



**For Lease: \$0.75 psf/mo**

**16,750 SF Industrial**

**3 Acres**

**Heavy Power**

**Great Manufacturing Facility**



Lyle Chamberlain, SIOR, CCIM

Lee & Associates Reno

[lchamberlain@lee-associates.com](mailto:lchamberlain@lee-associates.com)

Lic# B 1000716

(775) 851-5310

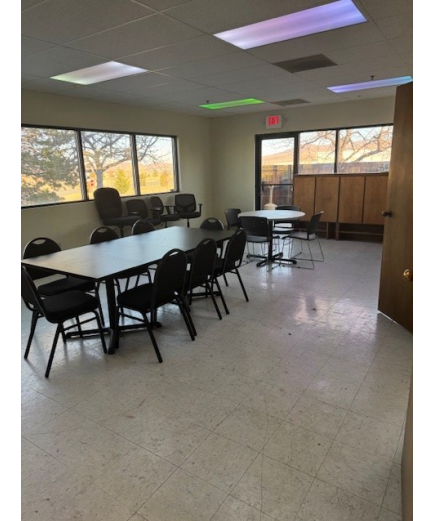


## LISTING DATA

AVAILABLE SF: 16,759  
RATE: \$0.75 PSF NNN

## PROPERTY DATA

JURISDICTION: LYON COUNTY  
ZONING: GI (GENERAL INDUSTRIAL)  
SPACE AVAILABLE: 16,759  
DATE AVAILABLE: IMMEDIATE  
POWER: 800 AMPS 277/480V– 3 PHASE POWER  
CLEAR HEIGHT: 22'  
LOADING: GRADE & DOCK DOORS



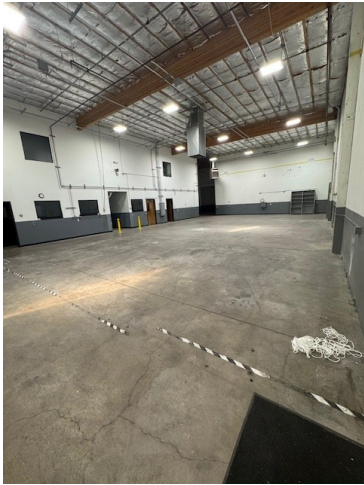
## PROPERTY HIGHLIGHTS

- ◆ **SPECIALIZED BUILDOUT :** This has been a machine shop for the last 4 years. Electrical in place and abundant. Great Office space built out and 2 levels.
- ◆ **HEAVY POWER:** Ample power for most manufacturing needs!
- ◆ **TRANSPORTATION CORRIDOR:** Great, accessible location for North/south. East/West transportation corridor located on US Hwy 50.
- ◆ **ACREAGE:** Situated on 3 acres, there is room for what you might need to add.!!



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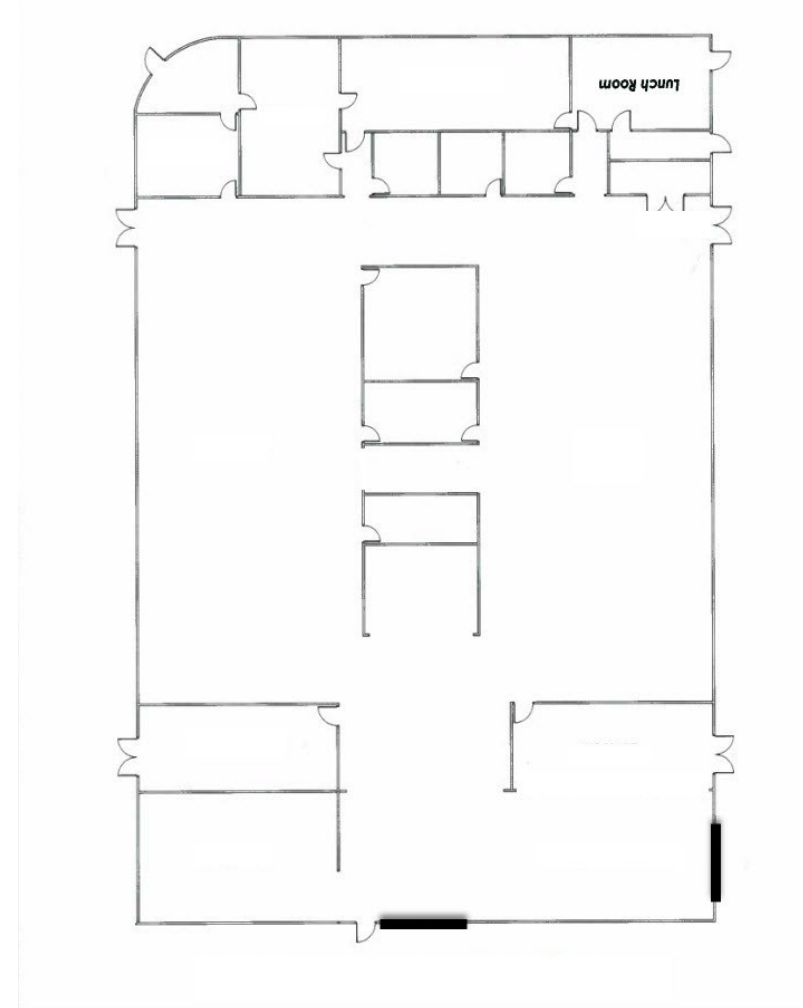
# FOR LEASE: 5 AIRPARK VISTA BLVD



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## SITE PLAN



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## Northern NV/ WHY NEVADA

Nevada Ranks #1 Best State for Infrastructure  
(Energy, Transportation, Internet)

Source: US News State Rankings (2021)

Nevada #6 State for Economy (Business  
Environment, Employment, Growth)

Nevada Ranks #2 State for Job Growth

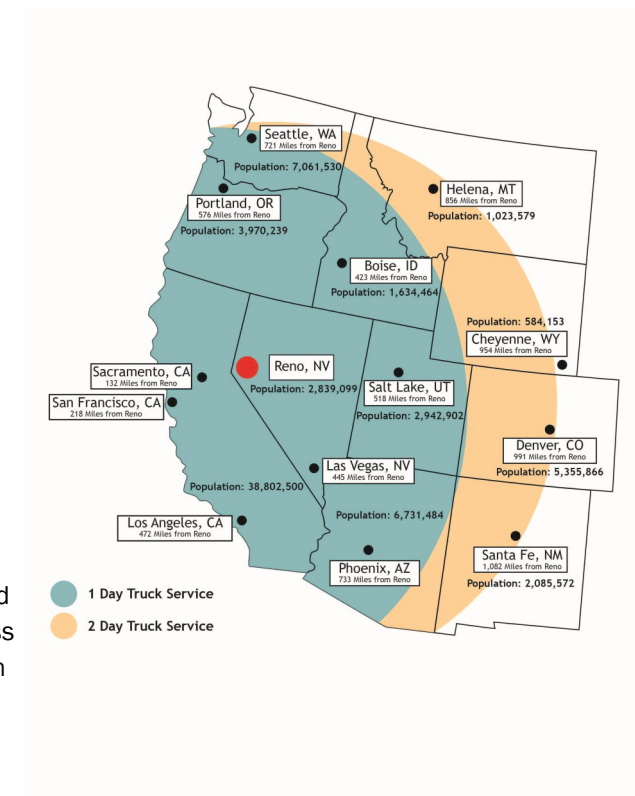
### WHY NORTHERN NEVADA

Companies like Tesla, Switch, Microsoft, Apple, Amazon, Google, Patagonia, Urban Outfitters, Thrive Market, Chewy and Panasonic Energy call Northern Nevada home to some of their most crucial business functions. More companies across the nation are moving here to lower their operating costs and establish themselves in a place where their business can grow and their employees enjoy a lower cost of living. See the advantages of moving your company to Reno and to understand why it's a business-friendly location

EDAWN

Favorable Tax Climate

- ◆ No corporate income tax
- ◆ No inventory tax
- ◆ No franchise tax
- ◆ No personal income tax
- ◆ No inheritance tax
- ◆ No estate tax
- ◆ No unitary tax



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