

OFFERING MEMORANDUM



# 160 Lakes Boulevard

Dayton, NV 89403



# Premier Land in Dayton Nevada

Colliers is pleased to present this prime industrial development site with direct access to Dayton Airpark in an established industrial business hub.



±38.8  
Level Acres

1,900  
Feet of Runway  
Frontage

ME  
Zoning

13.959  
Acre Feet of  
Municipal Water

Property Address	160 Lakes Boulevard
Location	Dayton, NV 89403
Lot Size	±38.8 Ac
APNs	016-364-34
Zoning	ME – Allows a wide variety of industrial uses



# Property Information

## Overview

Located in the growing Dayton Industrial Park, this 38.8 acre industrial site presents a rare opportunity for an owner-user or developer seeking runway-access industrial land in Northern Nevada.

The property features over 1,900 feet of frontage along the Dayton Airpark runway, providing direct access to the airstrip, making it ideal for aviation-related industrial uses, logistics, manufacturing, and distribution.

All off-site improvements are complete, allowing for streamlined development.

## Key Highlights

- ME Zoning – Allows a wide variety of industrial uses
- 1,900 Feet of Runway Frontage – Direct access to Dayton Airpark
- 13.959 Acre-Feet of Municipal Water – Privately held
- All Off-Sites Complete – Utilities and infrastructure in place
- Located in Dayton Industrial Park – Established industrial business hub
- Adjacent to Major Distribution Facility

## Ideal Development Potential For

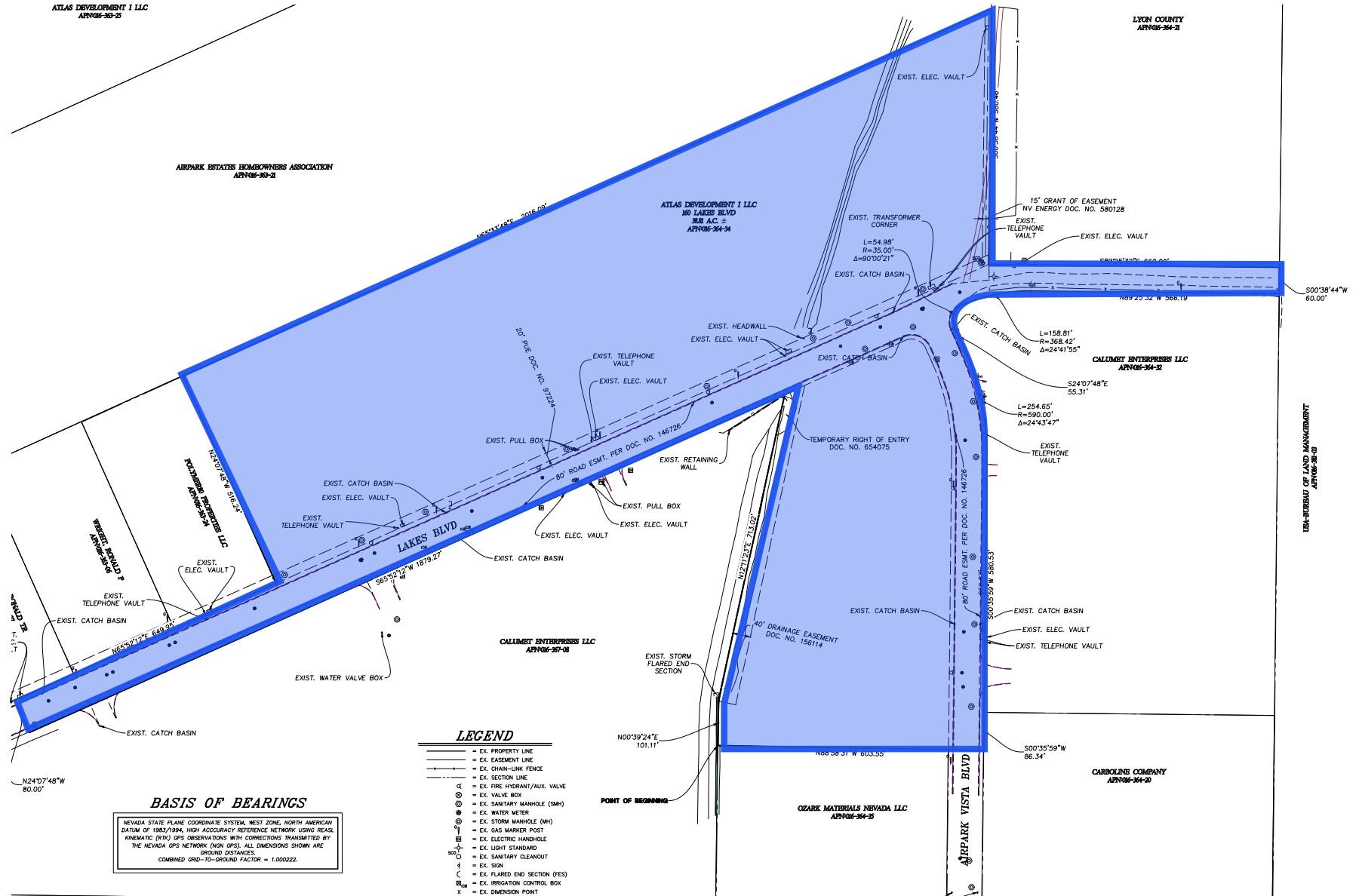
- Aviation-related businesses
- Industrial manufacturing
- Logistics and distribution
- Flex industrial development
- Owner-user industrial campus

# Property Highlights

- 15 minutes to Carson City
- 40 minutes to Reno/Sparks industrial market
- Easy access to US-50 corridor
- Located within an established industrial park
- Available Due Diligence
- 2021 ALTA Land Survey
- South Geotechnical Report
- ADR submitted to Lyon County and approved
- 400 x 150 building plans West to East



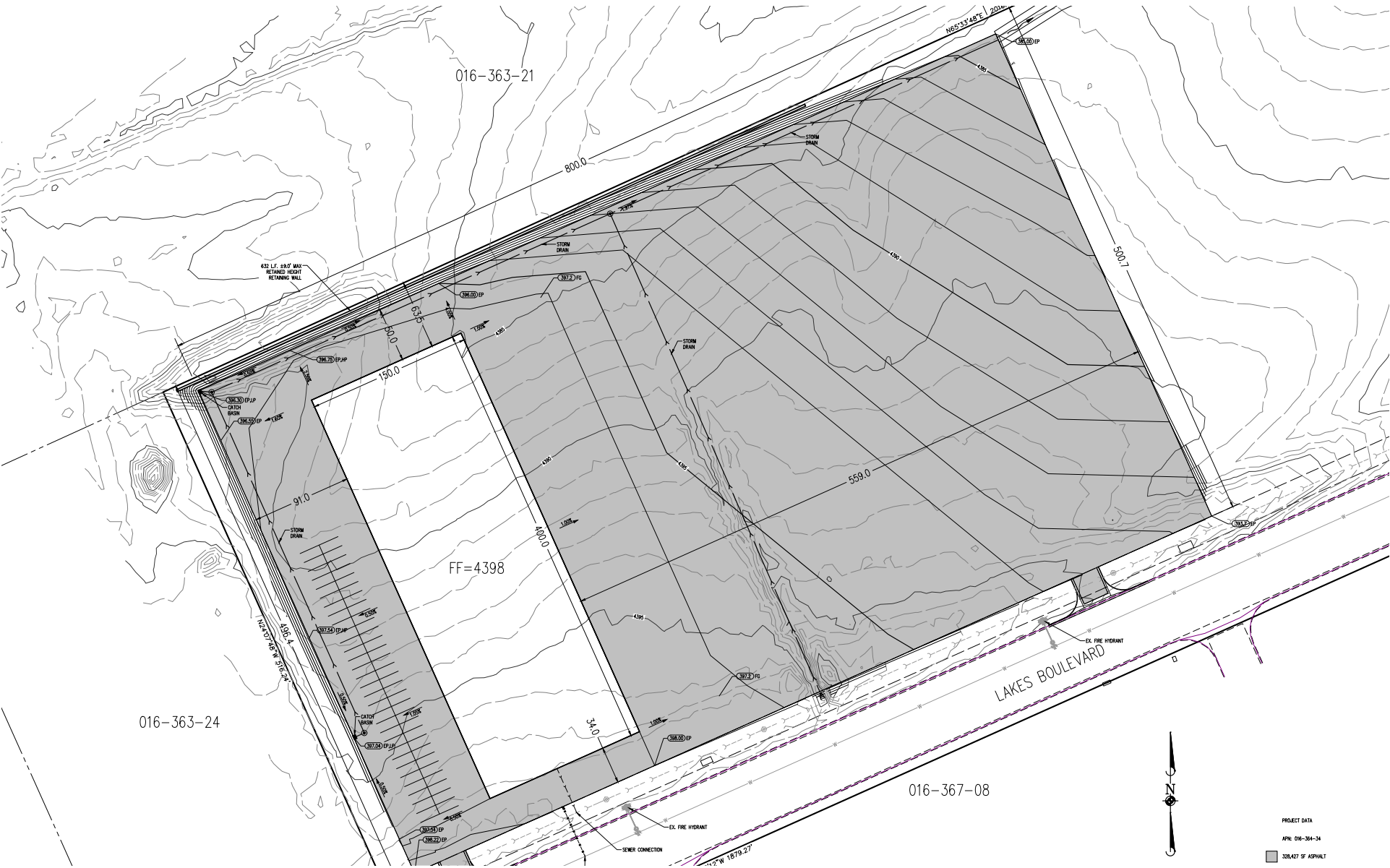
# Parcel Map



# Parcel Overview



# Industrial Concept







# Property Location



# Regional Location



# Presented by

---

Ted Stoever  
Executive Vice President  
+1 775 823 6639  
Ted.Stoever@colliers.com  
NV Lic. S.054176

**Colliers**

5520 Kietzke Lane, Suite 300  
Reno, NV 89511  
Colliers.com/Reno

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

