

SCAN QR CODE
FOR 360 TOUR



4910 LONGLEY LANE

SUITES 101A, 101B, 102

RENO DISTRIBUTION CENTER • RENO NV

FOR LEASE | $\pm 53,010$ – $\pm 246,210$ SF

ERIC BENNETT

Executive Vice President
+1 775 813 3794
eric.bennett@cbre.com
Lic. S.0046241

TOMI JO LYNCH, SIOR, CCIM

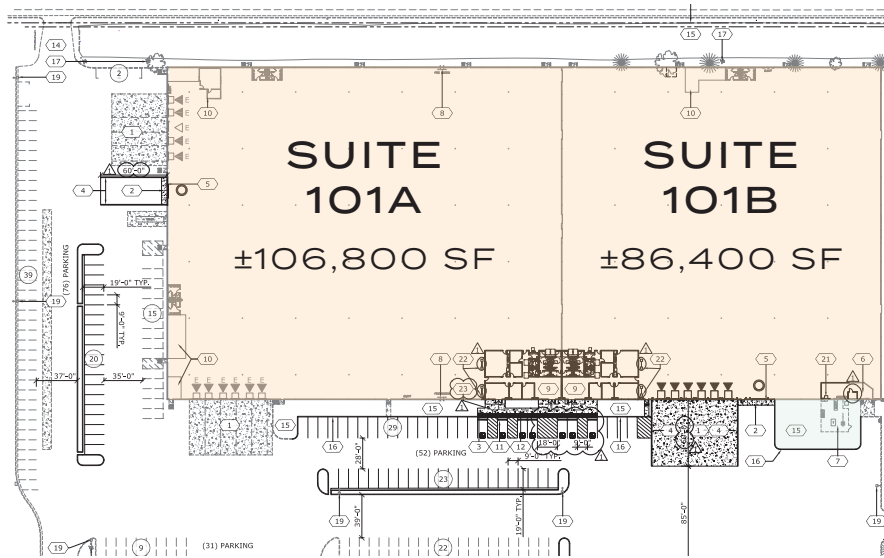
First Vice President
+1 775 530 2621
tomijo.lynch@cbre.com
Lic. BS.144992

CBRE

LEASING SPACE OPTIONS

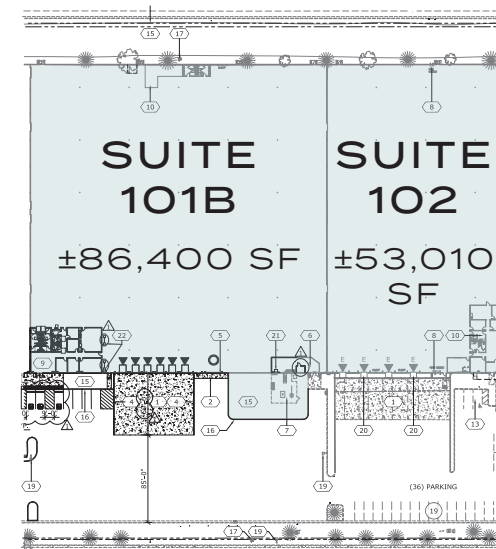
Option A

- Suite 101A & 101B: $\pm 193,200$ SF total



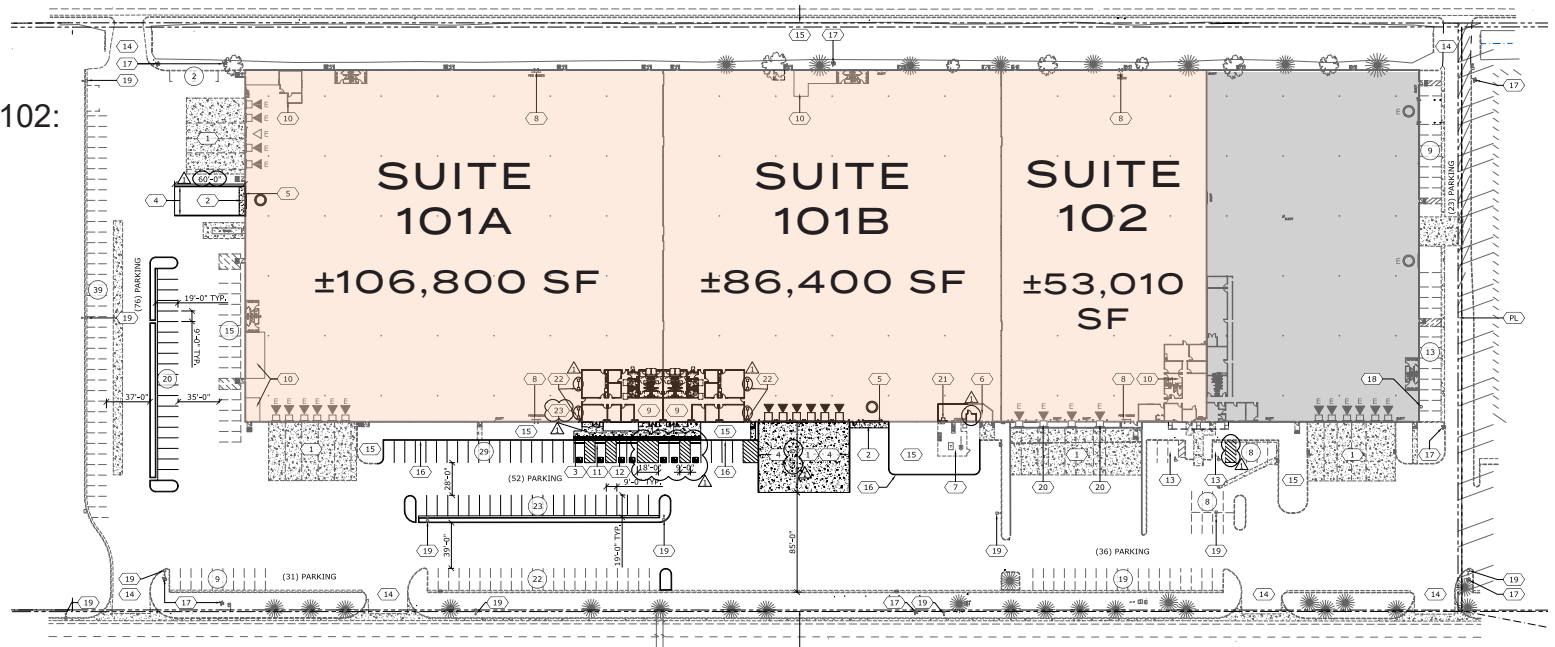
Option B

- Suite 101B & 102: $\pm 139,410$ SF total



Option C

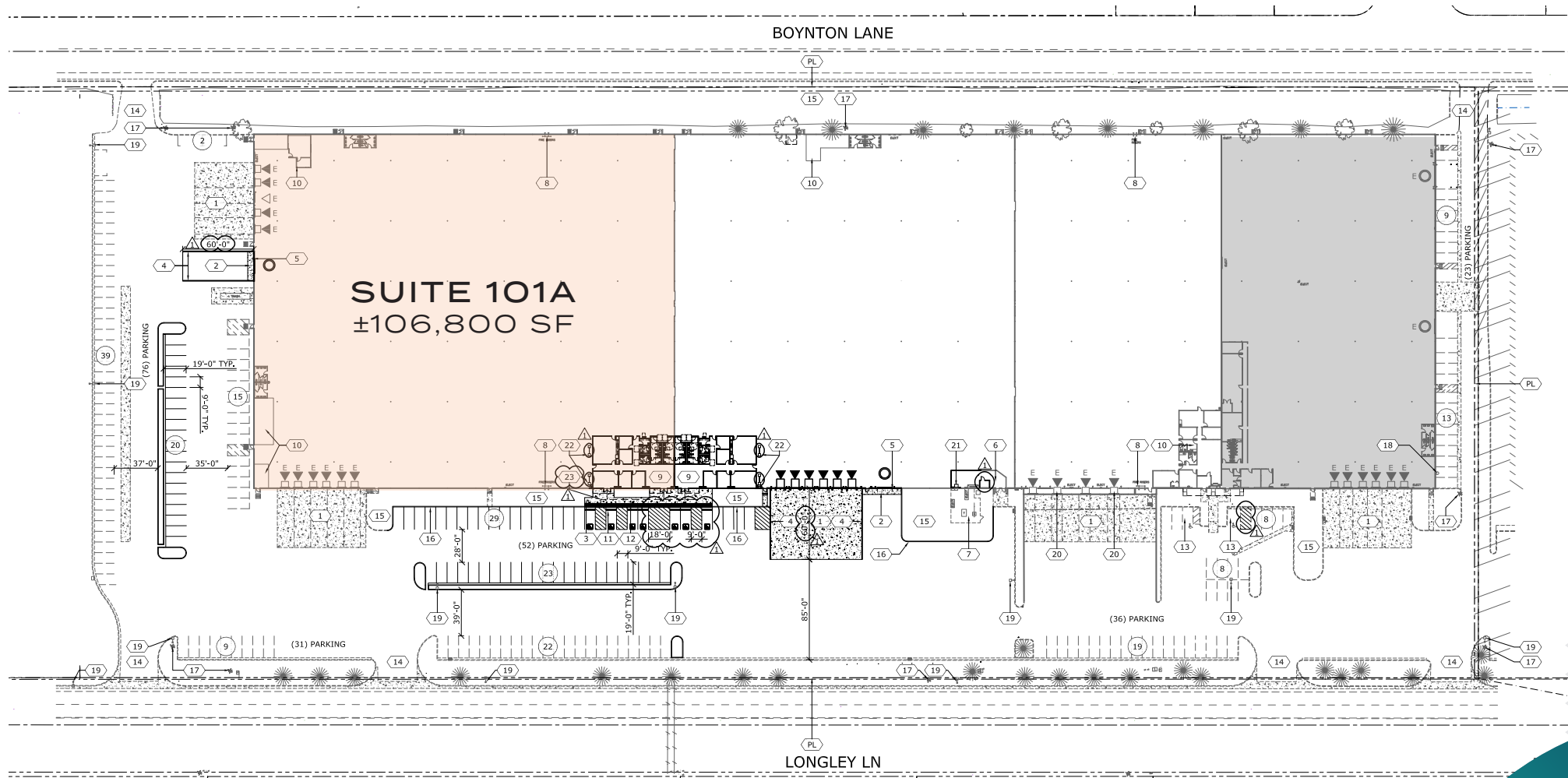
- Suite 101A, 101B & 102: $\pm 246,210$ SF total





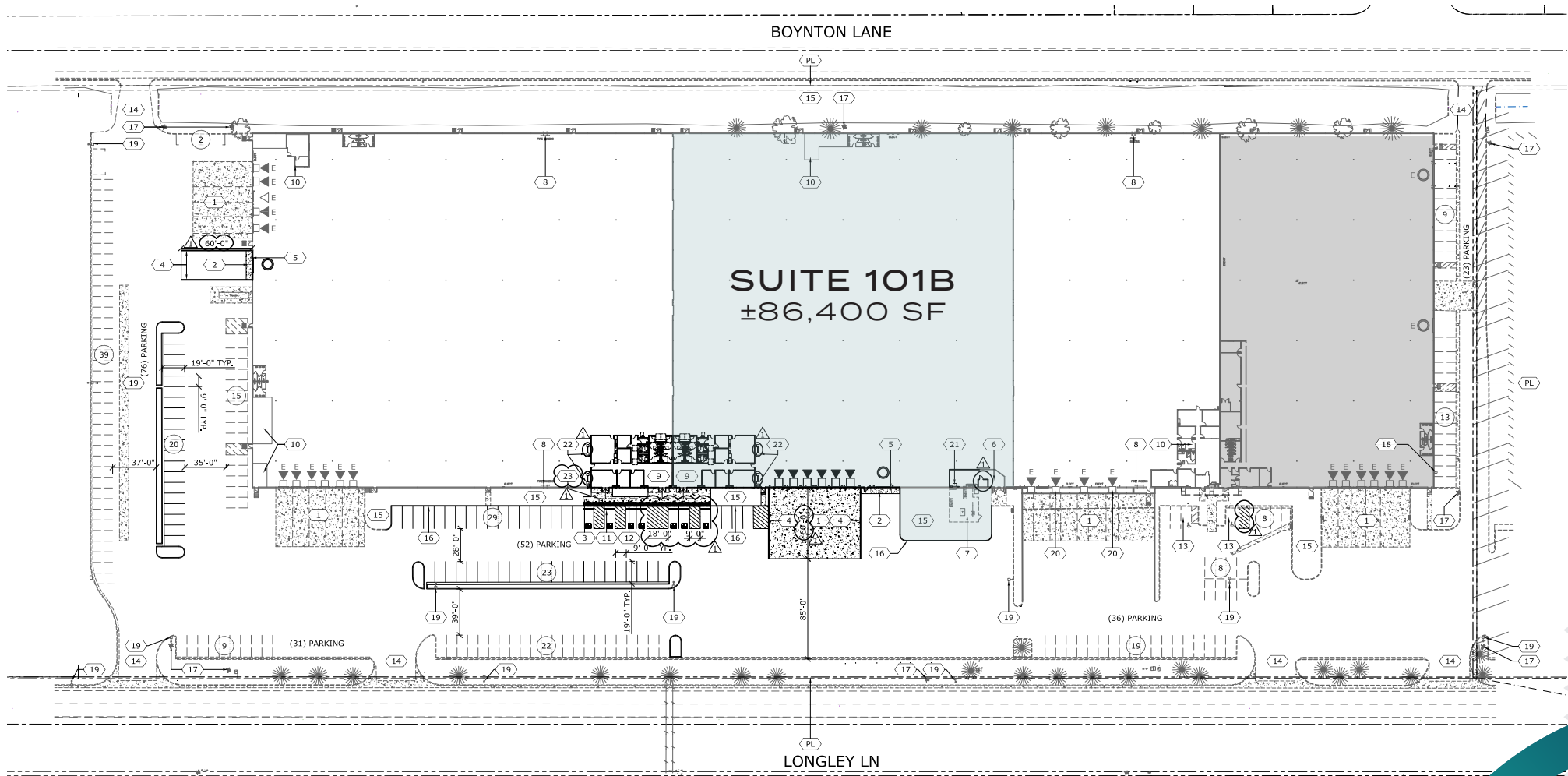
SITE PLAN - SUITE 101A

- Available SF: ±106,800 SF
- Clear Height: 24'
- Column Spacing: 48' x 51'
- Dock Doors: 10
- Build-to-Suit Office Space
- Sprinklers: .33/3000
- Power: 400-800 Amps



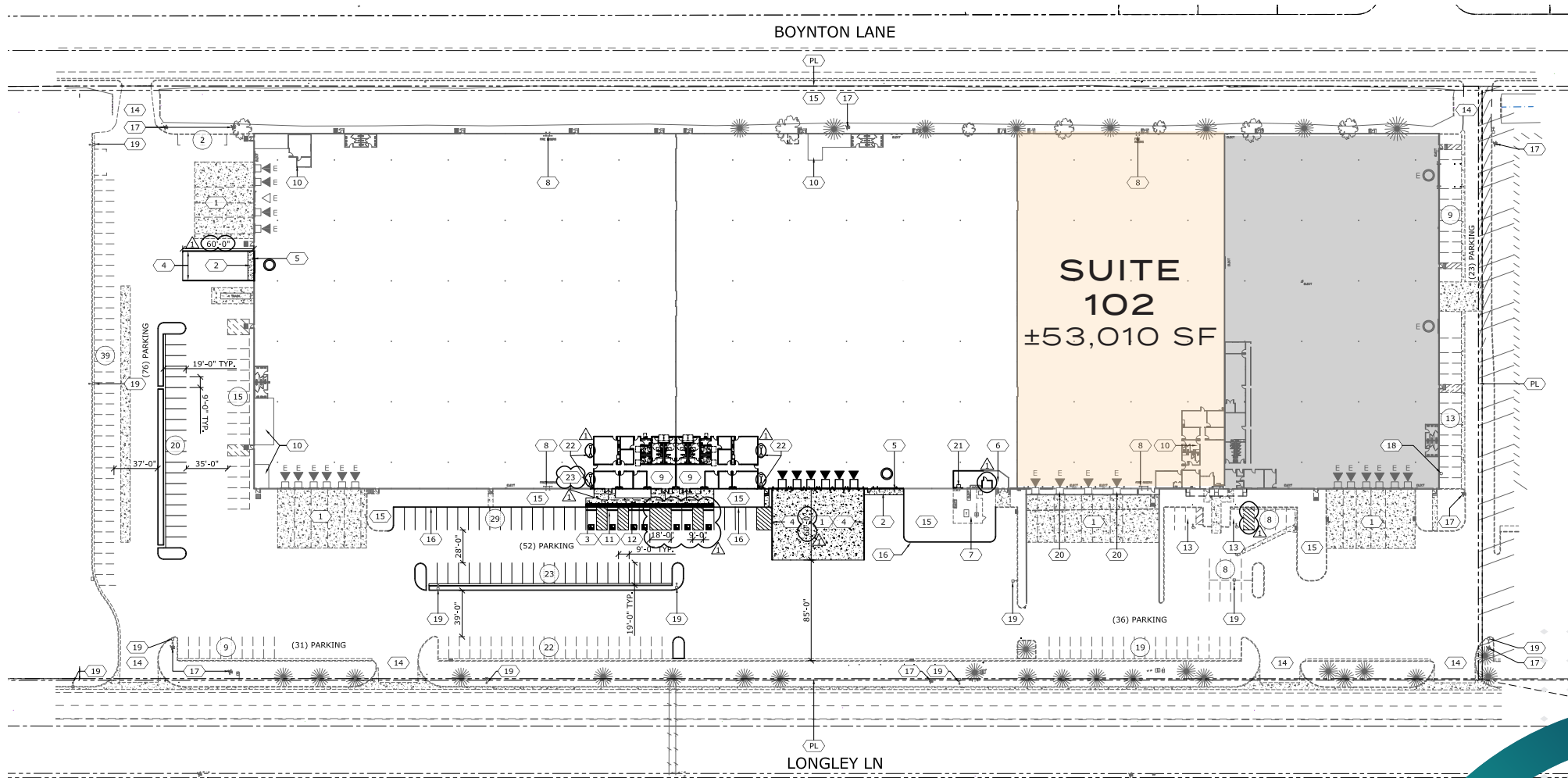
SITE PLAN - SUITE 101B

- Available SF: ±86,400 SF
- Office SF: ±3,000 SF
New Spec Office
- Clear Height: 24'
- Sprinklers: .33/3000
- Column Spacing: 48' x 51'
- Power: 800-1200 Amps
- Dock Doors: 6
- Drive-In Doors: 1



SITE PLAN - SUITE 102

- Available SF: $\pm 53,010$ SF
- Office SF: $\pm 2,696$ SF
- Build-to-Suit Office Space
- Clear Height: 24'
- Sprinklers: .33/3000
- Column Spacing: 48' x 51'
- Power: 400 Amps
- Dock Doors: 4



THE NEW NEVADA

Grow Your Business Here



GREATER RENO - SPARKS

- 100 companies have relocated here in 3 years.
- Cost of living .9% lower than national average.
- Ranked in Top 100 places to live.
- Ranked in 35 best cities for millennials to work.
- Average commute 22 min.



BUSINESS FRIENDLY

- Ranked in Top 10 states for best business tax climate.
- Ranked in Top 10 states for business incentives.



TECHNOLOGY INFRASTRUCTURE

- Major data centers: **Switch, Apple, Ebay, Rackspace.**
- Research Collaboration.
- Home to **Microsoft, Intuit, Sierra Nevada Corp.**
- **“Super-Loop”** Fiber Network in Progress.



REAL ESTATE, LAND, RESOURCES

- Affordable large-scale real estate and water available.
- Large Industrial Space.
- Tesla Gigafactory in the Tahoe Reno Industrial Center.



SHIPPING HUB

- Less Than 1-Day Truck Service To > 60 M Customers, 8 States, 5 Major Ports.
- 2-Day Truck Service to 11 States.



ENTREPRENEURIAL ECOSYSTEM

- Ranked as one of the 14 best startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More



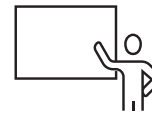
TAX ADVANTAGES

- No Corporate Tax
- No Personal Income Tax
- No Inventory Tax
- No Franchise Tax
- No Special Intangible Tax



TIER 1 UNIVERSITY

- University of Nevada Reno, more than 20,000 students
- **R1** - University for Research by Carnegie Classifications



WORKFORCE DEVELOPMENT

- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.

THE NEW NORTHERN NEVADA

A DISTRIBUTION HUB

NEVADA STATE INCENTIVES

- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workers' compensation rates
- State-qualified employee hiring incentive

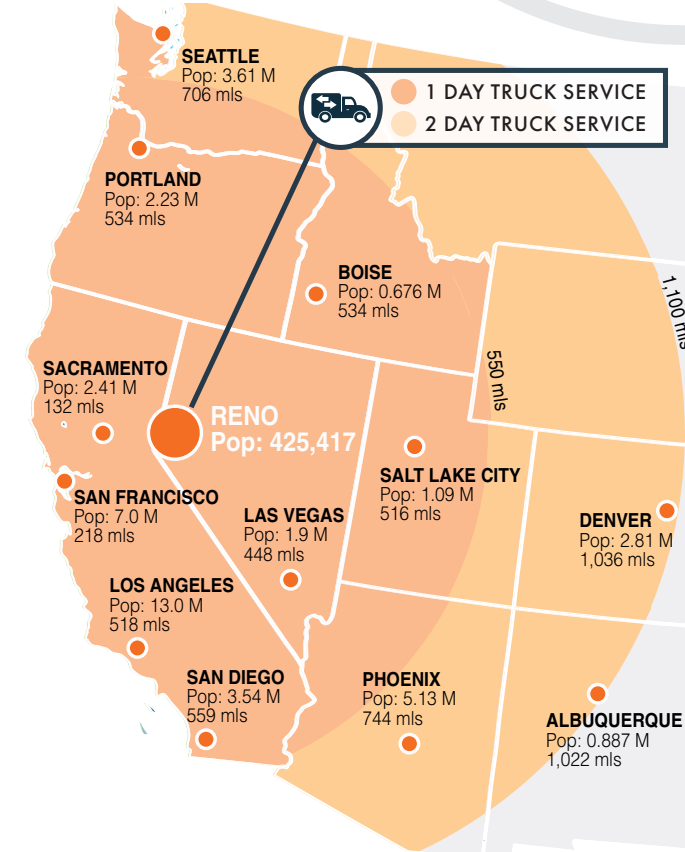
HELPFUL LINKS

- **Business Costs**
<http://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**
<http://goed.nv.gov/programs-incentives/incentives/>
- **Quality of Life**
<http://edawn.org/live-play/>

2025 DEMOGRAPHICS

RADIUS	1-MILE	3-MILES	5-MILES
Population	9,323	70,812	201,112
Households	3,855	30,396	88,051
Household Income	\$91,606	\$103,981	\$117,585
Place of Work - Employees	6,555	81,000	162,042

TAX COMPARISON	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	4.9%	4.95%	6.925%	6.6% - 7.6%	No
Personal Income Tax	No	1% - 13.3%	2.59% - 4.54%	4.95%	1.125% - 6.925%	5% - 9.9%	No
Payroll Tax	1.475% > \$50K/Q	0.380% (2019)	No	No	No	0.73% - 0.7537%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$26,041	\$68,096	\$31,850	\$34,792	\$50,000	\$21,125
Unemployment Tax	0.3% - 5.4%	1.5% - 6.2%	0.04% - 12.76%	0.10% - 7.10%	0.26% - 5.4%	0.70% - 5.4%	0.13% - 5.72%
Capital Gains Tax	No	No	No	No	No	No	No





CONTACT US

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