

276 E. PARR BLVD.
Reno, NV 89152



OFFICE | WAREHOUSE | PRIVATE SPUR | YARD

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OFFERING SUMMARY

Lease Rate
Office & Yard \$49,000 NNN

Total
Building Size +/- 11,266 sq. ft.

Office Space +/- 3,096 sq. ft.

Lot Size +/- 8.22 acres

Zoning "I" Heavy Industrial

Market Reno

Sub Market North Valley



2 Private Rail Spurs

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YARD FEATURES

- Gated / Fenced
- 7.75 acres of Yard
- 2-3 Phase KVA Transformers
- 1- Single Phase 50 KVA Transformer
- 12,000 Gallon Diesel Tank
- 2 Private Spurs
- 8 Grade Level Doors



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OFFICE / WAREHOUSE FEATURES

- Executive Office/Private Offices
- Front Lobby
- 2 Story
- Conference Room
- HVAC - Warehouse
- Drivers Lounge
- Restroom with Shower
- Parts Room
- Washbay

LOCATION



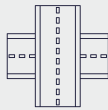
Two Private Rail Spurs



Two Access Points to Parr Blvd



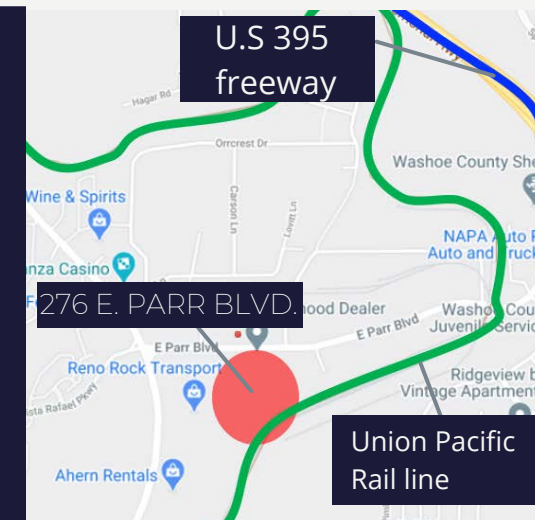
Easy Access to U.S. 395/580 from E. Parr Blvd



4.6 miles to U.S. I-80



Reno is currently experiencing high population growth. North Reno offers the appeal to residents for low cost housing and readily available employment within the distribution and industrial labor opportunities.





Reno Industrial Market

Reno's industrial market was in the top 5 performing in the nation for 2020.

The North Valley led the industrial market for Reno with impressive results in both lease rates and lower vacancy rates.

Analysts foresee significant positive rental trends for the region.



92.6M SF
#1 per capita in nation industrial base



4.5%
Vacancy Rate



2.28M SF
Under Construction



\$15-17
Per hour warehouse labor wage



- Building Size
+/- 11,266 sq. ft.
- Office Space
+/- 3,096 sq. ft.
- Lot Size
+/- 8.22 Acres
- Reno Market
- North Vally Sub
Market
- "i" Heavy Industrial
Zone

- 2 Private Spurs
- Prime location near multiple
highways
- 8 Grade Level Doors
- 2-3 Phase KVA Transformers
- 1- Single Phase 50 KVA
Transformer
- 12,000 Gallon Diesel Tank
- DEF Station

- Executive Office / Private Office
- Front Lobby
- HVAC - Warehouse
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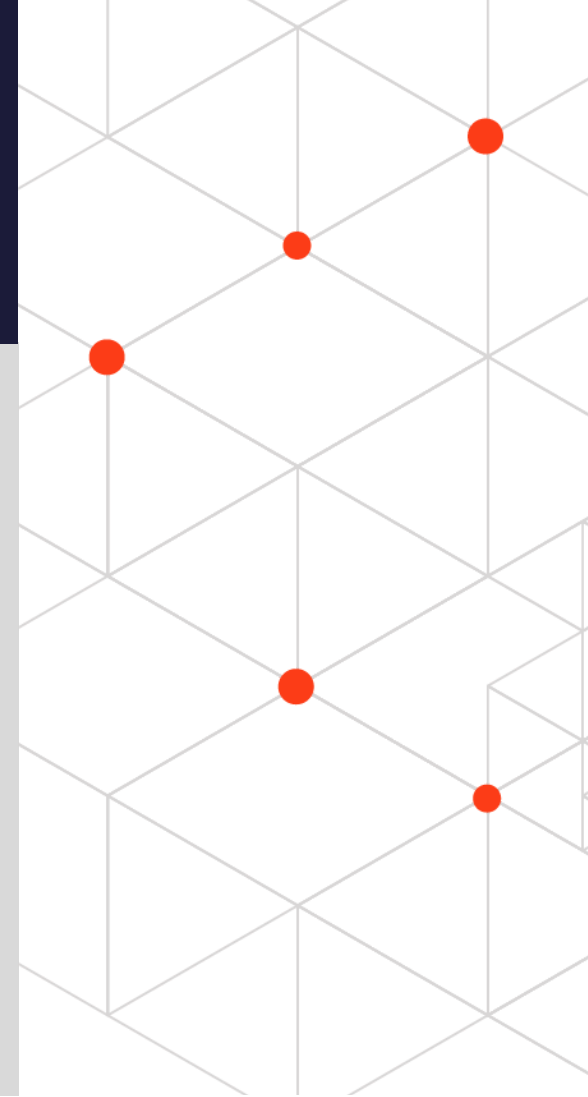
Market Overview

THE GREATER RENO-TAHOE'S BUSINESS AND ECONOMIC CLIMATE IS CURRENTLY REACHING ALL TIME HIGHS AS THE CITY'S GROWTH BOOMS.

Companies have realized that Reno, Nevada has favorable taxes and incentives therefore creating a motivation for business leaders to focus on Nevada. As the announcements of large and recognizable companies that are moving to the area are publicized, businesses, investors and developers from all over the country are rushing to get involved.

The expansion in Reno is endless, with areas around major cities such as Reno, Sparks, Carson City, and Incline Village as well as the region's prime location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive. All in all, with the low tax on business and a satisfying quality of life, it's hard to imagine why a business or developer would choose anywhere else.

Nevada was able to open up many possibilities for out-of-state companies to locate facilities here, including Google, Tesla, Amazon and Apple due to their business-friendly tax structures.



COMPANIES THAT HAVE RELOCATED TO RENO/SPARKS



Amazon has moved one of their distribution warehouses into a 680,000 square foot e-commerce, high clearance building that employs 600 associates.



Google also purchased 1,210 acres of land in TRIC, making both of them neighbors with Tesla and Switch..



Tesla Motors also invested in Nevada and is currently building the world's largest lithium ion battery factory that is scheduled to have a 5.8 million square foot footprint, with 1.9 million square feet already built.