

FOR LEASE

9175 MOYA BLVD

SUITE C | RENO, NV 89506

±32,048 SF | Class A
Prime North Valleys Location



FOR LEASE

SUITE HIGHLIGHTS

Located in the North Valleys submarket with excellent access to US-395

±32,048

Total SF available

±1,100

Total SF office

400 amps

480 volt 3-phase power (TBV)

LEASE RATE: Negotiable

ZONING: Industrial (I)

LAND AREA: 13.60 acres

CLEAR HEIGHT: 30' minimum

DOCK-HIGH DOORS: 4 (9'x10')

GRADE-LEVEL DOOR: 1 (12' x 14') vertical lift

COLUMN SPACING: 52' x 50' (typical)

LIGHTING: LED

SPRINKLERS: ESFR, K-25

AUTO SPACES: 171

SLAB: 6" reinforced

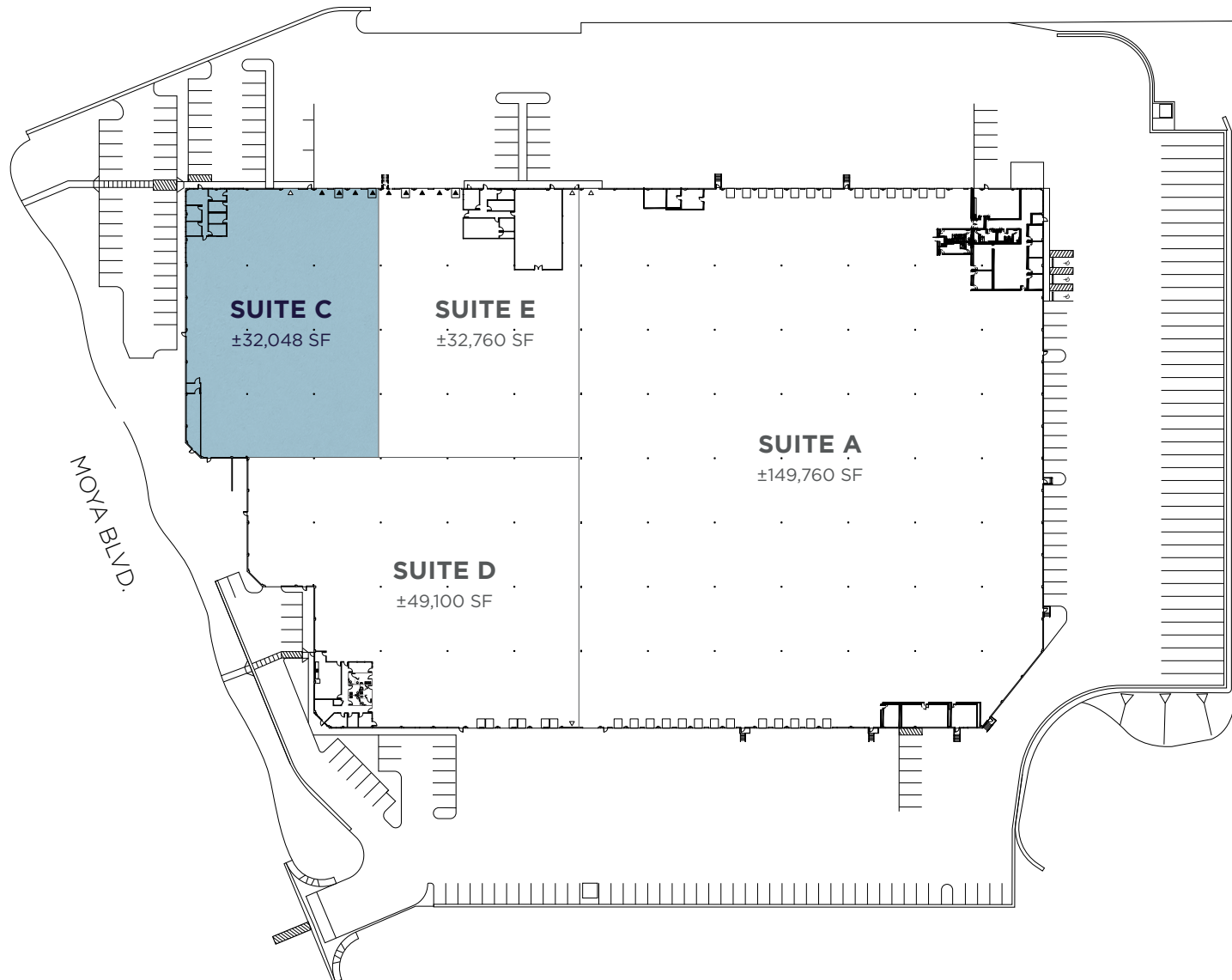
ROOF: TPO roof membrane

SKYLIGHTS: 1%

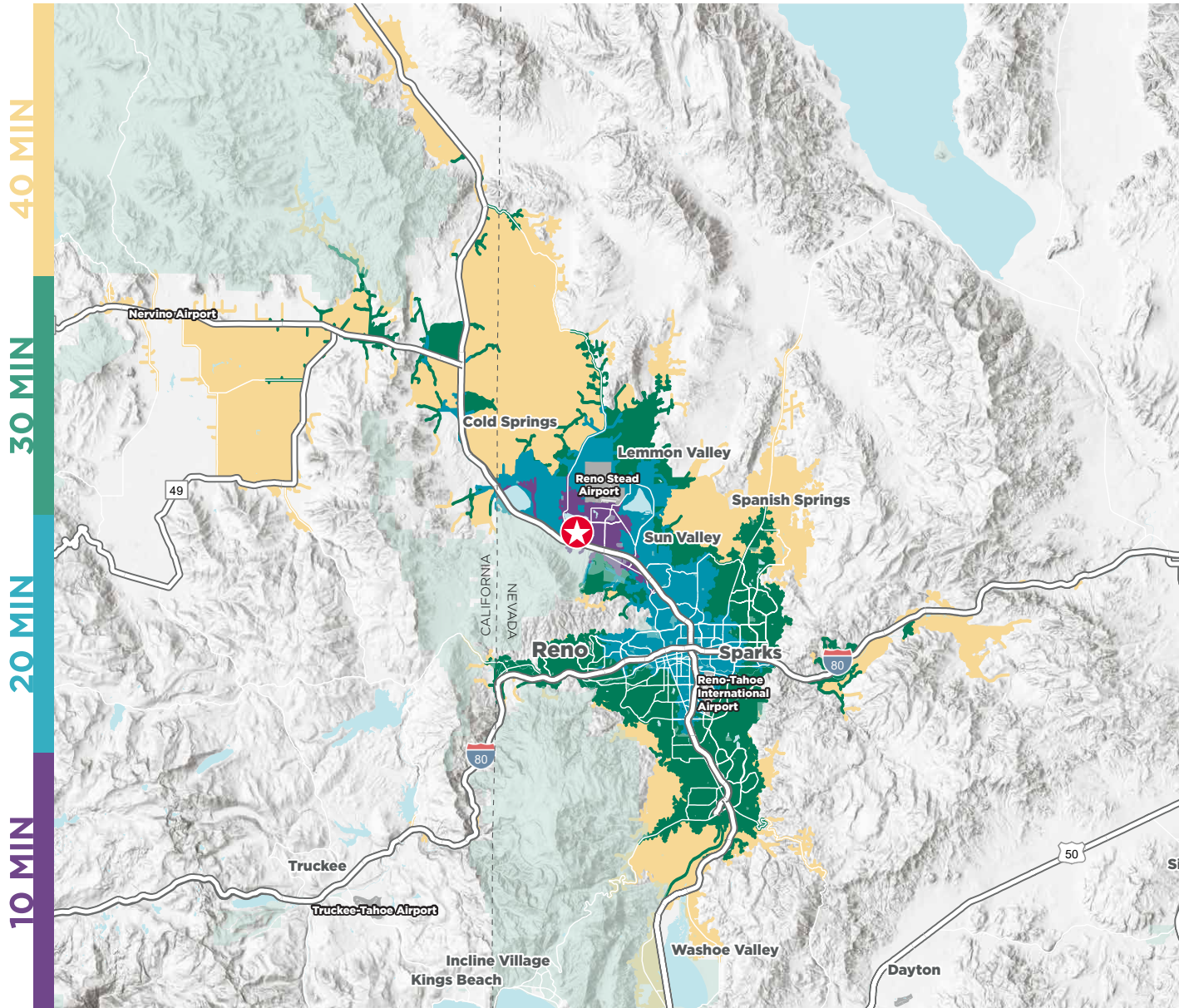




SITE PLAN



LOCATION



2 MIN/1 MI

I-395

7 MIN/3.6 MI

RENO/STEAD AIRPORT

8 MIN/6.6 MI

CA BORDER

17 MIN/12.6 MI

DOWNTOWN RENO

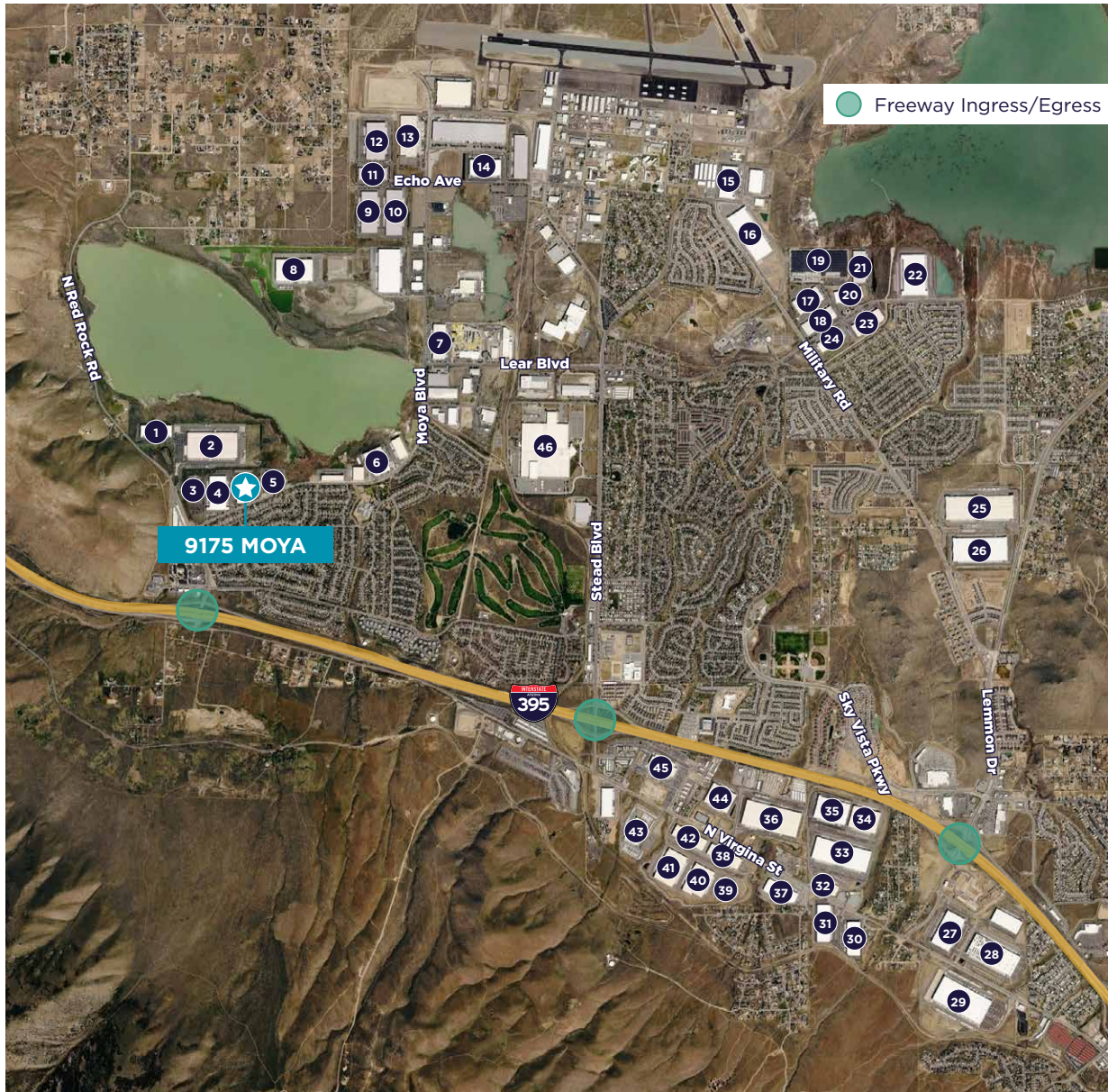
18 MIN/12.4 MI

I-80

18 MIN/13.4 MI

DOWNTOWN SPARKS

CORPORATE NEIGHBORS



- | | |
|---|------------------------------------|
| 1. Lineage | 23. Turn 14 Distribution, Inc. |
| 2. Petco | 24. N/A |
| 3. Emerson Automation Solutions | 25. Uline Shipping Supplies |
| 4. Sage Sustainable Electronics | 26. Fosdick Fulfillment Corp. |
| 5. N/A | 27. Almo |
| 6. Sally Beauty Distribution Center | 28. N/A |
| 7. TForce Logistics | 29. Chewy Fulfillment Center |
| 8. Urban Outfitters | 30. Wabtec Warehouse |
| 9. Burrows Paper Corporation | 31. IT Logistics |
| 10. Its Logistics / Cold Chain Technologies | 32. Rinnai America Corp. |
| 11. SA Automotive | 33. SupplyHouse.com |
| 12. InMusic Music Brands | 34. N/A |
| 13. GM Customer Care & Aftersales | 35. Mary's Gone Crackers |
| 14. Uline Shipping Supplies | 36. S&S Activewear |
| 15. Continental Tire Americas | 37. Krone North America |
| 16. Makita USA | 38. Mary Kay Warehouse / Leatt USA |
| 17. UPS Supply Chain Solutions | 39. Beauty Chain Manufacturing |
| 18. Volvo Parts North America | 40. N/A |
| 19. Sherwin Williams | 41. Tempur-Sealy |
| 20. Lasko Metal Products | 42. Union Supply Group |
| 21. Tagg Logistics | 43. OnTrac |
| 22. HUB | 44. Compass Health Brands |
| | 45. Amazon |
| | 46. JCPenny |



RENO, NEVADA

Located in Northern Nevada, Reno has built one of the country's most closely watched industrial markets on a simple advantage: direct interstate access to the entire western U.S. I-80 connects the region coast to coast, while I-580/US-395 runs north-south, putting occupiers within a day's drive of major West Coast population centers. That connectivity, paired with a business-friendly tax structure and a fast-growing labor pool, has drawn trusted names in logistics, manufacturing, and e-commerce.

Reno pairs big-city amenities with year-round outdoor adventure — Lake Tahoe, the Sierra Nevada, and the Truckee River are all within a short drive, offering year-round skiing, hiking, boating, and fishing.

NORTH VALLEYS SUBMARKET

North Valleys has emerged as one of Reno's strongest industrial corridors, anchored by direct frontage on US-395 and easy reach to I-80, roughly 10-15 minutes north of downtown Reno/Sparks.

The submarket has attracted a deep bench of national tenants — including SupplyHouse.com, Tempur Sealy, Electrolux, and Mary Kay — drawn to its combination of large, modern distribution product and proximity to a growing residential workforce base.

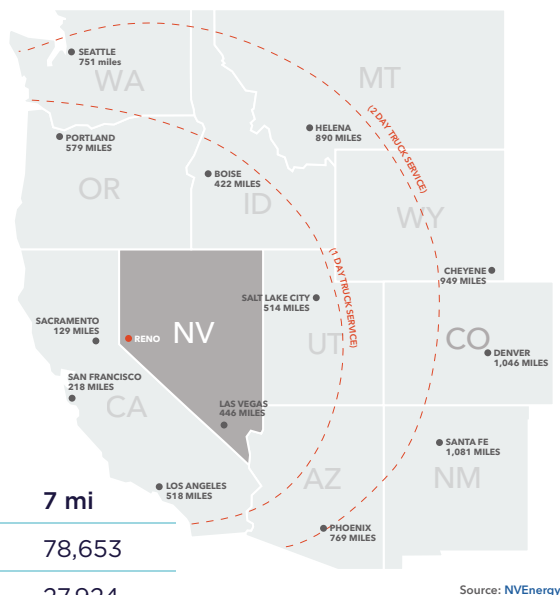
AREA OVERVIEW

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	13.6
Reno-Stead FBO	3.6
UPS Regional	16.6
FEDEX Express	14.9
FEDEX Ground	14.9
FEDEX LTL	13.8

DEMOGRAPHICS

2025	3 mi	5 mi	7 mi
Population	27,212	49,255	78,653
Households	9,161	17,149	27,924
Avg, HH Incomes	\$101,604	\$101,987	\$117,283
Total Employees	14,060	25,557	40,523



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**
<https://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**
<https://goed.nv.gov/programs-incentives/incentives/>
- **Cost of Living**
https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.pdf
- **Quality of Life**
<http://edawn.org/live-play/>

BUSINESS COST COMPARISONS

Tax Comparisons	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	1.17%>\$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	13.3%	4.5%	4.95%	6.93%	9.9%	No

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9175 MOYA BOULEVARD

RENO, NV 89506

FOR MORE INFORMATION, PLEASE CONTACT:

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