

0 RESEARCH WAY

INDUSTRIAL LAND
Carson City, NV 89706

FOR SALE

PRICE | \$1,500,000
ZONING | LI



CORFAC
INTERNATIONAL

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RESEARCH WAY

INDUSTRIAL LAND
Carson City, NV 89706



Sale Price | \$1,500,000

Land Size | 2.427 AC

APN | 008-922-07

About The Property

- **Zoning:** LI - Limited Industrial
 - [See Permitted Uses Here](#)
 - Uses include, but are not limited to retail and wholesale uses such as:
 - Storage Units
 - Equipment Rental
 - Flex Space
 - Distribution Center
 - Office
 - Restaurant
 - Hotel
 - Fitness Center
- Potential to subdivide
- Easy Access
- Excellent visibility from I-580
- +/- 434' of frontage on I-580
- Annual Average Daily Traffic Interstate 580 - 40,500 (2023)
- +/- 220' of frontage on Research Way
- All utilities to site
- Reasonable hookup charges for water and sewer
- No water rights need to be purchased
- Located adjacent to the Battle Born Harley Davidson +/- 40K SF facility
- Level, easy to develop site
- Shovel Ready

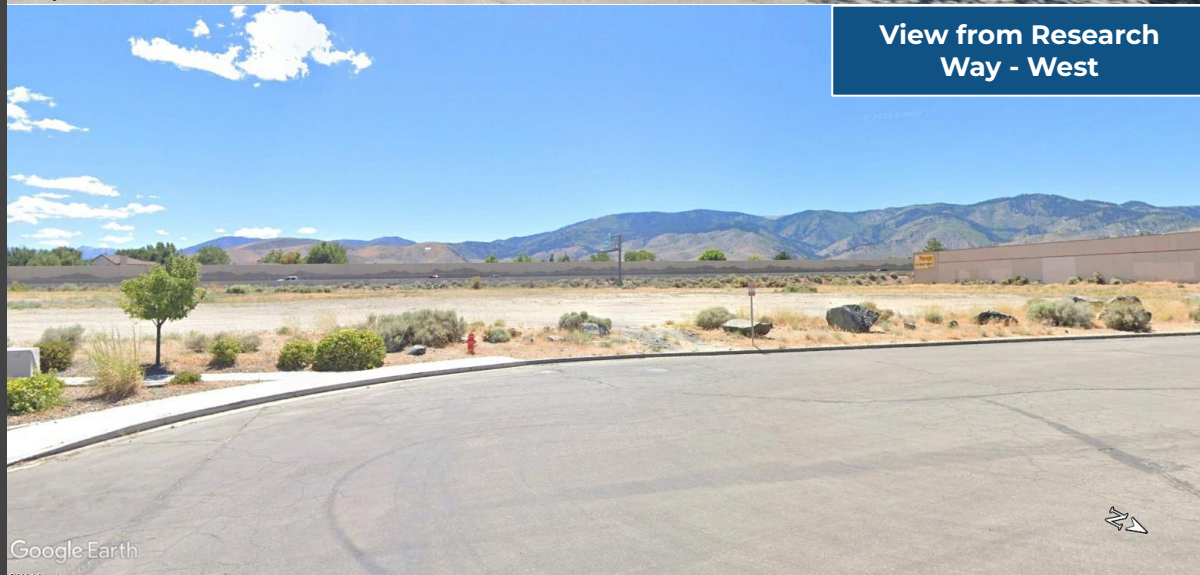
View from I-580



View from Research Way - South



View from Research Way - West





LOCATION OVERVIEW



0 RESEARCH WAY

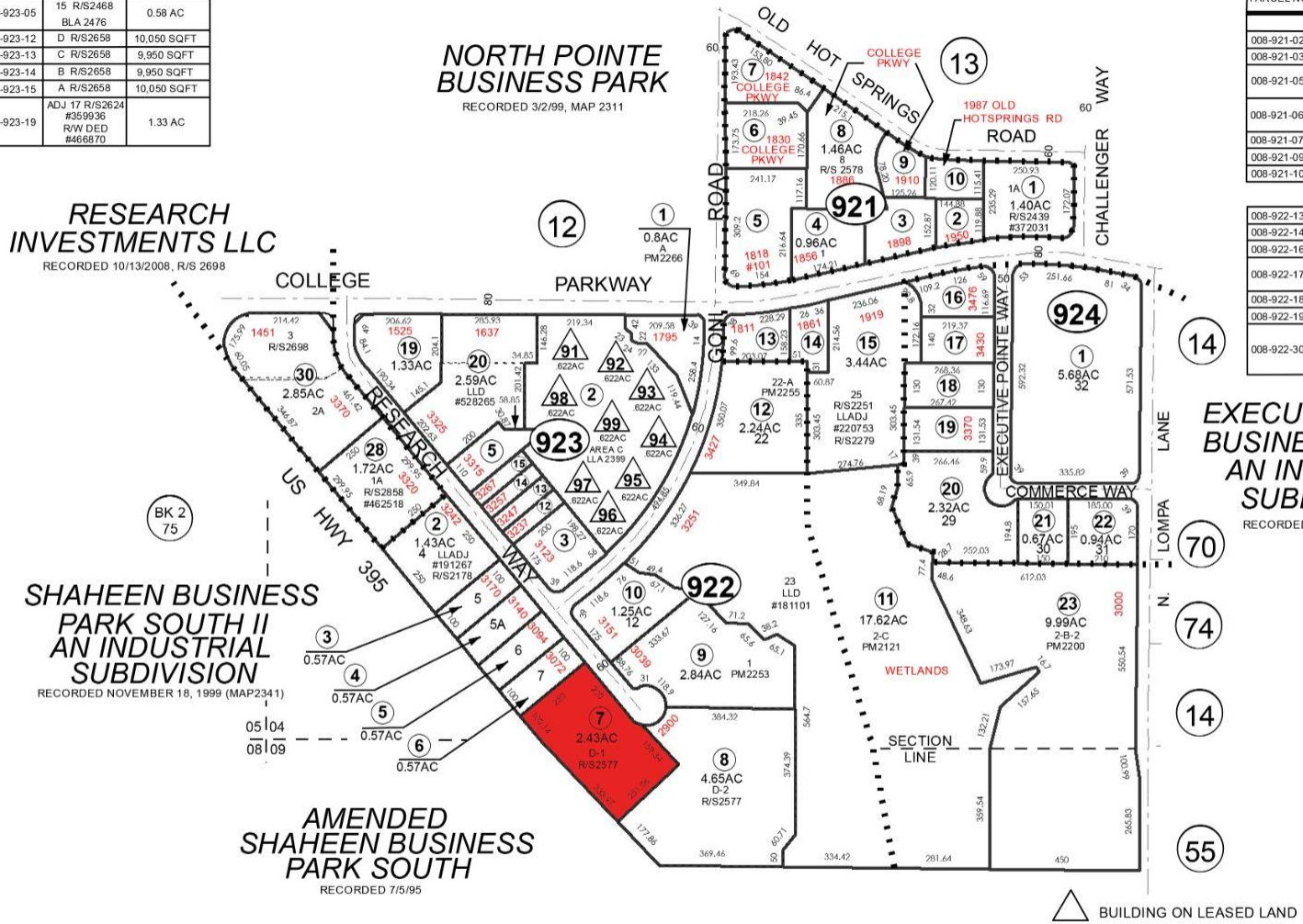


PORTION SECTION 4, T.15 N., R.20 E., M.D.B. & M.

BLOCK 923		
008-923-03	SPLIT BY DEED #188899	0.91 AC
008-923-05	15 R/S2468 BLA 2476	0.58 AC
008-923-12	D R/S2658	10,050 SQFT
008-923-13	C R/S2658	9,950 SQFT
008-923-14	B R/S2658	9,950 SQFT
008-923-15	A R/S2658	10,050 SQFT
008-923-19	ADJ 17 R/S2624 #359936 R/W DED #466870	1.33 AC

PARCEL NO	LOT & DOC #	AREA
BLOCK 921		
008-921-02	5 R/S2445	0.46 AC
008-921-03	4 R/S2445	0.81 AC
008-921-05	ADJ 2 R/S 2569 LLA # 341071	1.68 AC
008-921-06	ADJ 3 R/S 2578	1.10 AC
008-921-07	9 R/S2578	0.96 AC
008-921-09	7 R/S2445	0.57 AC
008-921-10	6 R/S2445	0.44 AC

BLOCK 922		
008-922-13	23 PM2255	0.67 AC
008-922-14	24 PM2255	0.48 AC
008-922-16	26 R/S2276	0.72 AC
008-922-17	27 R/S2276 LLA# 220753	0.70 AC
008-922-18	28A R/S2289	0.80 AC
008-922-19	28B R/S2289	0.81 AC
008-922-30	2A & 3 R/S2698 LLD #464602 R/W DED #466870	2.85 AC



UPDATED DOCUMENT #2276

CARSON CITY NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT WWW.CARSON.ORG/HOME

NOTE
SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

Revised: 03/02/2022

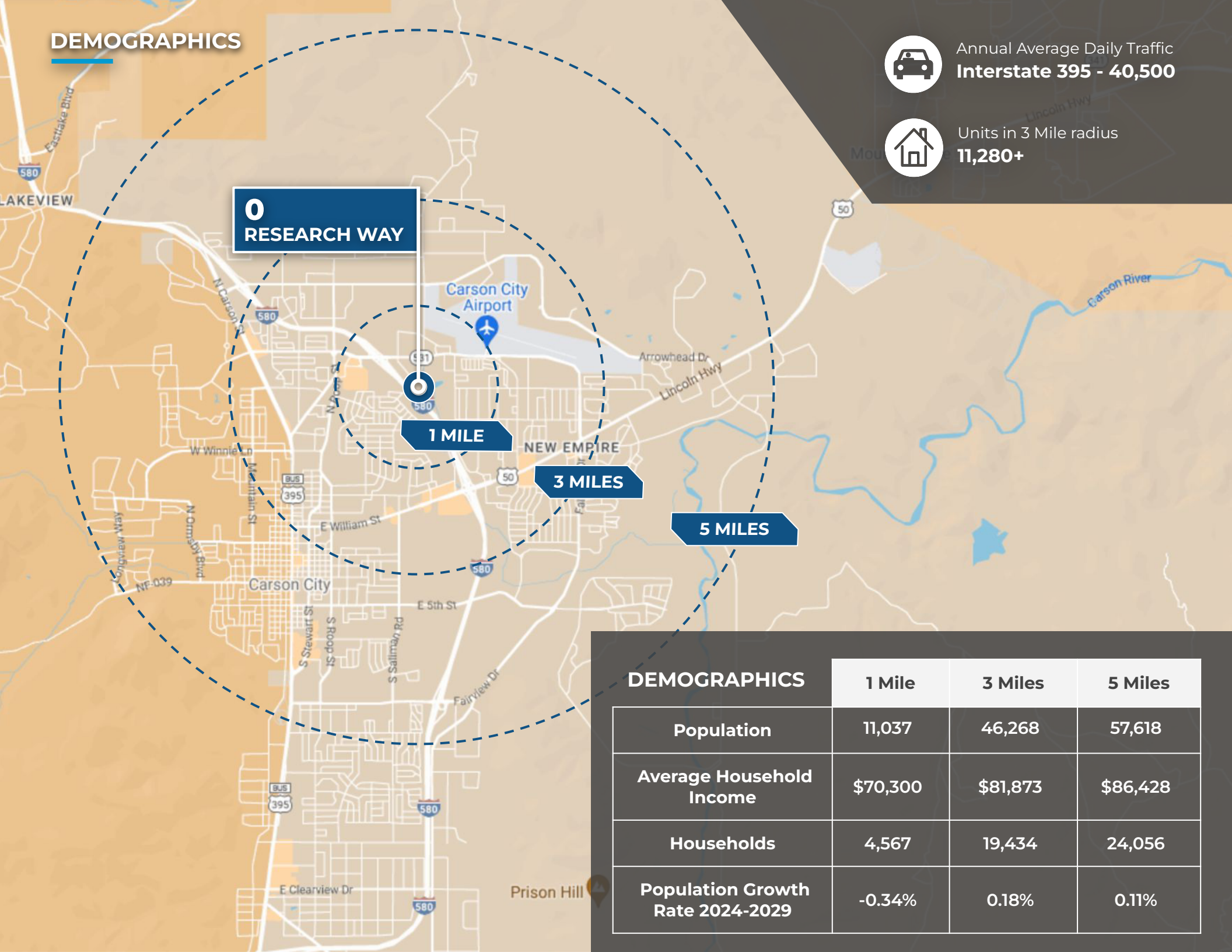
DEMOGRAPHICS



Annual Average Daily Traffic
Interstate 395 - 40,500



Units in 3 Mile radius
11,280+



0
RESEARCH WAY

1 MILE

3 MILES

5 MILES

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,037	46,268	57,618
Average Household Income	\$70,300	\$81,873	\$86,428
Households	4,567	19,434	24,056
Population Growth Rate 2024-2029	-0.34%	0.18%	0.11%

CARSON CITY & NORTHERN NEVADA MARKET OVERVIEW

Carson City, Nevada, which is the capital city named after Kit Carson and one of the nation's most business-friendly states, excels in areas like taxes, electricity costs, workers' compensation, low crime rates, right-to-work policies, and state minimum wage. The city's historical ties include its connection with the Virginia and Truckee Railroad. In 1969, Ormsby County merged with Carson City, creating the Consolidated Municipality of Carson City and extending its city limits to the California state line in Lake Tahoe.

Carson City boasts one of the most diversified and balanced economies in Nevada, with over 1,800 business establishments employing more than 27,380 people. The services sector, employing 28,500, is the largest single employment category, followed by government (state and local) with over 11,500 employees. Retail trade ranks as the third-largest employer, with manufacturing following closely.

Key employers in the area include Carson Tahoe Hospital (1,000+ employees), Western Nevada Community College (400+ employees), and Fandango Casino (300+ employees). Carson City is also home to notable employers such as Walmart Stores, Inc., Chromalloy Nevada, Environmental Professional, Costco, Harley Davidson Credit Corp., Southwest Gas Corp., and Sierra Surgery & Imaging, LLC.

Northern Nevada has drawn innovative companies, including Apple and Tesla. Apple is in the process of constructing a \$1 billion, 300-acre data center in Reno Technology Park, primarily serving iCloud and internet services. Additionally, they've established a \$4 million warehouse in Downtown Reno to support logistics.

Since 2014, Tesla has operated a Gigafactory in the region, producing more battery power than all other car companies combined, with over 7,000 employees. Tesla's vision includes making it one of the world's largest buildings, fully powered by renewable energy.



**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%

