

565

Reactor Way
RENO, NV 89502

FOR SALE

±7,808 SF
AVAILABLE



View Property Video

**BAKER
KRUKOW**, CCIM

775.300.5804 **CELL**
bkrukow@dicksoncg.com
S.183091

**TOM
FENNELL**, SIOR

775.850.3117 **CELL**
tfennell@dicksoncg.com
B.1001434



CORFAC
INTERNATIONAL

565

Reactor Way

Reno, NV 89502



For Sale | Negotiable

Size | 7,808 SF

Zoning | PF
Public Facility

ABOUT THE PROPERTY

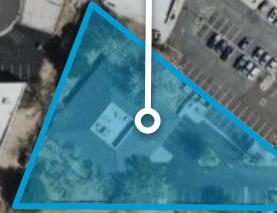
- ±7,808 SF freestanding building on approximately 1.28 acres
- Established property in Reno's Airport submarket
- Generous site area offering outdoor space and on-site parking
- Flexible building configuration with potential for educational, institutional or owner-user occupancy
- Currently associated with educational use, offering an established setting for school or childcare operations
- Convenient access to Mill Street, McCarran Boulevard and the greater Reno-Sparks area
- Minutes from Reno-Tahoe International Airport
- Surrounded by established commercial and industrial properties along the Reactor Way and Edison Way corridors
- Central Reno location with convenient regional connectivity



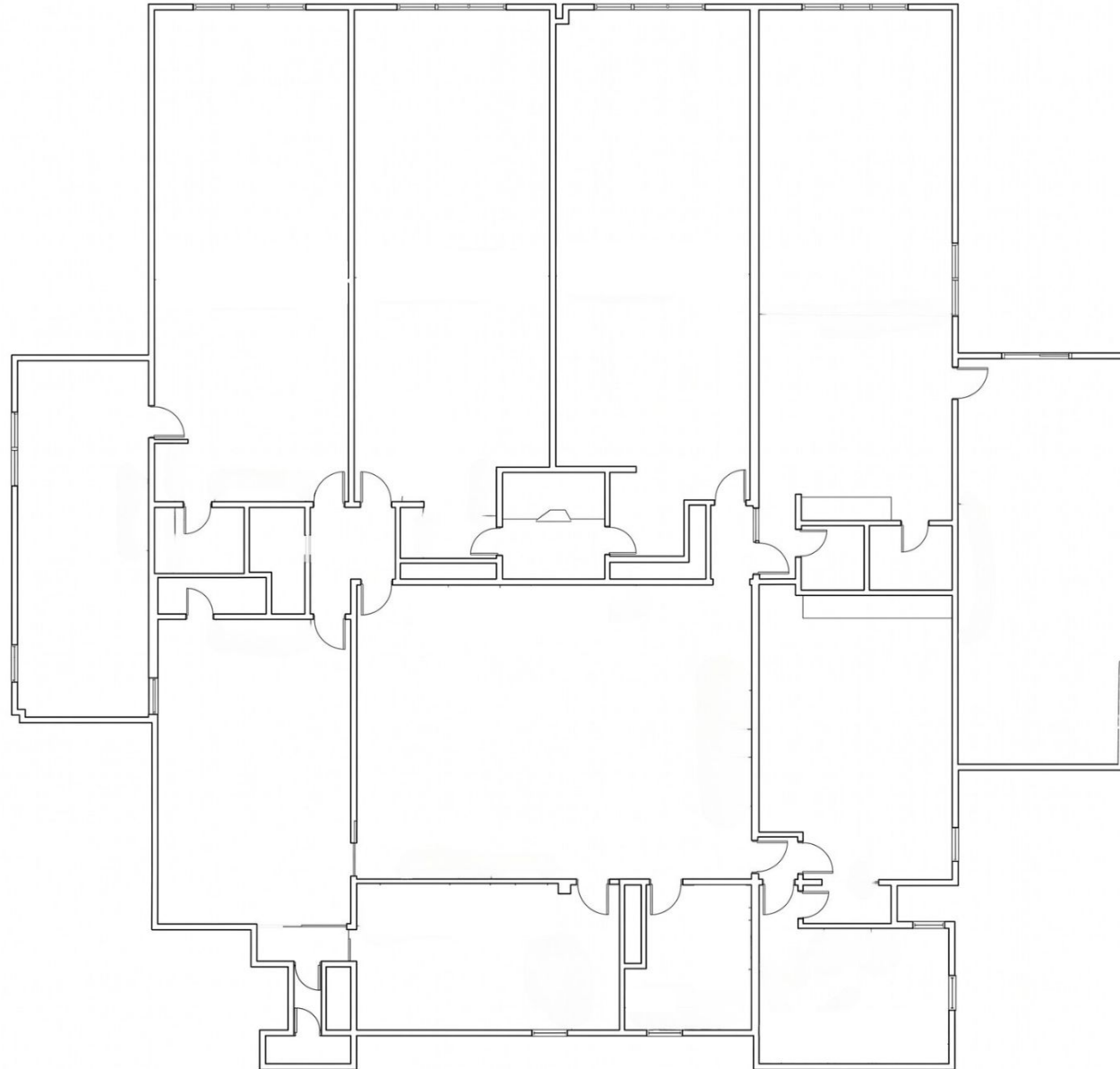
565
REACTOR WAY
RENO, NV 89502



565
REACTOR WAY



FLOOR PLAN







565
REACTOR WAY
RENO, NV 89502



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:

NO

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



ORMAT



STATE OF
NEVADA



switch



CAESARS
ENTERTAINMENT.



INSURANCE



AMERCO



SNC
SIERRA
NEVADA
CORPORATION



Renown
HEALTH



its
logistics



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%

**BAKER
KRUKOW**, CCIM

775.300.5804 **CELL**
bkrukow@dicksoncg.com
S.183091

**TOM
FENNELL**, SIOR

775.850.3117 **CELL**
tfennell@dicksoncg.com
B.1001434



View Property Video



**Sourced from credible sources, the broker cannot guarantee the reliability of the information provided. No explicit or implied warranties or representations are made regarding the accuracy of the information. This content is subject to potential vulnerabilities, such as errors, omissions, price fluctuations, rental terms, and other conditions, including prior sale, lease, financing, or unexpected withdrawal. You and your advisors should thoroughly assess the property to ascertain its suitability for your specific needs. Additionally, we strongly recommend seeking guidance from your legal, financial, or other qualified professional advisors.*

6140 Plumas St, Ste. 100 | Reno, Nevada 89519 | **775.850.3100** | dicksoncg.com

