

FOR SALE

1330 CAPITAL BLVD

RENO, 89502

Street Commercial Real Estate
522 Lander St #200 Reno, NV 89509
(775) 852-5225
www.street-cre.com



INDUSTRIAL INVESTMENT SALE-LEASEBACK

10-YEAR ABSOLUTE NNN LEASE
2.5% ANNUAL GROWTH



Matthew Harris
Principal - Broker
Matt.Harris@street-cre.com
NV RE #B.1002868
O: (775) 852-5225
C: (775) 250-4684



Ben Harris
Principal
Ben.Harris@street-cre.com
NV RE #S.0187049
O: (775) 852-5225
C: (775) 221-6846



Christian Stolo
Senior Associate
Christian.Stolo@street-cre.com
NV RE #S.0196067
O: (775) 852-5225
C: (775) 842-7450

SCAN TO VISIT
LISTING SITE



PRICING & OFFER PROCESS

1330 CAPITAL BLVD

Street Commercial Real Estate has been exclusively retained to market the sale of 1330 Capital Ct. Reno, Nevada.

Seller is seeking market-based pricing reflective of the 10-year absolute NNN lease structure, 2.5% annual contractual rent growth, and the property's position as one of Reno's limited cold-storage assets.

While the offering is currently contemplated as a 10-year absolute NNN sale-leaseback, ownership will consider alternative lease structures, term lengths, or economic frameworks that enhance overall value and certainty of execution. Prospective buyers are encouraged to present any proposed structural alternatives as part of their offer.

All offers should include:

- Purchase price
- Deposit amount and timing
- Due diligence period
- Closing timeline
- Financing structure (if any)
- Proof of funds or lender support letter
- Buyer qualifications and acquisition history
- Acknowledgement of single-asset entity assumption

Seller will evaluate offers based on price, certainty of execution, and overall terms and are prepared to engage immediately with qualified buyers.

LEASE ABSTRACT

1330 CAPITAL BLVD

- Tenant: Sierra Meat & Seafood
- Guarantor: Durham Meat and Seafood
- Premises: 46,254 SF

PROPOSED LEASE DETAILS

Initial Term	10 Years
Starting Rent	\$1.40/SF/Mo
Annual Escalations	2.5% Fixed
Structure	Absolute NNN
Year 1 Base Rent	\$777,067
Total Contractual Rent	~\$8,800,000
Options	(3) 5-Yr Options Rent: Fair Market Value or Predefined Increases
Expense Responsibility	Under the Absolute NNN structure, Tenant is responsible for: <ul style="list-style-type: none"> • Property taxes • Insurance • CAM • Roof • Structure • HVAC • Refrigeration systems • All repairs and replacements Landlord responsibility: None.
Security/Credit	<ul style="list-style-type: none"> • Lease guaranty provided by Durham Meat & Seafood • Approximate annual revenue: \$300M • Tenant in continuous occupancy since 2002 • USDA-inspected, SQF-certified facility • Financials For Review Upon Request
Assignment & Subletting	Tenant permitted to assign/sublease subject to landlord approval.
Use Clause	Cold storage, food distribution, and related operations
Termination Rights	No early termination rights

INVESTMENT OVERVIEW

1330 CAPITAL BLVD

- Long-term lease
- In-place credit worthy tenant
- 2.5% annual increases provide consistent NOI growth
- ~25% NOI growth over the initial term
- Mitigated releasing risk
- Absolute Net Lease minimizing owner responsibilities

\$1.40 × 46,254 SF = \$64,756/Mo (\$777,072 annually)
Now applying 2.5% annual bumps:

Year	Monthly Rent	Annual Rent
1	\$64,756	\$777,067
2	\$66,374	\$796,494
3	\$68,034	\$816,406
4	\$69,735	\$836,816
5	\$71,478	\$857,737
6	\$73,265	\$879,180
7	\$75,097	\$901,160
8	\$76,974	\$923,689
9	\$78,898	\$946,781
10	\$80,871	\$970,450

TRANSACTION STRUCTURE

Ownership's current plan is to execute a 10-year absolute NNN sale-leaseback with 2.5% annual rent growth. However, ownership is open to evaluating alternative lease terms, rent structures, or capital arrangements that may better align with buyer objectives and transaction certainty.

**Transaction contemplated as an entity level acquisition through the existing single purpose ownership entity, which was formed exclusively for ownership of the property*

TENANT PROFILE

Durham Meat & Seafood, in business since 1934, operates a USDA-inspected and SQF-certified facility that processes and fulfills meat orders for both local and national customers.

The company generates approximately \$300 million in annual revenue and has served as a tenant in continuous occupancy since 2002. The lease is further strengthened by a guaranty provided by Durham Meat & Seafood.

Tenant improvements represent significant sunk capital and are integral to ongoing operations.



Your Source for Trusted Proteins.

Every great kitchen starts with ingredients you can count on — consistent quality, dependable delivery, and partners who honor craft and precision.

[Explore Our Products](#)

[Partner With Sierra](#)



Tenant: **Sierra Meat and Seafood**

- Occupied Building Since 2002
- USDA-inspected, SQF-certified facility
- Specialized Buildout
- Regional Distribution Hub



SCAN TO VISIT WEBSITE
sierrameat.com

Tenant Holding Co: **Durham Meat and Seafood**

- Lease Guarantor
- \$300M Annual Revenue



SCAN TO VISIT WEBSITE
durhammeat.com

PROPERTY HIGHLIGHTS

1330 CAPITAL BLVD

- 46,254 SF
- 3.01 AC Lot
- Fenced Yard Space
- Built in 2002
- Zoned Industrial Commercial (IC)
- 1600a 480v
- (8) Dock High Doors
 - Rear Load
- (3) Grade Level Doors
- 30' Clear Height
- Single Tenant
- Above Standard Parking Ratio
- Airport Submarket

1330 Capital Blvd is purpose-built for food processing and cold storage logistics

- *Food-grade interior and fully integrated refrigeration systems.*
- *Eight dock-high doors and high-power electrical capacity.*
- *Strategic access to I-80, I-580 / US 395, and Reno-Tahoe International Airport.*
- *One of fewer than 10 true cold-storage assets within Reno/Sparks — less than 2% of total industrial inventory.*

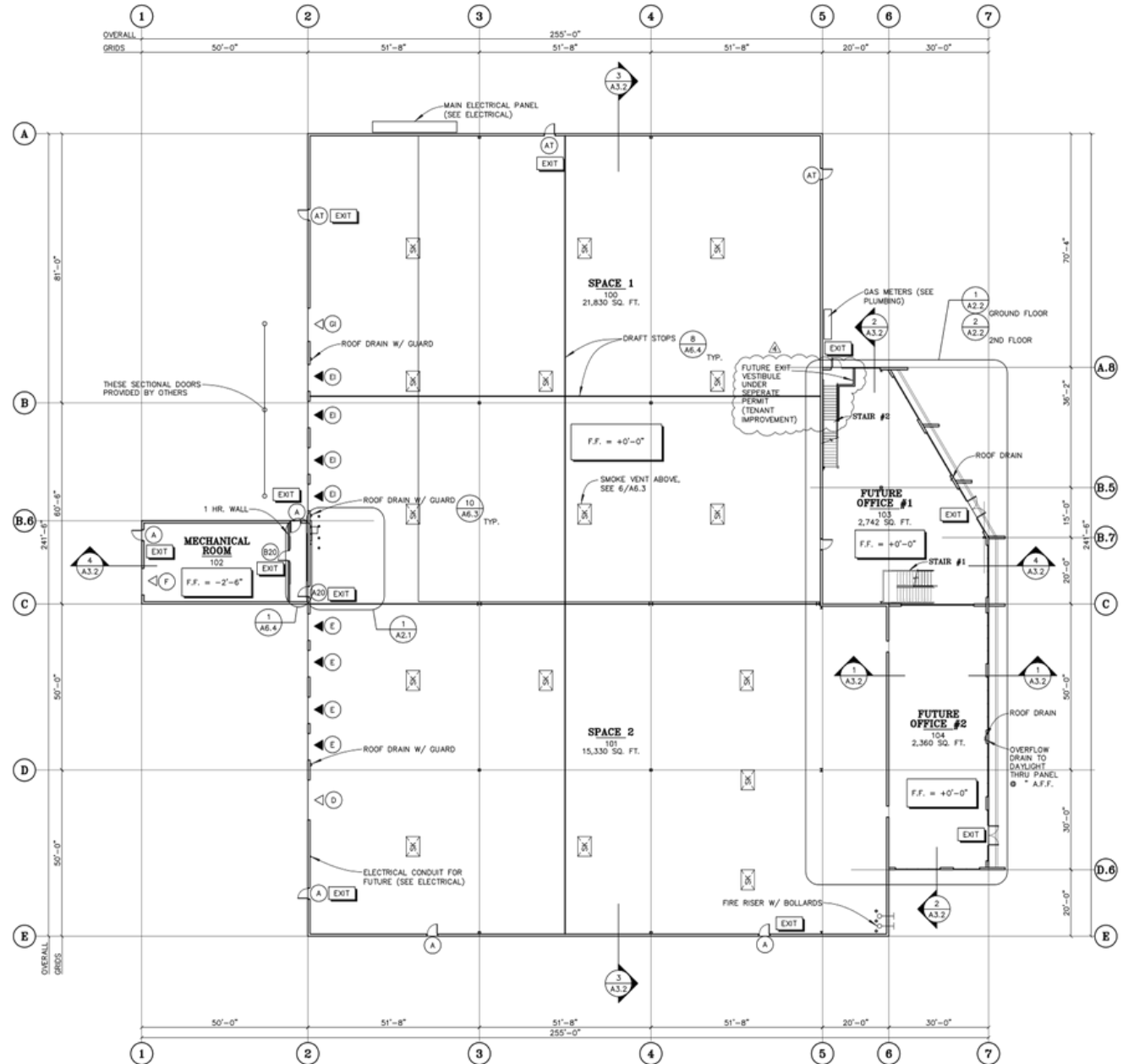


PROPERTY HIGHLIGHTS

1330 CAPITAL BLVD

The property is a single-tenant, owner-user food production and cold storage facility that comprises:

- 46,254 Total SF
 - 21,830 SF food production area (47%)
 - 15,330 SF cold storage (33%)
 - 7,844 SF Office (17%)
 - Mechanical room (3%)
- Truck Court Depth: ~130 Ft
- Building Depth: ~200 Ft



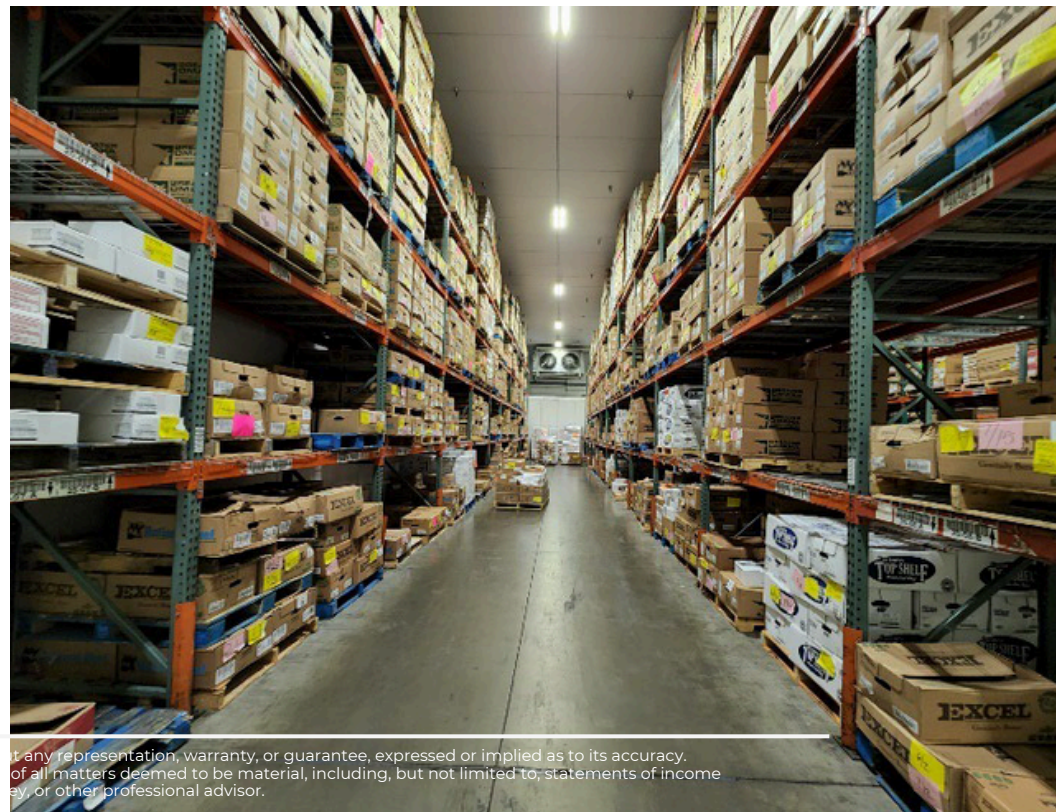
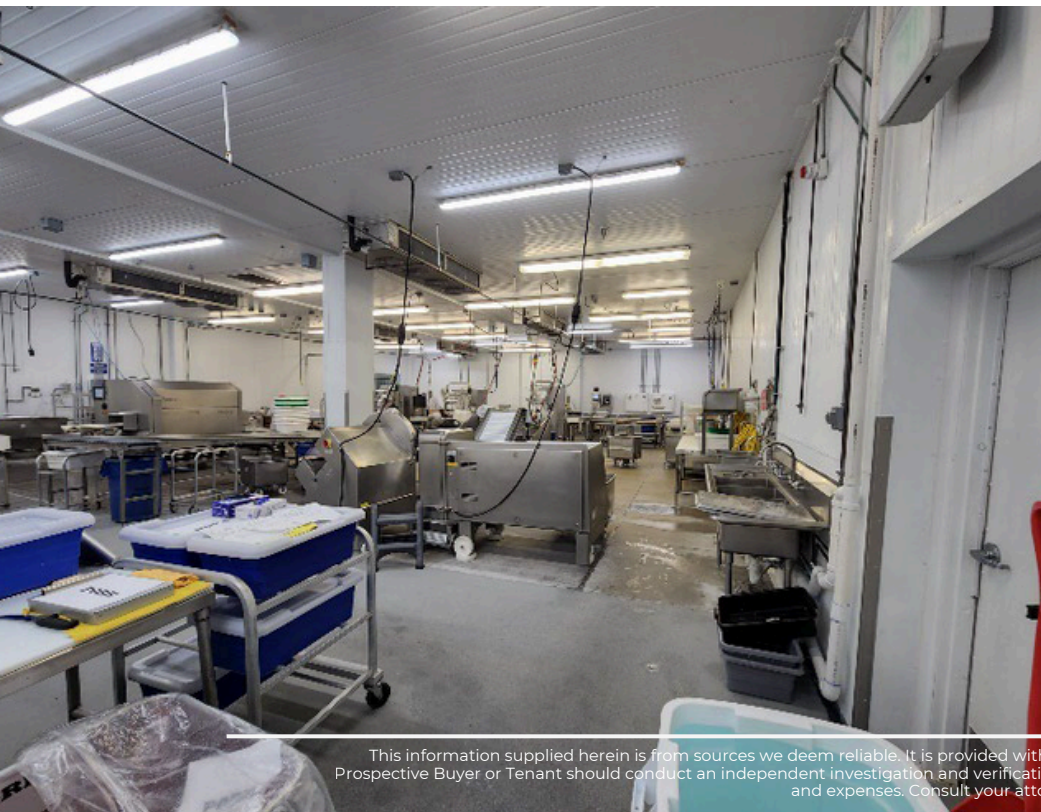
EXTERIOR PHOTOS



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INTERIOR PHOTOS



REGIONAL ADVANTAGES

Northern Nevada's diversified industry base enabled a faster recovery from the pandemic, with the Reno-Sparks area reaching full employment in just 11 months, compared to 43 months in Southern Nevada.

Looking ahead, Nevada is projected to be among the top two fastest-growing states in the U.S., with 36,067 new jobs expected in 2026, alongside a population increase of 92,000+ people over the same period.

MARKET ACCESS

- 1-day reach to 60+ million consumers
- Within hours of major West Coast ports – ideal for national + international distribution
- 130+ daily flights / 20+ nonstop destinations from RNO Airport
- 3.3M+ passengers YTD and on track for 4.9M by 2025 (expanding via Project MoreRNO)

BUSINESS FRIENDLY TAX STRUCTURE

- NO corporate income tax
- NO personal income tax
- NO capital gains tax
- NO inventory tax
- NO franchise tax

WORKFORCE & LABOR ADVANTAGES

- 1.57M jobs statewide
- +6.37% YoY wage growth, signaling a competitive, expanding labor market
- Workforce programs supporting industrial employers:
 - Nevada Works
 - WINN customized training grants
 - College & industry partnerships for manufacturing, logistics, tech talent pipelines
- Unemployment driven by job seekers, not job losses—indicator of a healthy, expanding economy



\$4.18 ROI
FOR EVERY
\$1 ABATED

THROUGH STATE INCENTIVE PROGRAMS

+6.37% YOY
WAGE GROWTH

36,000 NEW JOBS
92,000 NEW RESIDENTS
EXPECTED IN 2026

CONTACT US

For any questions regarding the market here in the Reno area, or inquiries on a specific property, contact us today!

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OUR TEAM



Matthew Harris

Principal - Broker
Matt.Harris@street-cre.com
NV RE #B.1002868
O: (775) 852-5225 Ext 1002
C: (775) 250-4684



Ben Harris

Principal
Ben.Harris@street-cre.com
NV RE #S.0187049
O: (775) 852-5225 Ext 1001
C: (775) 221-6846



Christian Stolo

Senior Associate
Christian.Stolo@street-cre.com
NV RE #S.0196067
O: (775) 852-5225 Ext 1003
C: (775) 842-7450