

# FOR LEASE PLANNED INDUSTRIAL ANTICIPATED DELIVERY 2026

160,050± SF divisible on 9.75± Acres

3200 Opal Ave. Silver Springs Nevada

Storey County APN: 015-181-03

Negotiable - Call for pricing

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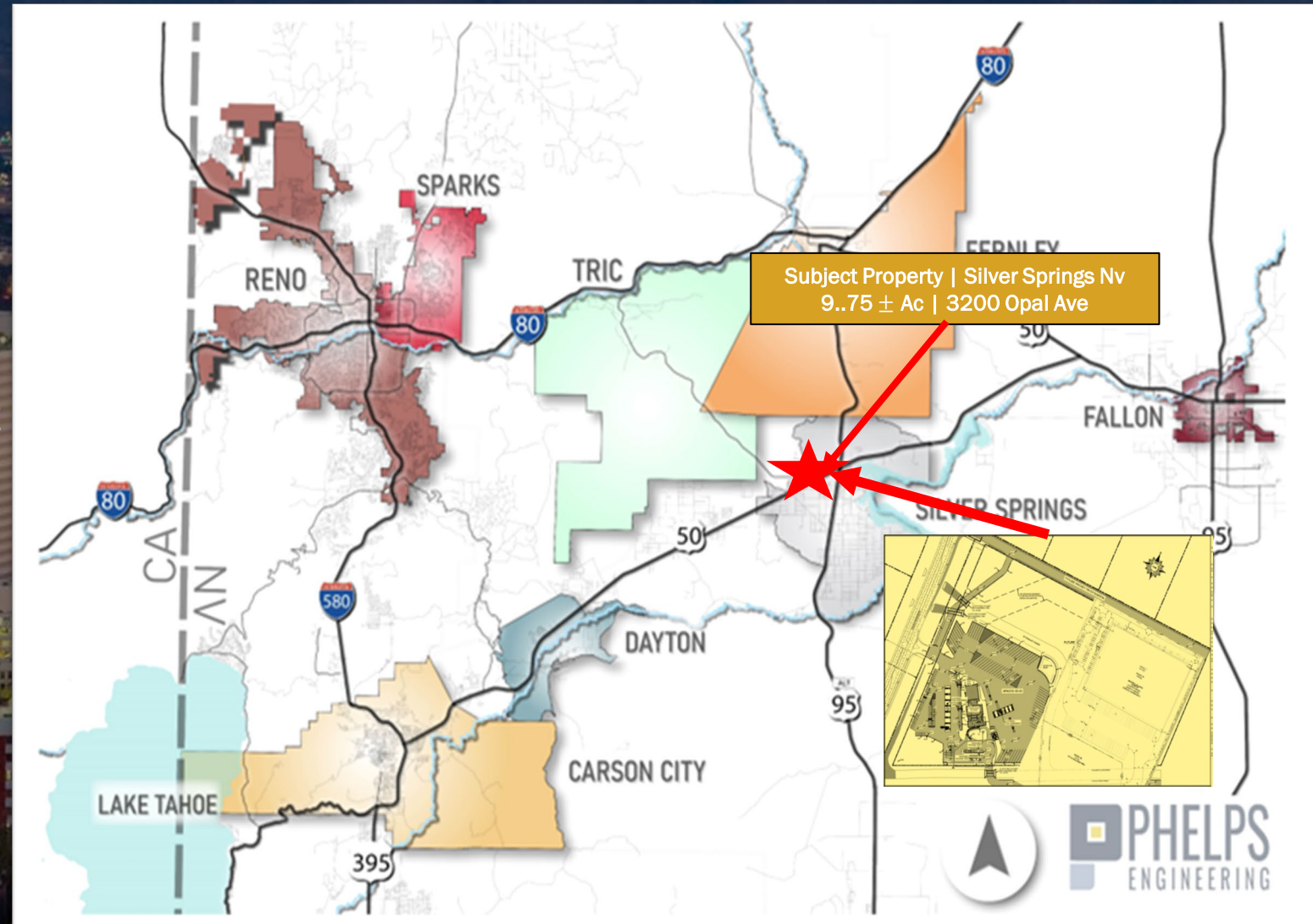
Rendering for marketing purposes only

# Property Specs

*Building Specs are for marketing purposes only ~ actual specifications to follow upon completion of design*

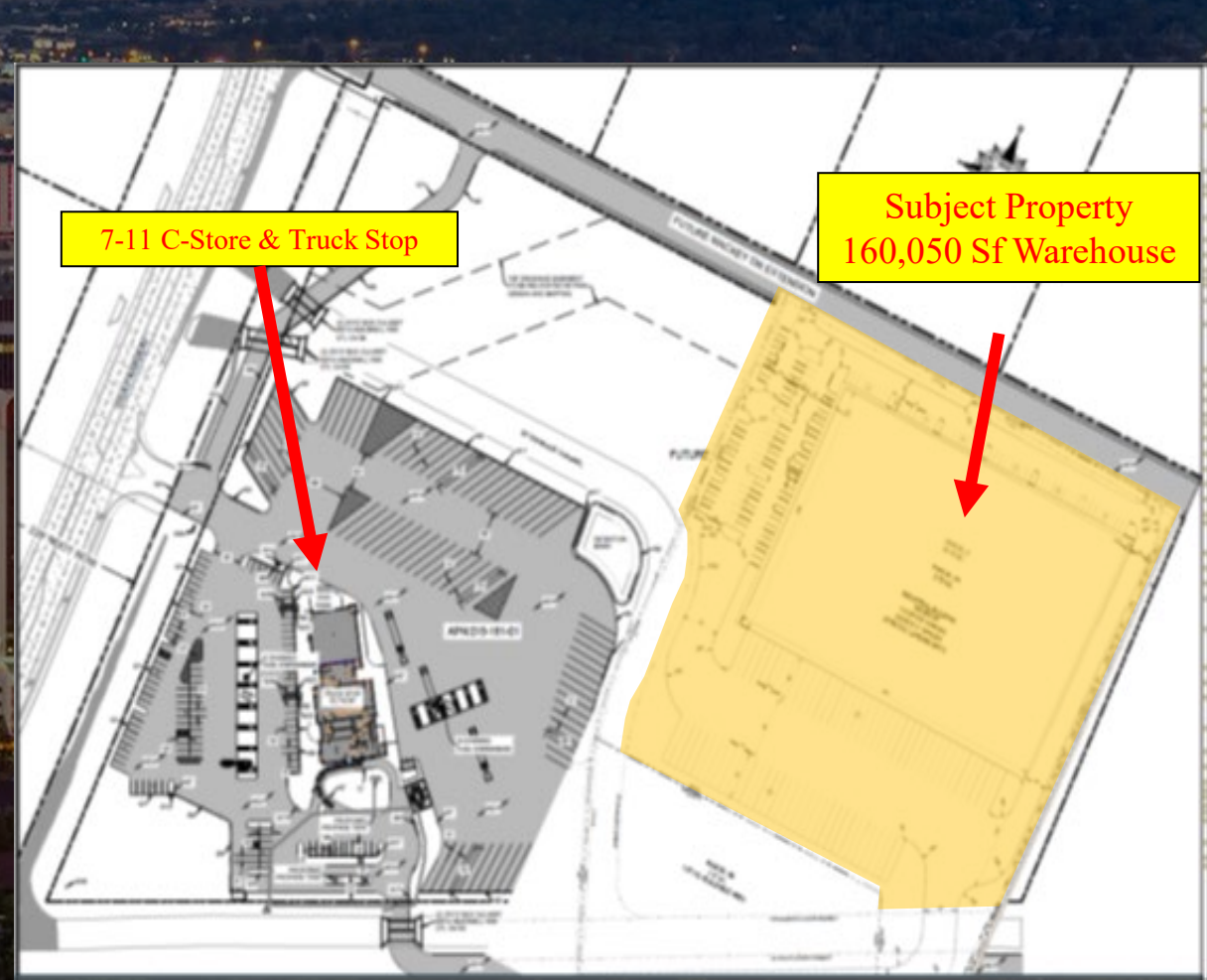
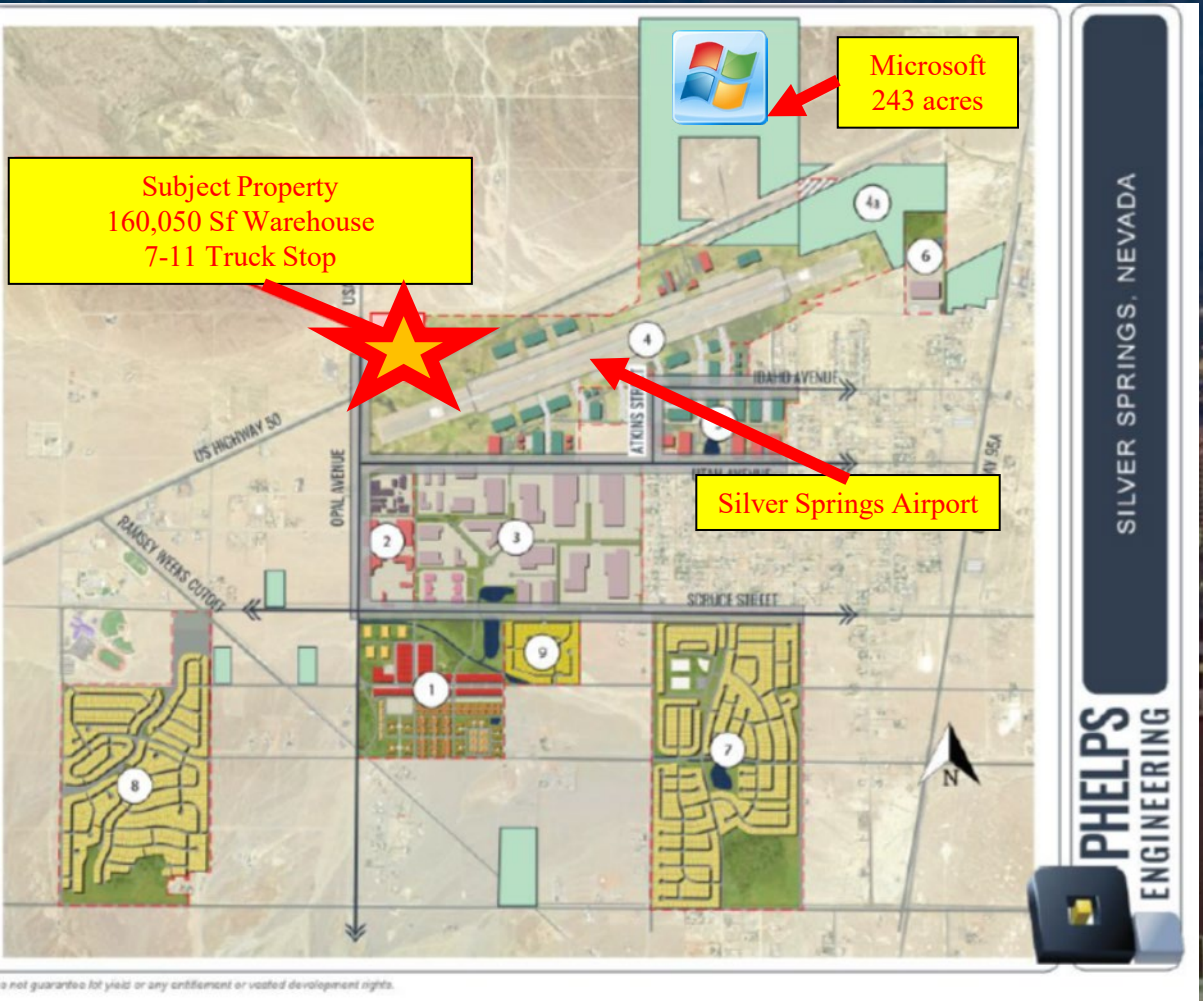
- Square Feet: 160,050±
- Building Dimensions: 330' x 485'
- Construction: Concrete Tilt-Up
- Acres: 9.75± Acres
- Zoning: Industrial
- Configuration: Front Loaded
- Office: Build to suit
- Clear Height: 36' – 38'
- Sprinklers: ESFR
- Power: 4000 amps  
277/480 V 3-PHASE
- Column Spacing: 60' Speed bay with  
54' X 50' spacing
- Floor Slab: 7"
- Warehouse Heat: Electric
- Lighting: LED
- Dock Positions: Front Loaded
- Dock Equipment: TBD
- Drive-In Doors: 5
- Truck Court Spaces: 37 (60'x 12')
- Trailer Parking Spaces: 32 (60'x12')
- Auto Parking Spaces: 142 (9'x18')
- Access Points: TBD

# Location Overview



The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified as such, cannot be warranted nor form any part of any future contract

# Silver Springs Industrial Center





# Northern Nevada Market

## Greater Reno-Sparks | Northern Nevada

- One of the fastest growing regions in the US
- Cost of living is .9% lower than the National average
- Ranked top 100 places to live
- Ranked top 10 states for best business tax climate, and business incentives
- Ranked top 14 best startup cities in the US
- Home to Tesla, Apple, Google, Microsoft, Intuit, and more!

## Real Estate | Land | Resources

- Affordable large-scale real estate and water available
- Support for entrepreneurs from education, mentorship, and funding

## Helpful Links

- Business Advantages  
<http://www.edawn.org/site-selector/business-relocation-advantages/>
- Nevada 2020 video  
<https://vimeo.com/388326070>
- Nevada Sandbox Program  
[http://business.nv.gov/Programs/Nevada\\_Sandbox\\_Program/#content](http://business.nv.gov/Programs/Nevada_Sandbox_Program/#content)

## Transportation

- Hub for distribution in Western US
- 1-day truck service to 60 million customers and 5 major U.S. Ports serving Pacific Rim
- 2-day truck service to 10 large metros
- Average commute time is 15 minutes
- 60 minutes to Lake Tahoe
- 4-hour drive to Bay Area

## Advantages | Incentives

- No state, corporate, or personal income tax
- No real estate tax, inventory tax, unitary tax, or franchise tax
- Right-to-work state
- Low workers' compensation rates
- State-qualified employee hiring incentive



# Northern Nevada Market





FOR MORE INFORMATION PLEASE CONTACT:

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