAR BLVD | RENO, NV | FOR SALE OR LEASE

14331 LEAR BLVD is located within **ONE DAY TRUCKING SERVICE** to over 75 millions customers, 11 states and six major ports.



PROXIMITY TO DISTRIBUTION HUBS

Reno-Tahoe Int'l Airport:	14 Miles
Reno-Stead FBO:	1 Mile
UPS Regional:	17.5 Miles
FedEx Hub:	22.0 Miles
OnTrac:	4.2 Miles



LOCATION & TRANSPORTATION

14331 LEAR BLVD | RENO, NV | FOR SALE OR LEASE



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**
<http://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**
<http://goed.nv.gov/programs-incentives/incentives/>
- **Quality of Life**
<http://edawn.org/live-play/>

BUSINESS COST COMPARISON

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISON							
State Corporate Income Tax	No	8.84%	4.9%	4.95%	6.925%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	4.95%	1.125%-6.925%	5%-9.9%	No
Payroll Tax	1.475% > \$50K/Q	0.380% (2019)	No	No	No	0.73%-0.7537%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$26,041	\$68,096	\$31,850	\$34,792	\$50,000	\$21,125
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-12.76%	0.10%-7.10%	0.26%-5.4%	0.70%-5.4%	0.13%-5.72%
Capital Gains Tax							No

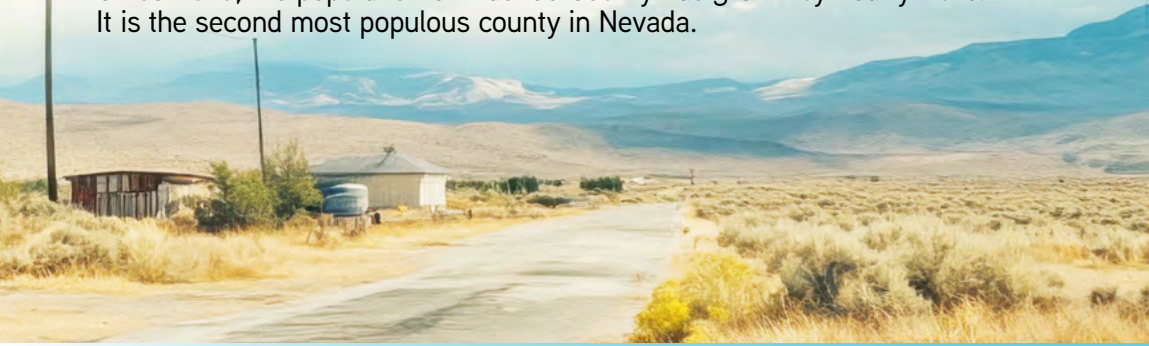
WHY NORTHERN NEVADA?

14331 LEAR BLVD | RENO, NV | FOR SALE OR LEASE

WASHOE COUNTY

Washoe County is located **along the California/Oregon borders**, in Northwest corner of Nevada.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada.



CITY OF RENO

Reno was named **#1 Small City** by BestCities.org in 2020 and is home to a robust mix of the worlds top businesses and a booming arts community.

The Reno area boosts over 5 million annual vistorr for events like the Reno Rodeo, Street Viberations and more.



LAKE TAHOE

Lake Tahoe is **less than 25 miles from downtown Reno**, a short drive for Northern Nevada's residents and vistors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

NEVADA OVERVIEW

14331 LEAR BLVD | RENO, NV | FOR SALE OR LEASE

14331 LEAR BLVD | RENO, NV | FOR SALE OR LEASE



CONTACT: DANIEL BUHRMANN, Executive Vice President
+1 775 690 5653 | daniel.buhrmann@cbre.com
Lic. S.0053815

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_December2024

CBRE