

FOR LEASE

11940 - 11998

INTERSTATE 80 E



Land
PRODUCT TYPE



±36.3 AC
SIZE



Mustang
LOCATION



SUBJECT

NAI Alliance



Brian Armon SIOR, CCIM
Sr. Vice President | Principal
(775) 772 0957
barmon@naialliance.com
NRED N°: BS.23801



Tony Machabee SIOR, CCIM
Vice President
(775) 848 1594
tmachabee@naialliance.com
NRED N°: S.188595



Derek Carroll SIOR, CCIM
Vice President
(775) 225 4105
dcarroll@naialliance.com
NRED N°: BS.0145531



Mason La Fond CCIM
Associate
(775) 336 4628
mlafond@naialliance.com
NRED N°: S.202632



Land

PRODUCT TYPE



±36.3 AC

SIZE (DIVISIBLE)



Negotiable

LEASE RATE



Now

AVAILABLE



What is Industrial Outdoor Storage (IOS)?

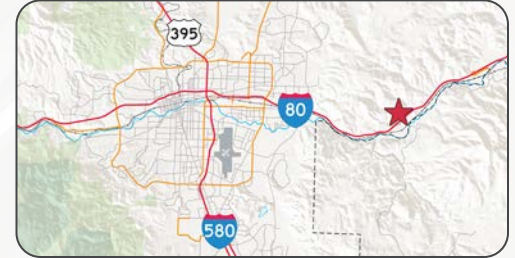
Industrial outdoor storage refers to the practice of storing materials, equipment, or products in outdoor spaces.

Industrial outdoor storage is often used when indoor storage space is limited because outdoor storage can be a cost-effective solution for businesses looking to expand their storage capacity without investing in additional indoor space.

This type of storage is used by a wide variety of industries, including manufacturing, construction, agriculture, and transportation.



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Property Highlights

11940 - 11998 I-80 E is a high visibility property located on Interstate 80 at the Mustang exit, between Vista Blvd and the Tahoe-Reno Industrial Center. The property features 7 parcels comprised of ± 36.3 acres that can be used for various purposes including industrial outdoor storage, parking/yard, or development. The property is fully fenced.

Property Details

Address	11940 - 11998 I-80 E Sparks, NV 89434
Total Size	± 36.3 Acres
Lease Rate	Contact Broker
APNs	084-060-32 084-090-03 084-090-04 084-090-05 084-090-12 084-090-13 084-090-16
Zoning	I - All Industrial



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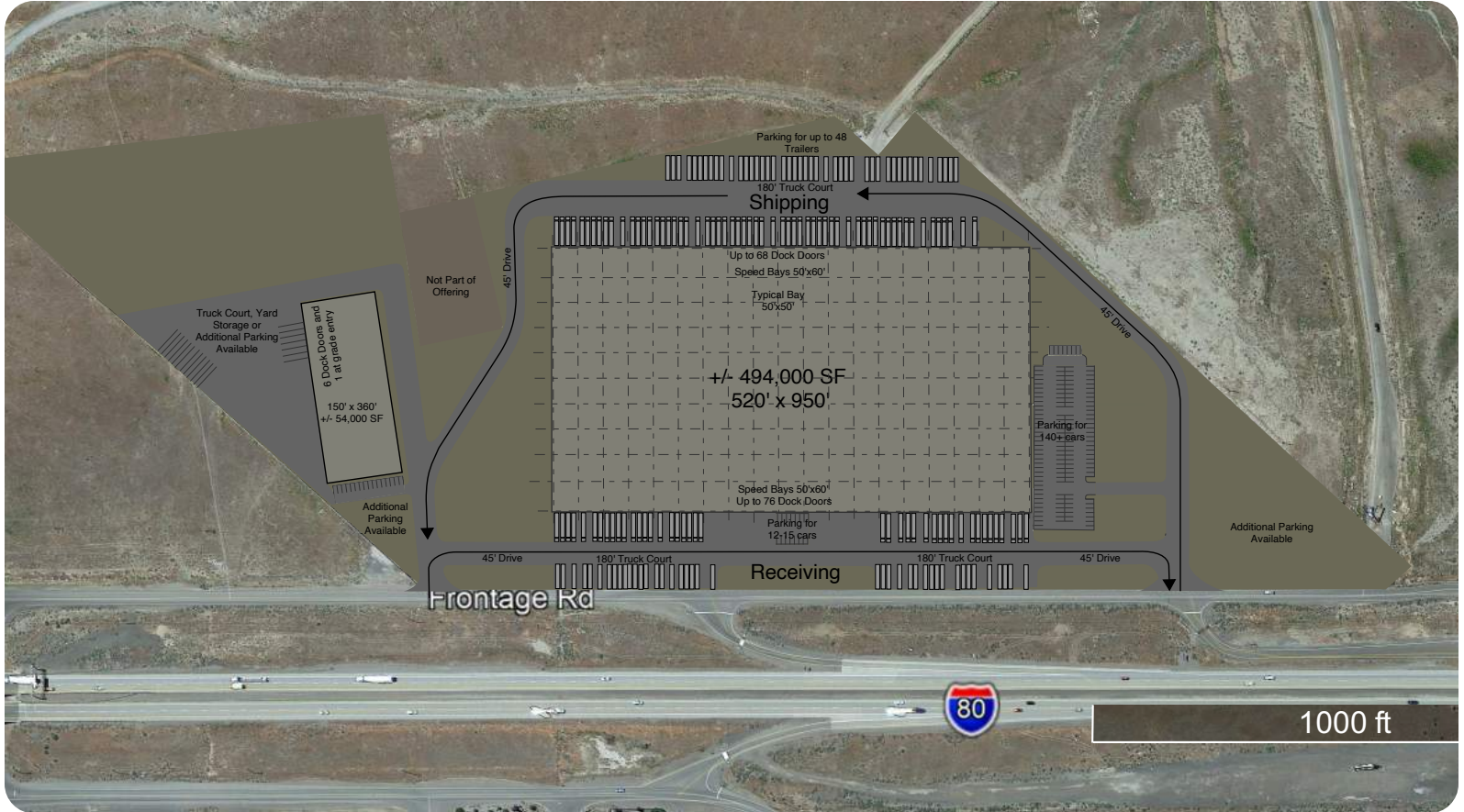
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SUBJECT

Walmart

REDWOOD
MATERIALS

Google

TESLA
Panasonic

Microsoft

DISTANCE FROM SUBJECT	
NEAREST  ON-RAMP	0.2 MI 1 MIN DRIVE
VISTA BLVD	4.5 MI 5 MIN DRIVE
TRI CENTER	5 MI 6 MIN DRIVE
RENO-TAHOE AIRPORT	12 MI 13 MIN DRIVE
SACRAMENTO	145 MI via  W
SAN FRANCISCO	232 MI via  W
LAS VEGAS	428 MI via  S
LOS ANGELES	555 MI via  S

Nearby Businesses



Land

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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

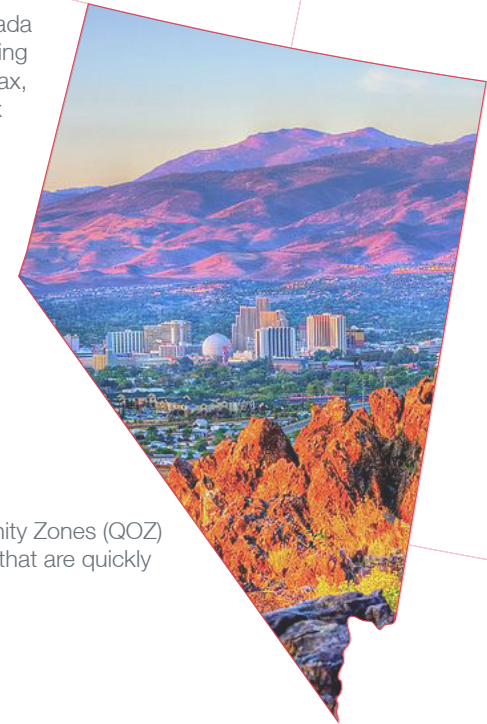
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their 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



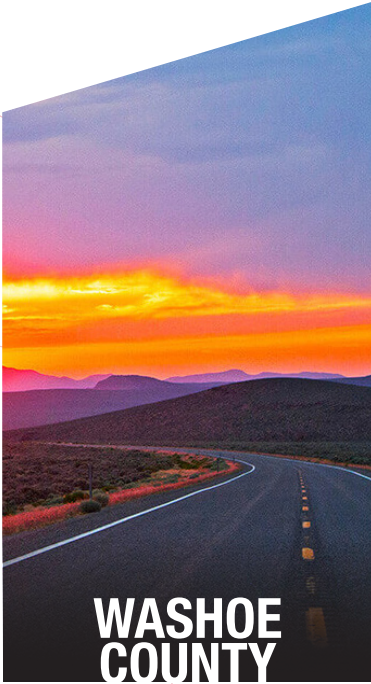
61 OPPORTUNITY ZONE DESIGNATIONS

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.



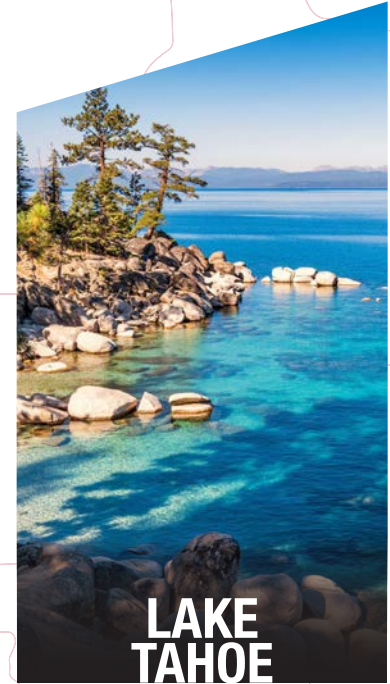
CITY OF RENO

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.



TAHOE RENO INDUSTRIAL 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.

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