

FOR LEASE

2370 VALLEY ROAD



Industrial
PRODUCT TYPE



±4,960
AVAILABLE SIZE (SF)



Reno
LOCATION

AUTOMOTIVE REPAIR ALLOWED

(ZONING - AUTO REPAIR)



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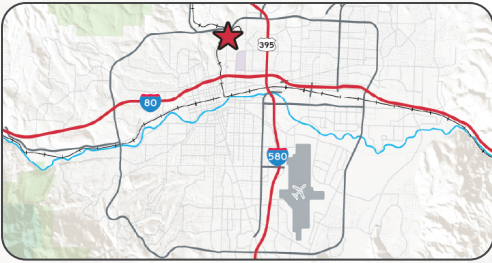


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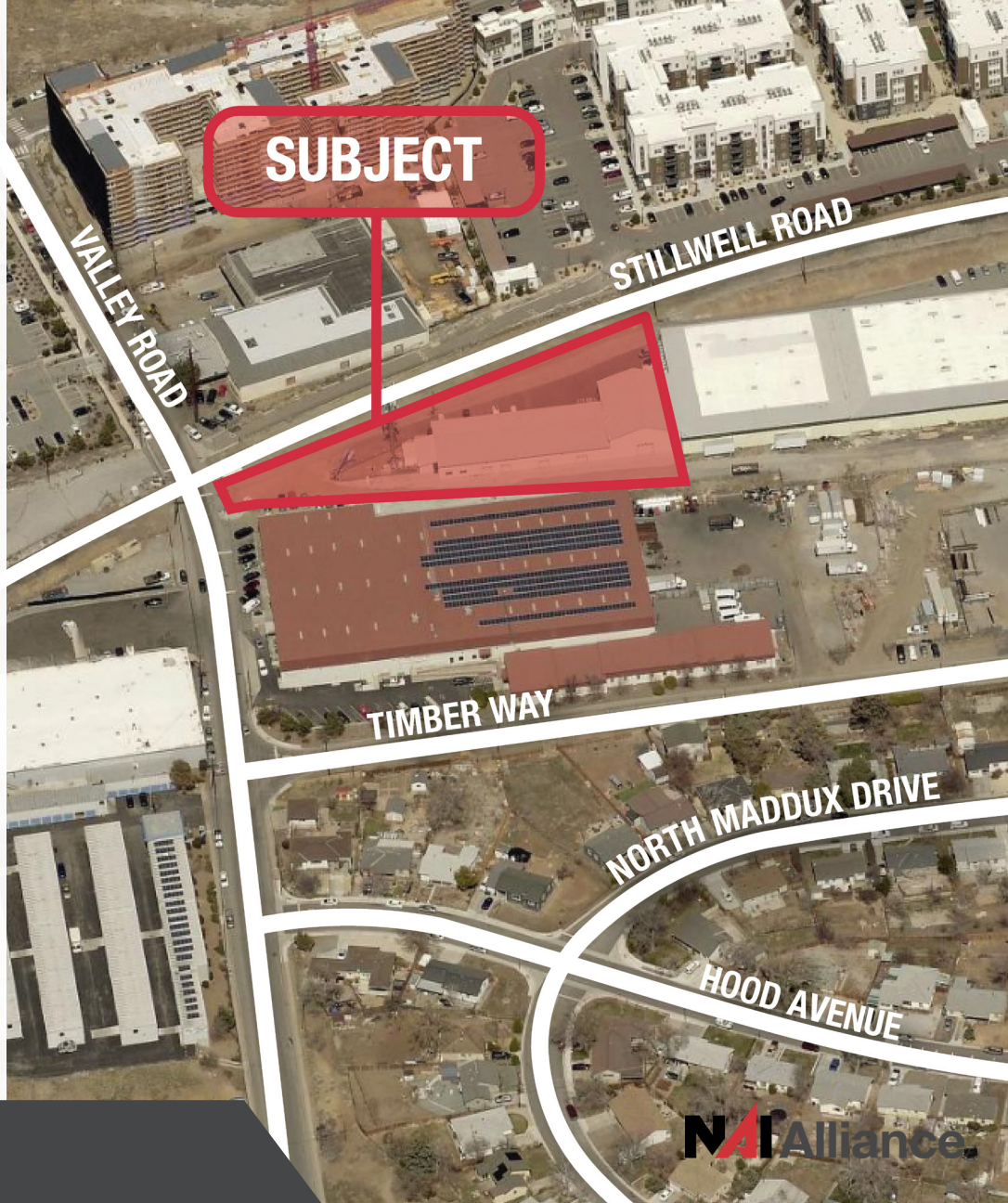


Property Highlights

This ±9,560 square foot warehouse space is zoned for Automotive Repair. Located near the University of Nevada, Reno. The building is highly functional with 6 total garage doors and ample power for automotive users.

Property Details

Address	2370 Valley Rd Reno, NV 89512
Available SF	±4,960
Office Space	±472 SF
Lease Rate	\$1.45/SF
Lease Type	\$0.09 NNN
Drive-In	2
Power	200 A 208 V 3 P
Parking	Surface Parking Available
APN	004-130-60
Year Built/ Renovated	1955/2023
Zoning	ME - Auto Repair



SUBJECT

VALLEY ROAD

STILLWELL ROAD

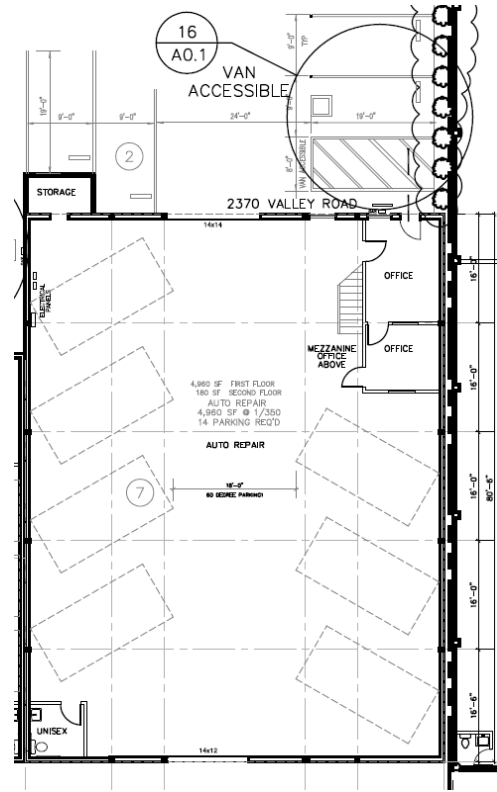
TIMBER WAY

NORTH MADDUX DRIVE

HOOD AVENUE

FOR LEASE **2370** VALLEY ROAD

▲ Drive-In Door



Address/Unit	Size (SF)	Office Size (SF)	Drive In	Notes
Unit 2370	±4,960	±472	1	Two private offices, storage shed, rest room and up to seven auto repair stations


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\$1.45
RATE


Immediately
AVAILABLE

5-MILE KEY FACTS



252,213
POPULATION



6.0%
UNEMPLOYMENT



2.4
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

5-MILE INCOME FACTS



\$71,274

MEDIAN
HOUSEHOLD
INCOME



\$39,238

PER CAPITA
INCOME



\$102,867

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME

- \$0 - \$15K
- \$15K - \$25K
- \$25K - \$35K
- \$35K - \$50K
- \$50K - \$75K
- \$75K - \$100K
- \$100K - \$150K
- \$150K - \$200K
- \$200K +

5-MILE BUSINESS FACTS



10,443
BUSINESSES



148,599
EMPLOYEES

5- MILE EDUCATION FACTS

15%

NO HIGH
SCHOOL
DIPLOMA



26%

HIGH
SCHOOL
GRADUATE



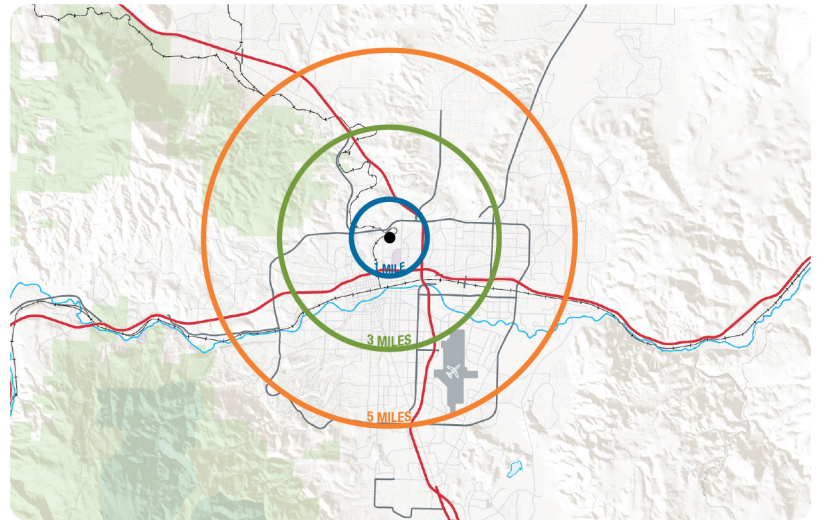
30%

SOME
COLLEGE



29%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

2370 VALLEY ROAD


BUS
395

N MCCARRAN BLVD

N VIRGINIA ST

SUBJECT

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	2 MI 5 MIN DRIVE
RENO-TAHOE AIRPORT	6 MI 10 MIN DRIVE
SOUTH RENO	6 MI 12 MIN DRIVE
CARSON CITY	32 MI 35 MIN DRIVE

Nearby Businesses

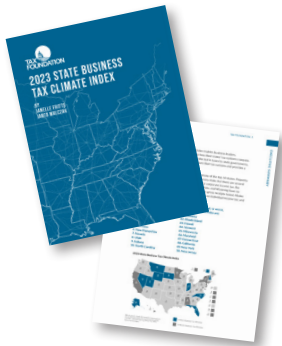

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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax

61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

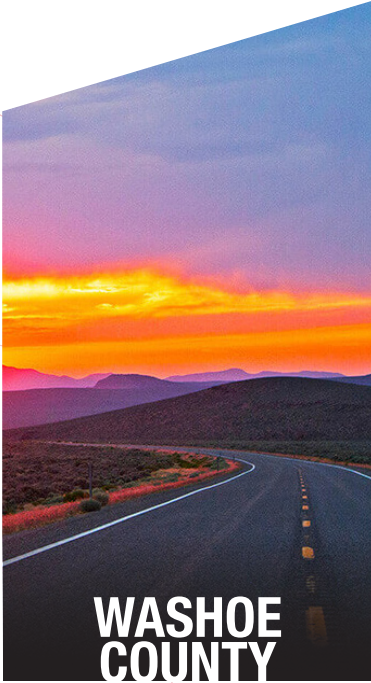
-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development



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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders. Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



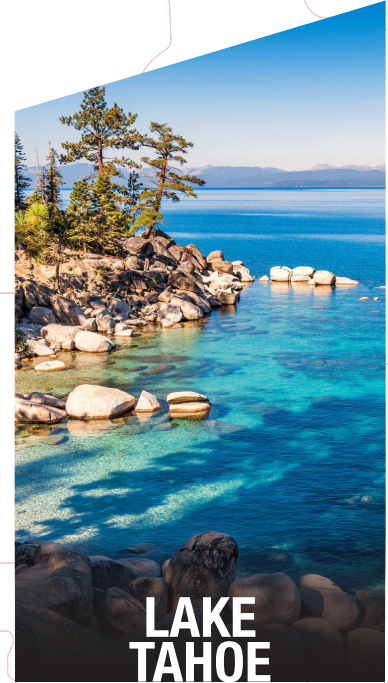
CITY OF RENO

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more. Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors. Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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