



Flex & Industrial Land Available

5465 Equity Avenue, Reno, NV 89502

For Sale | ±0.872 Acres

Sale Price: \$1,100,000



Chris Fairchild, SIOR, CCIM
Executive Vice President
1 775 823 4662
Chris.Fairchild@colliers.com
NV Lic S.0071829

Casey Scott, CCIM
Vice President
+1 775 823 6630
Casey.Scott@colliers.com
NV Lic S.0173901.LLC





5465 Equity Avenue

Property Overview




Strategic infill location in the highly sought-after Reno Airport Submarket. Adjacent to labor, services, and featuring excellent access to the McCarran Blvd loop road and Interstate 80.

Property Highlights

- Prime industrial location within the Reno/Sparks industrial submarket
- Convenient access to Interstate 80, U.S. 395/I-580, and regional transportation routes
- Flexible vacant land opportunity for industrial development
- Surrounded by established industrial users and business services
- Flat topography and adjacent utilities

Sale Price: \$1,100,000

Area Demographics

	 Total Population	 Daytime Population	 Local Workforce
1 Mile	969	13,485	12,990
3 Mile	85,915	143,089	99,412
5 Mile	223,690	302,034	191,256



Nevada Operating Advantage

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers



1.38%
Payroll Tax



6.85%
Sales Tax



0.44%
Property Tax



0.25-5.4%
Unemployment
Insurance Tax

0%
Personal
Income Tax

0%
Inventory
Tax

0%
Franchise
Tax

0%
Estate
Tax

0%
Corporate
Income Tax

0%
Unitary
Tax

0%
Inheritance
Tax



SITE

Corporate Boulevard

Equity Avenue

Financial Boulevard

Equity Avenue

Chris Fairchild, SIOR, CCIM
Executive Vice President
1 775 823 4662
Chris.Fairchild@colliers.com
NV Lic S.0071829

Casey Scott, CCIM
Vice President
+1 775 823 6630
Casey.Scott@colliers.com
NV Lic S.0173901.LLC



5520 Kietzke Lane, Suite 300
Reno, NV 89511
+1 775 823 9666
Colliers.com/Reno

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.