

12155

Truckee Canyon Ct
SPARKS, NV 89434

**INVESTMENT
INDUSTRIAL FLEX
FOR SALE**



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**CORFAC
INTERNATIONAL**

Truckee Canyon Ct

SPARKS, NV 89434



9,900
Square Feet

SALE PRICE | \$2,150,000

IN-PLACE CAP RATE | 6.00%

ZONING | I
INDUSTRIAL

APN | 084-090-30

BUILDING SIZE | 9,900 SF

LAND SIZE | 3.020 AC

YEAR BUILT | 1999



3.020 AC
Acres



Property Highlights

- Freestanding single-level industrial warehouse with a functional logistics hub buildout.
- +/- 2,400 SF office layout.
- +/- 1.98 AC paved and gated yard.
- 100% occupied by ABF Freight, one of the nation's largest less-than-truckload carriers.
- Current ABF Freight lease extension expires October 31, 2026.
- Two (2) additional one (1) year options to extend.
- Below market rents.
- Easy access to Interstate 80, the Reno/Sparks metropolitan area, and the Tahoe-Reno Industrial Center. .

PARCEL MAP

TRUCKEE CANYON CT





RENO
11.4 MILES 



OLD
DOMINION
FREIGHT LINE



TETRA
GARDENS

TAHOE RENO
INDUSTRIAL CENTER
17.7 MILES 



VISTAR



FRONTAGE RD

D&M
FREIGHT

THE LEGACY
PRODUCTS

12155
Truckee Canyon Ct



TRUCKEE RIVER

MUSTANG RD







DCG

**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

RI - 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

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

- U.S. Census Bureau (2025)

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

- US News (2024)



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

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%





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