

FOR LEASE

920 MATLEY LANE



Industrial
PRODUCT TYPE



±2,883
AVAILABLE SF



\$1.25
LEASE RATE



Aug 01, 2026
AVAILABLE



Derek Carroll CCIM, SIOR
Vice President
(775) 225 4105
dcarroll@naialliance.com
NRED N°: BS.0145531

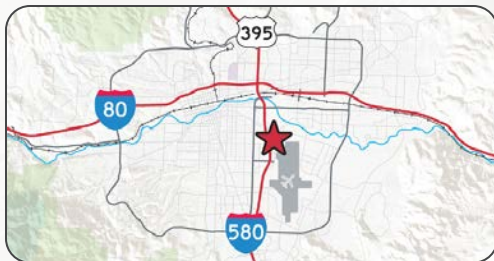


Mason La Fond CCIM
Associate
(775) 336 4628
mlafond@naialliance.com
NRED N°: S.202632



Brandy Zirkle
Property Manager
(775) 336 4621
bzirkle@naialliance.com
NRED N°: S.68822 PM. 163084

NAI Alliance

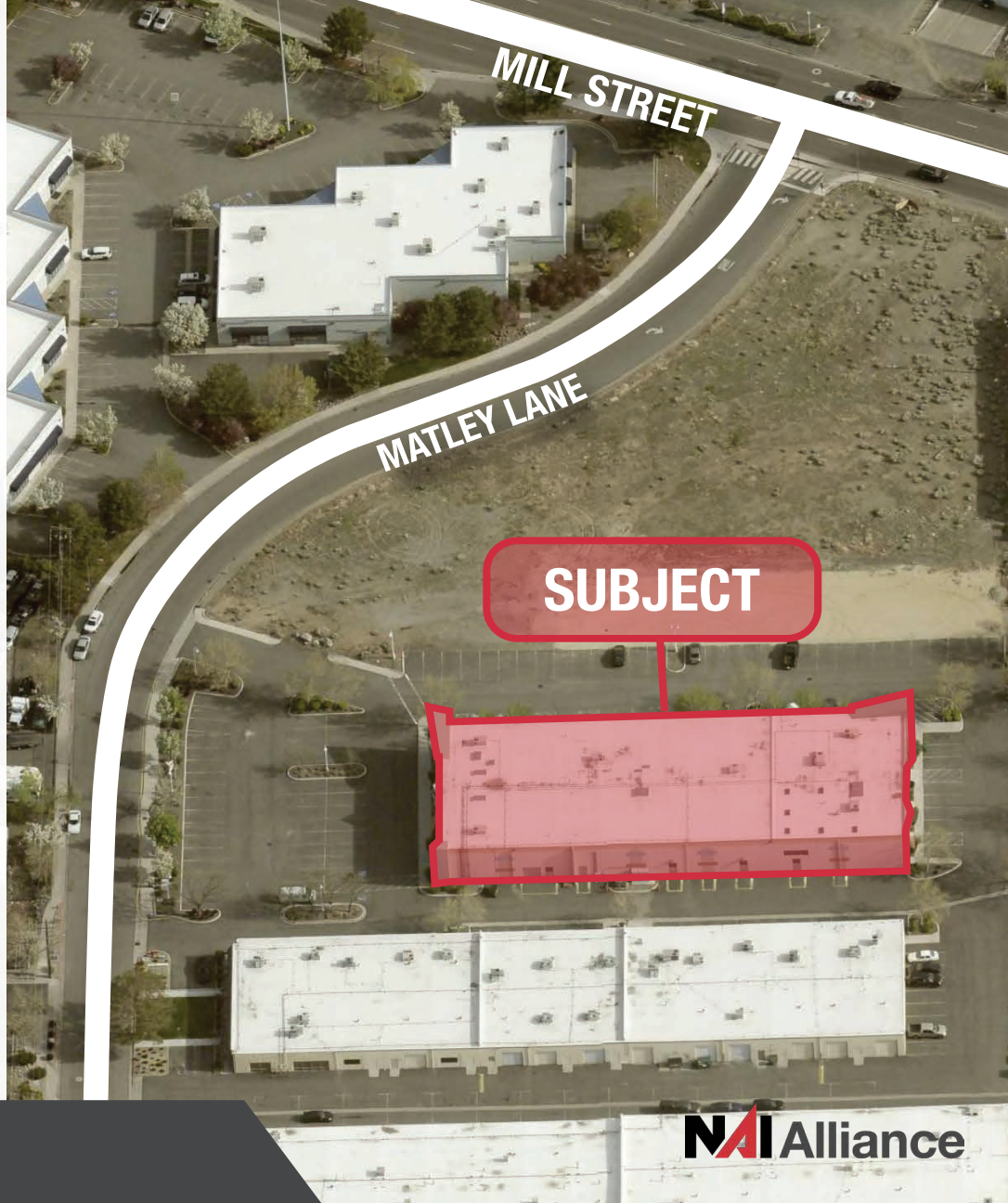


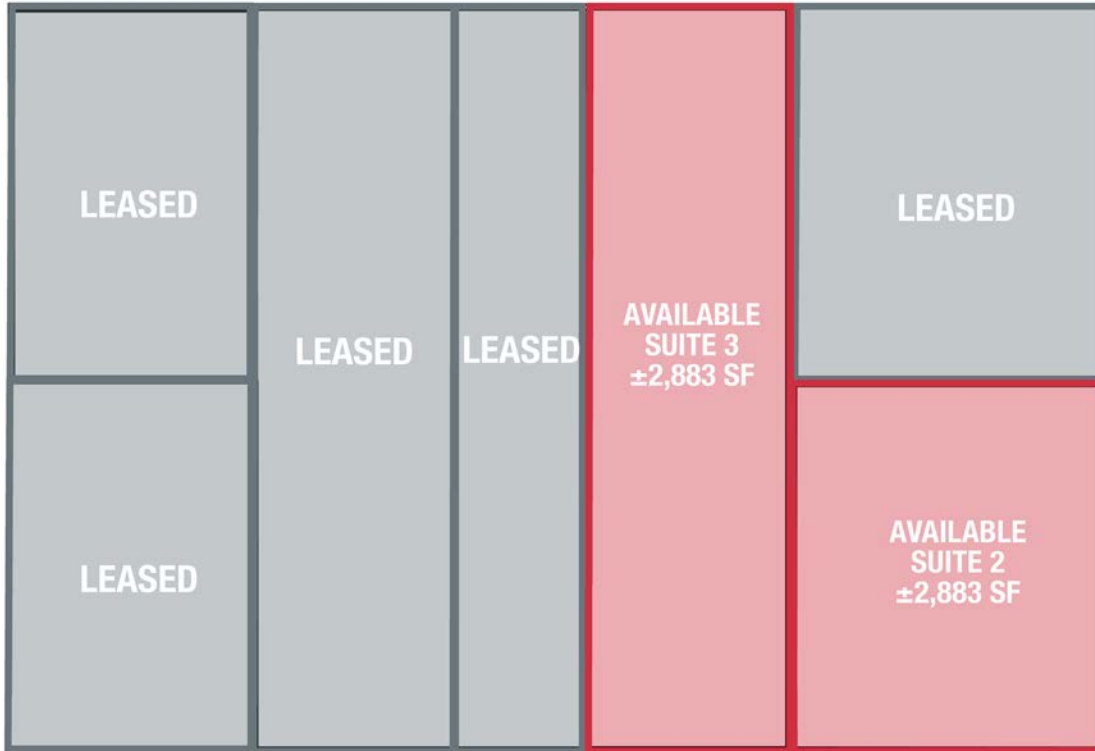
Property Highlights

This building presents multiple flex industrial units in the Central Reno submarket. Located 0.5 miles from the freeway on-ramp this property offers ample parking, economic lease rate, and a functional real estate product for its tenants.

Property Details

Address	920 Matley Lane Reno, NV 89502
Building Size	±20,390 SF
Available Size	±2,883 SF
Lot Size	±1.33 AC
Lease Rate	\$1.25/SF
Lease Type	NNN - Triple Net
OPEX	\$0.26
Ceiling Height	18'
Column Spacing	Clear
Grade Door	1
Power	225A 208V 3P
Parking Ratio	5.78
APN	013-321-32
Year Built	1986
Product Type	Flex
Zoning	IC - Industrial Commercial





Suite Number	Size (SF)	Available	Drive-In Door	Notes
Suite 2	±2,883	Now		3 Offices, 2 Restrooms, ±70% Warehouse Space
Suite 3	±2,883	Now		2 Offices, 2 Restrooms, ±80% Warehouse Space


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5-MILE KEY FACTS



252,944
POPULATION



5.6%
UNEMPLOYMENT



2.3
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

5-MILE INCOME FACTS



\$72,327

MEDIAN
HOUSEHOLD
INCOME



\$41,640

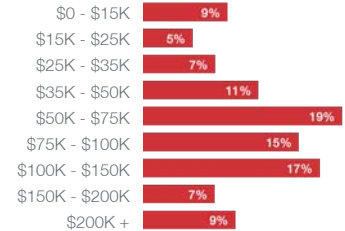
PER CAPITA
INCOME



\$100,132

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



12,643
BUSINESSES



171,731
EMPLOYEES

5- MILE EDUCATION FACTS

13%

NO HIGH
SCHOOL
DIPLOMA



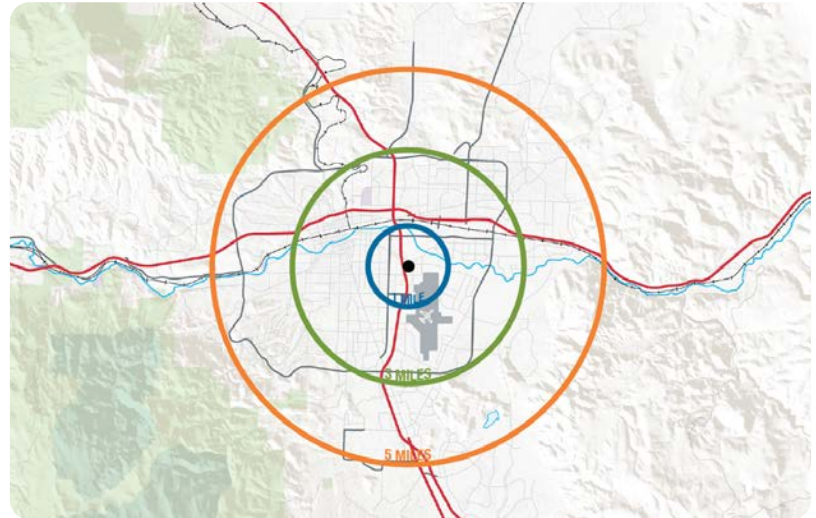
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI



FOR LEASE **920** MATLEY LANE

MILL STREET

580

MATLEY LANE

SUBJECT

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	.2 MI 1 MIN DRIVE
RENO-TAHOE AIRPORT	2 MI 7 MIN DRIVE
SOUTH RENO	7 MI 10 MIN DRIVE
CARSON CITY	29 MI 31 MIN DRIVE

**RENO-TAHOE
INTERNATIONAL
AIRPORT**

Nearby Businesses


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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

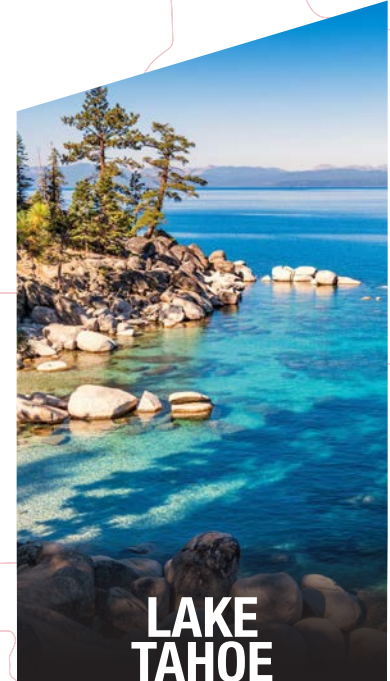
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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