

320

Coney Island Dr
SPARKS, NV 89431

**FLEX
INDUSTRIAL
FOR SALE**



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**CORFAC
INTERNATIONAL**

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Sale Price | \$2,500,000 (\$239.92/PSF)

Parcel Size | 0.534 AC

Building Size | ±10,420 SF

Zoning | Industrial (I)

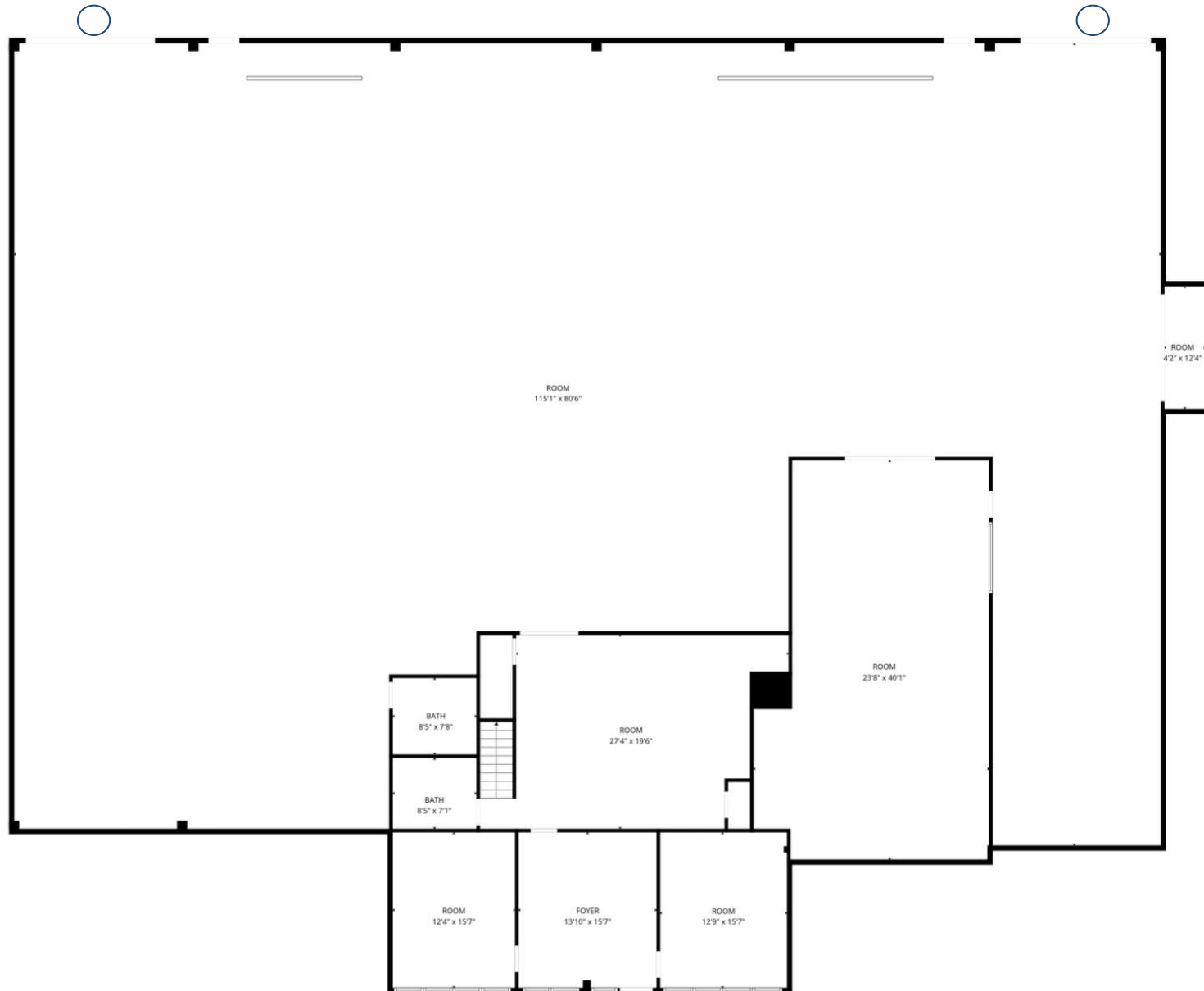
APN | 034-410-01

ABOUT THE PROPERTY

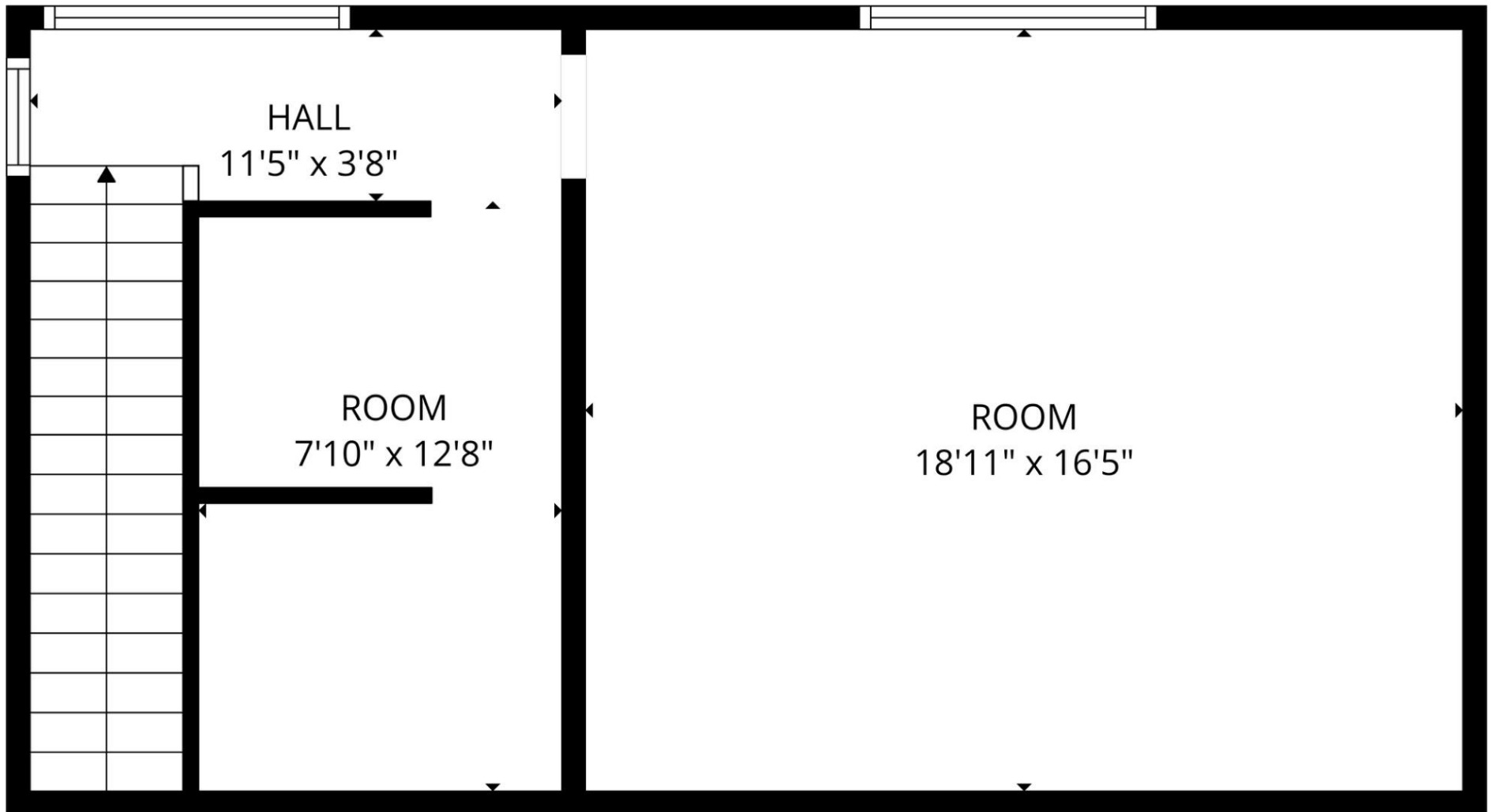
- Built in 1981
- Located in the highly desired Sparks Industrial submarket
- 16' Clear Heights
- 2 - 12'W x 14'H Grade Level Doors
- Power: 800 AMP, 480 Volt
- 1,080 SF Office
- 480 SF Mezzanine

FLOOR PLAN

±9,940 SF

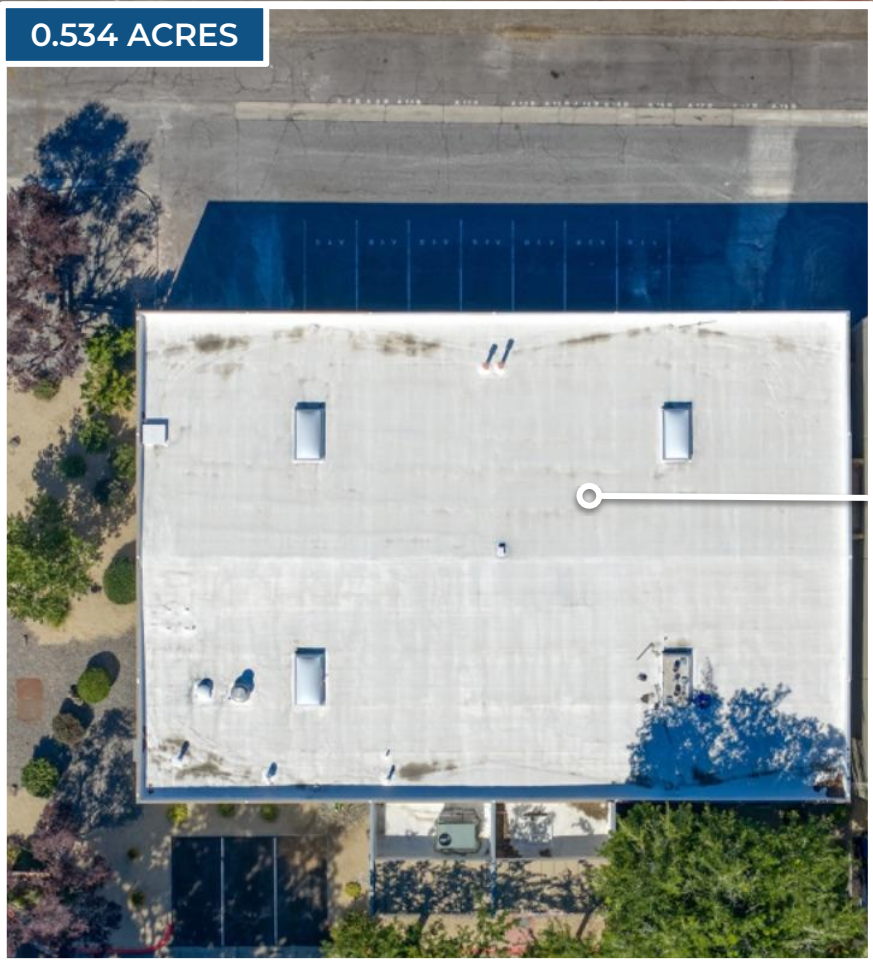


SECOND STORY MEZZANINE
±480 SF



PARCEL MAP

CONEY ISLAND DR



0.534 ACRES

320
CONEY ISLAND DR



PARCEL MAP



DOWNTOWN RENO

DOWNTOWN SPARKS



Reno-Tahoe
Airport Authority

CONEY ISLAND DR

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CONEY ISLAND DR

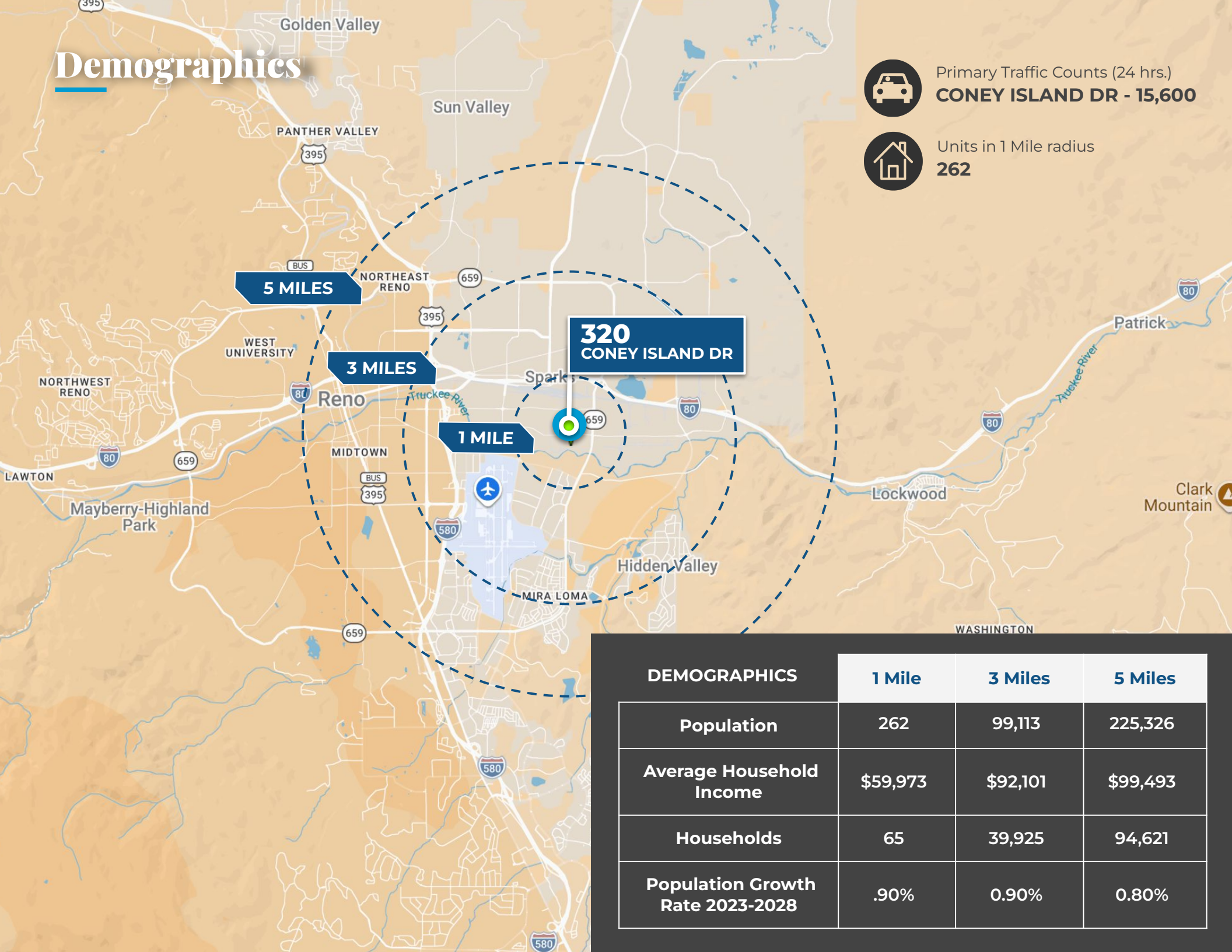








Demographics



Primary Traffic Counts (24 hrs.)
CONEY ISLAND DR - 15,600



Units in 1 Mile radius
262

320
CONEY ISLAND DR

5 MILES

3 MILES

1 MILE

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	262	99,113	225,326
Average Household Income	\$59,973	\$92,101	\$99,493
Households	65	39,925	94,621
Population Growth Rate 2023-2028	.90%	0.90%	0.80%

NORTHERN NEVADA A Smart Choice for Growth

HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states
for best business tax
climate and business
incentives.

TESLA

EdgeCore
Digital Infrastructure



Google

switch

LYTEN

NEW DEANTRONICS

Microsoft

Panasonic.

its
logistics

REDWOOD
MATERIALS



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

R1 - 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



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



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.

Recognized by *US News* for being the No. 7
across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation,
according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)



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:

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



FORMAT

STATE OF
NEVADA

switch



INSURANCE



AMERCO



snc SIERRA
NEVADA
CORPORATION



HEALTH



MONARCH.
CASINO RESORT SPA • BLACK HAWK

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%



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