

PRICE REDUCED | MOTIVATED SELLER

SALE PRICE: \$11,580,880 (\$80.00/SF)

LEASE RATE: \$0.65/SF + NNN



101 EVANS AVENUE

DAYTON, NEVADA IS THE FIRST NEVADA SETTLEMENT, A GOOD PLACE TO SETTLE IN.

WAREHOUSE/MANUFACTURING BUILDING | AVAILABLE FOR SALE OR LEASE
±144,761 SQ. FT. AVAILABLE IN DAYTON, NEVADA

FOR MORE INFORMATION, CONTACT:

ERIC BENNETT
EXECUTIVE VICE PRESIDENT
+1 775 823 6963
ERIC.BENNETT@CBRE.COM
LIC. S.0046241

TOMI JO LYNCH, SIOR, CCIM
FIRST VICE PRESIDENT
+1 775 321 4484
TOMIJO.LYNCH@CBRE.COM
LIC. BS.0144992



Property Overview

This site consists of an existing $\pm 144,761$ square foot manufacturing building located on ± 11.73 acres, with an adjacent ± 10.72 acres to accommodate an additional fully designed and permitted $\pm 173,600$ square foot building.

These two industrial opportunities are located in the highly sought after Northern Nevada market. The Northern Nevada market continues to experience robust demand for industrial space. With close proximity to the 11 western states, this project is located along Highway 50, only 43 miles south of Interstate 80, which serves as a main East–West thoroughfare, and 12.4 miles east of Interstate 580, which serves as a main North–South arterial. This facility offers less than 1–day truck service to over 60 million people and 2–day truck service to 11 states, and five major ports.

In addition to the remarkable infrastructure, the project is nestled in the foothills of the Pine Nut Mountains and the nearby Dayton Valley Golf Course. With wild horses often roaming the neighborhood, this is an ideal setting for an industrial building.

Offering Highlights

- AVAILABLE FOR SALE OR LEASE
- OFFERED WELL BELOW REPLACEMENT COST
- HEAVY POWER (4,000 AMPS*)
- READILY AVAILABLE LABOR MARKET
- NEW LED LIGHTING THROUGHOUT WAREHOUSE
- ADJACENT TO DAYTON AIRPARK AIRSTRIP
- NEIGHBORING TENANTS INCLUDE WEBSTAIRANT, OZARK MATERIALS, CARBOLINE, SYLVAN AMERICA
- 45 MINUTES TO TAHOE RENO INDUSTRIAL CENTER
- ADJACENT 10.72 ACRES PERMITTED FOR 173,600 SF BUILDING

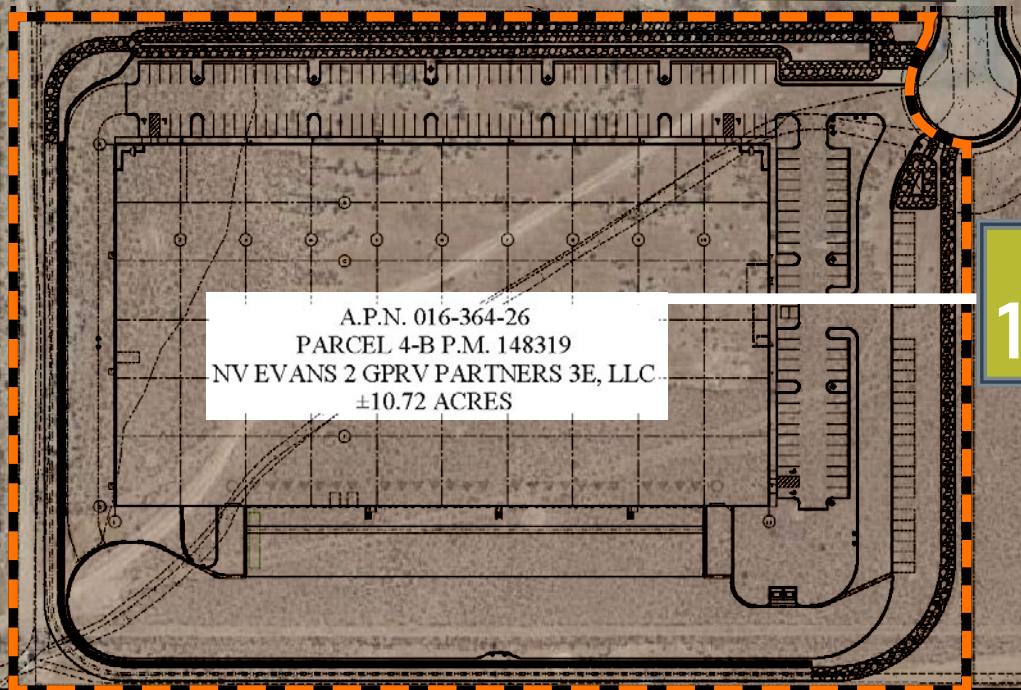
SITE
101 EVANS AVE



Lakes Blvd

Evans Ave

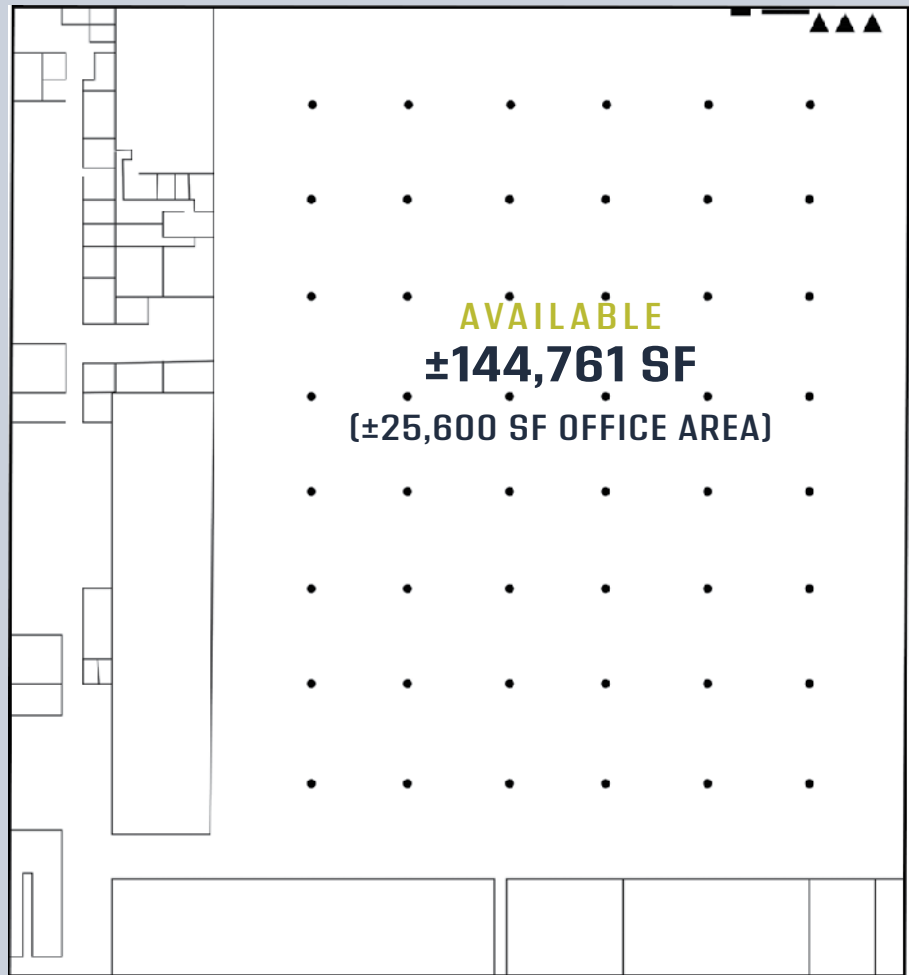
ADJACENT ±10.72 AC
125 EVANS AVE



A.P.N. 016-364-26
PARCEL 4-B P.M. 148319
NV EVANS 2 GPRV PARTNERS 3E, LLC
±10.72 ACRES



Site Plan



SITE SUMMARY

- ±144,761 SQ. FT. AVAILABLE ON ±11.73 AC
- ±25,600 SQ. FT. OFFICE AREA
- 24-26' CLEAR HEIGHT
- 3 DOCK DOORS
- 40'X40' COLUMN SPACING
- ±271 PARKING SPACES

INDUSTRIAL POSSIBILITIES

WAREHOUSE



DISTRIBUTION



MANUFACTURING



Property Features



AVAILABILITY: ±144,761 SQ. FT.



SITE AREA: ±11.73 ACRES



OFFICE AREA: ±25,600 SQ. FT.



TOTAL DOCK DOORS: 3



CLEAR HEIGHT: 24'-26'



TOTAL DRIVE-IN DOORS: 2



COLUMN SPACING: 40'X40'



ZONING: ME



AUTO PARKING: ±271 SPACES



SPRINKLER TYPE: .1875/1600



POWER: 4,000 AMPS, 480 VOLTS, 3-PHASE

*BUYER/TENANT TO INDEPENDENTLY VERIFY PRIOR TO ENTERING BINDING AGREEMENT

*WAREHOUSE/
OFFICE SPACE
WITH SKYLIGHTS*

EXISTING FACILITY

±144,761 SQ. FT. AVAILABLE



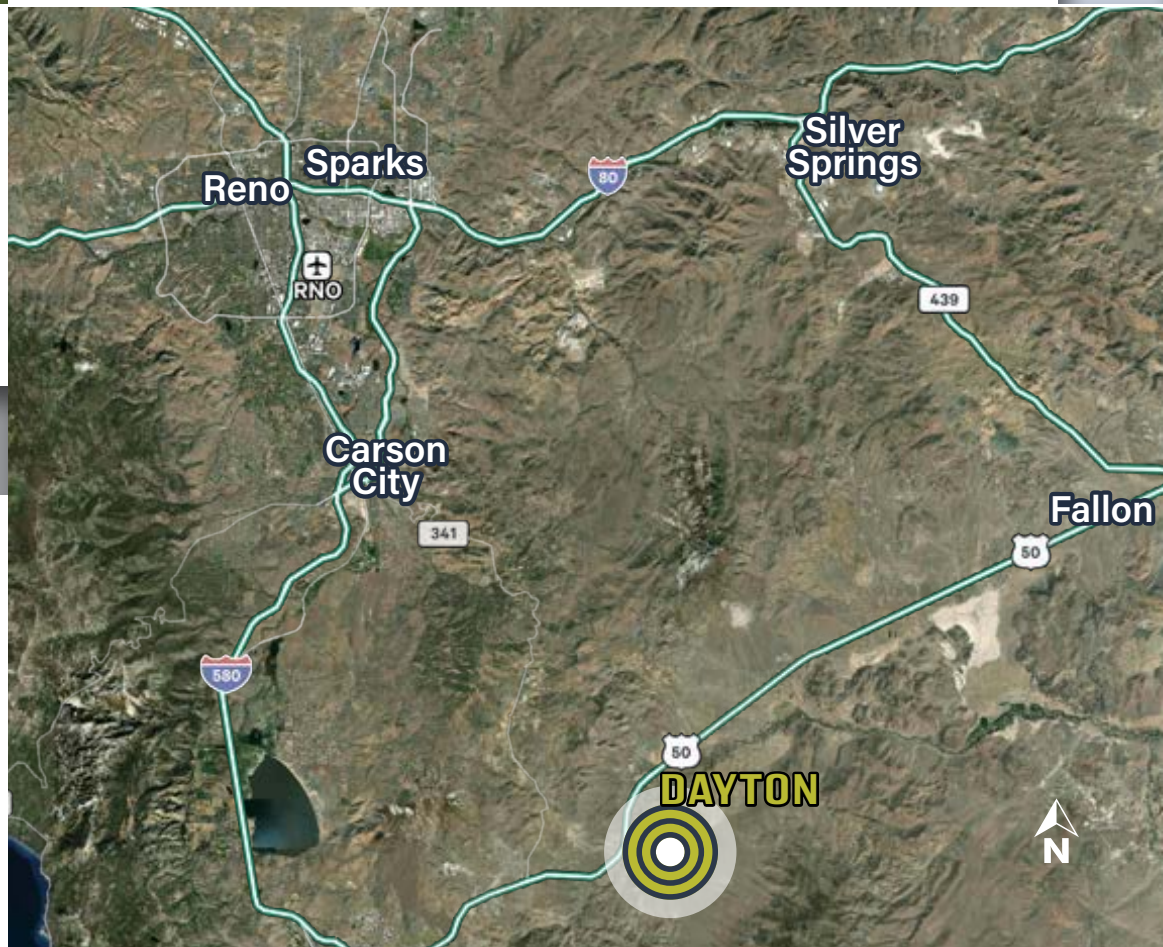


DRIVE TIMES:

20 MINUTES TO CARSON CITY

48 MINUTES TO RENO-TAHOE INT'L. AIRPORT

AERIAL OVERVIEW



Area Demographics



547,286
2023 Population
(60-min Drive)



\$105,077
2023 Avg. HH Income
(60-min Drive)

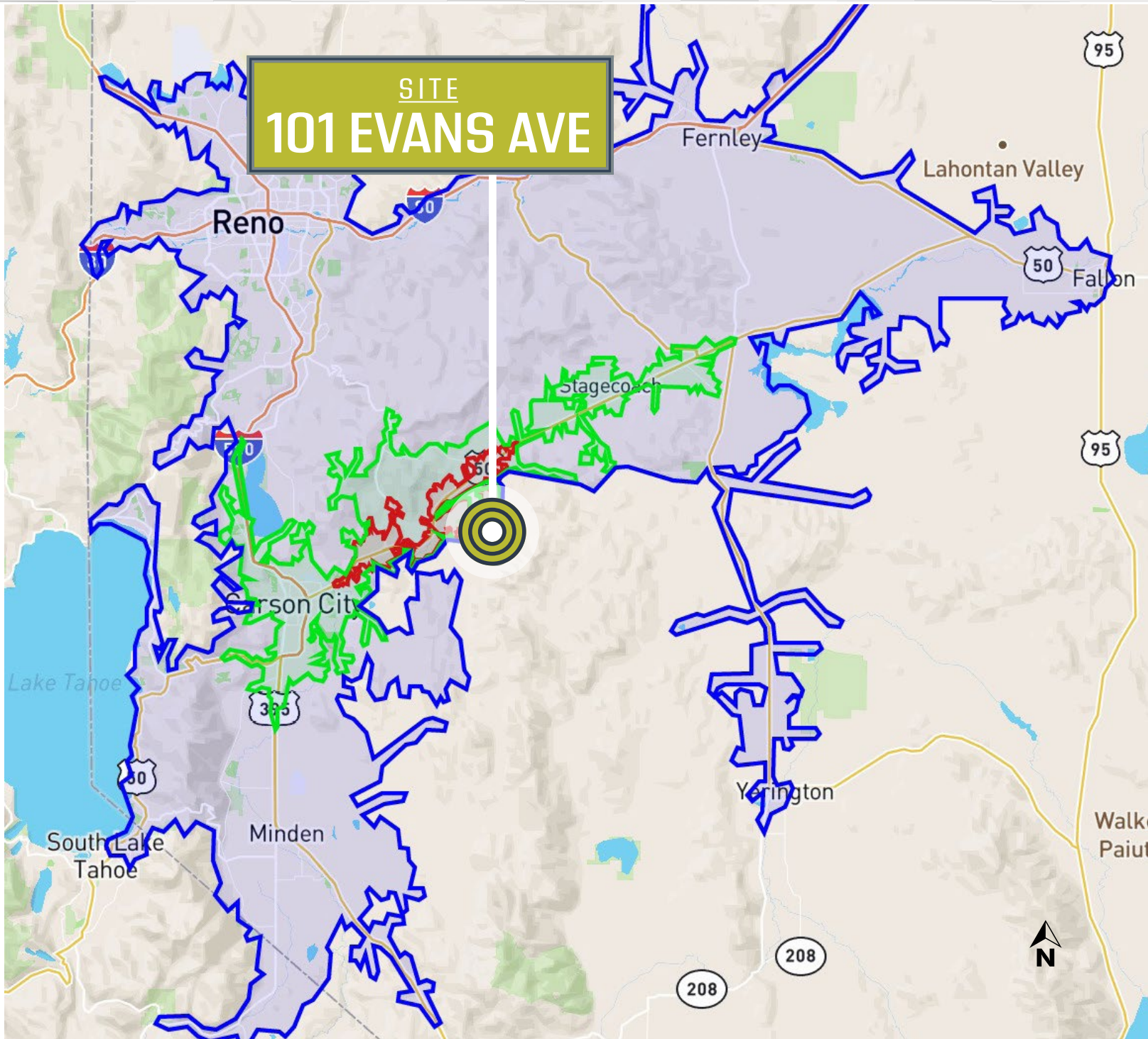


\$534,588
2023 Avg. Housing Value
(60-min Drive)

WITHIN A 60-MINUTE DRIVE (2023 ESTIMATES)

	15-MIN DRIVE	30-MIN DRIVE	60-MIN DRIVE
TOTAL POPULATION	13,058	78,534	547,286
TOTAL HOUSEHOLDS	6,331	34,653	256,491
MILLENNIAL POPULATION	2,875	15,987	128,414
GEN X POPULATION	2,964	15,389	113,357
AVERAGE HOUSEHOLD INCOME	\$100,867	\$93,972	\$105,077
EMPLOYED POPULATION	7,802	38,686	300,142
MANUFACTURING WORKERS	889	4,235	28,320
WAREHOUSE/DISTRIBUTION WORKERS	384	1,538	19,291

Source: Esri.



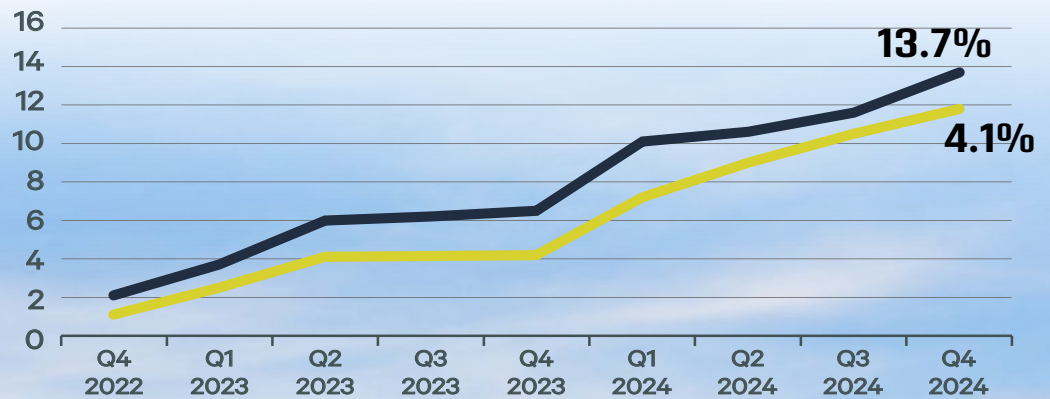
DEMOGRAPHICS MAP

30-MIN DRIVE 45-MIN DRIVE 60-MIN DRIVE

Reno Industrial Overview

Q1 2025

VACANCY AND AVAILABILITY RATES



— Total Availability Rate

— Total Vacancy Rate

TOTAL INVENTORY:
116,364,040 SF

Source: CBRE Research



1.5M SF

UNDER CONSTRUCTION

\$1.20

FLEX RATE

\$0.80

BULK RATE

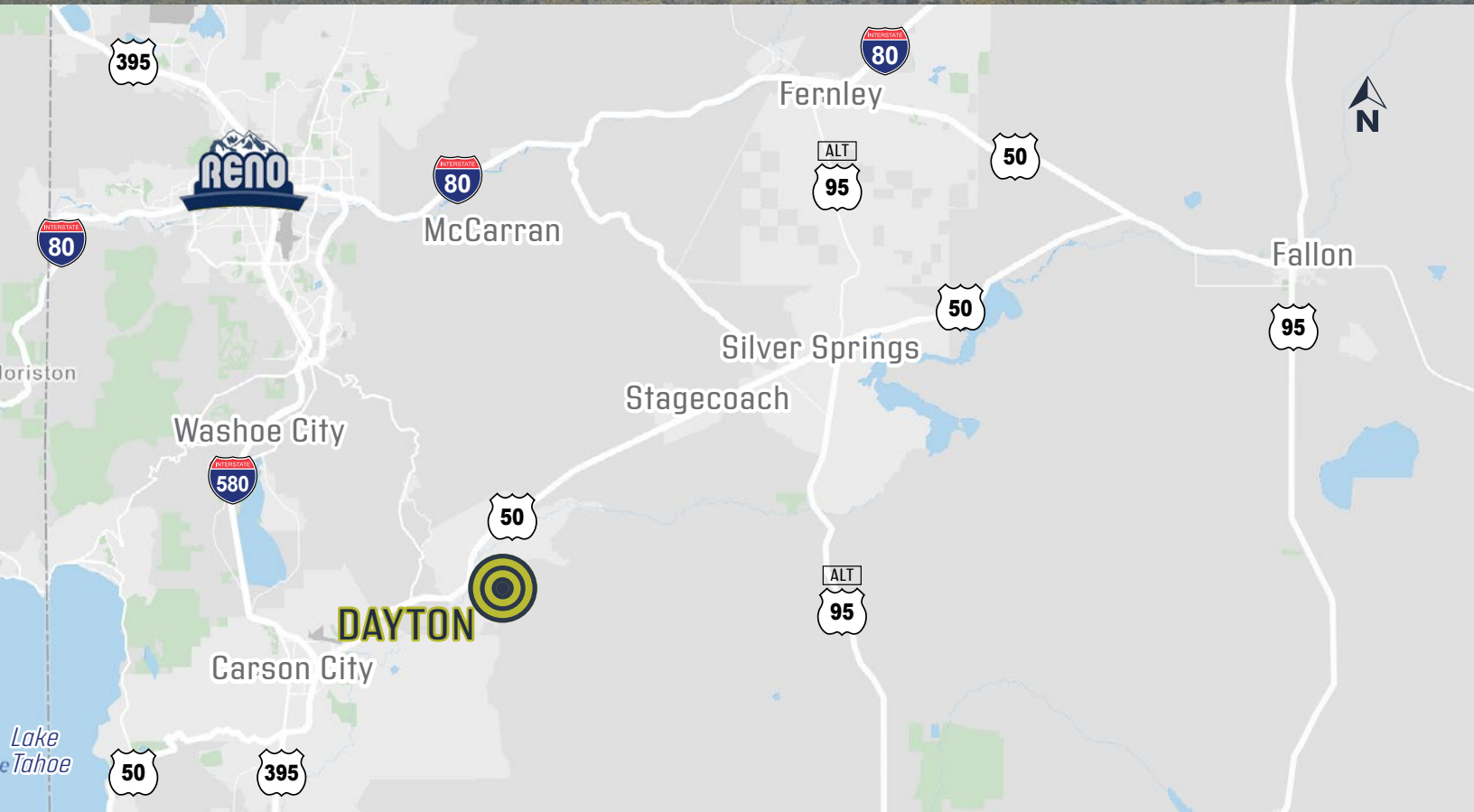
\$0.81

OVERALL RATE

Source: CBRE Research, Q1 2025
*Per sq. ft. monthly NNN

101 EVANS AVENUE

WAREHOUSE/MANUFACTURING BUILDING
AVAILABLE FOR LEASE OR SALE
±144,761 SQ. FT. AVAILABLE IN DAYTON, NEVADA



FOR MORE INFORMATION, CONTACT:

www.cbre.com/reno

ERIC BENNETT
EXECUTIVE VICE PRESIDENT
+1 775 823 6963
ERIC.BENNETT@CBRE.COM
LIC. S.0046241

TOMI JO LYNCH, SIOR, CCIM
FIRST VICE PRESIDENT
+1 775 321 4484
TOMIJO.LYNCH@CBRE.COM
LIC. BS.0144992

