

# 34 Acre Site | Tahoe-Reno Industrial Center

## Land For Sale or Build-to-Suit Sale/Lease

BTS - 70,000 SF - 400,000 SF

Tahoe-Reno Industrial Center | Peru Drive

- Build-to Suit: 70,000 - 400,000 SF
- 34 ± Acres
- Zoned Heavy Industrial (I-2)
- 1/2 Acre Ft. Water Rights / Acre
- Utilities in Peru Drive
- Expedited Construction Start - Storey County, Nevada



(Sample Image Above)



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# Property Overview & Site Plans

**Build-to-Suit: 70,000 SF - 400,000 SF**

- Only 10 miles east of Reno/Sparks, just south of the new Interstate 80 / USA Parkway Interchange
- Close proximity to UPS & other overnight carriers
- 15 minute drive from the Reno-Tahoe International Airport
- Premier location within the 6,000 acre TRI Center, one of the nation's largest industrial parks
- Zoned Heavy Industrial (I-2) to allow industrial, manufacturing and distribution uses
- Water rights included (0.5 acre feet per acre)
- Electrical, gas and communications available
- Divisible to 10 acres
- Zero development impact fees and the lowest property taxes in the region
- 40,000 SF potential with front load design

**Site Plan A: 400,000 SF**



**Site Plan B: 286,000SF & 203,000SF**



**Site Plan C: 256,000SF, 117,000SF & 70,000SF**



## Why Tahoe-Reno Industrial Center?

### EXCELLENT TRANSPORTATION HUB

• Immediate Proximity to Interstate 80 (E-W) • Close to US-395 (N-S) • Jointly Rail Served by VR & B.N. and S&F • 20 minutes from Reno-Tahoe Airport • Two Interstate 80 Interchanges • 90 Minutes to Interstate 5 (N-S)

### GREEN

• High Solar Potential (330 Sun Days) • Established Wind Power • High Geothermal Potential • Desert Climate provides "Free" air conditioning 9 months of the year

### MASTER PLANNED

• Planned Industrial Park, Zoned I-2 • 9 miles East of Reno/Sparks Labor pool & Services • Storey County - Accelerated Permitting & Construction • Foreign Free Trade Zone • Beneficial CCR's • Comfortable Design Standards • Home to Numerous National Distributors

### ESTABLISHED INFRASTRUCTURE

• High Capacity Fiber with Multiple Providers • Available Water Rights • Multiple Electrical Power Providers in area • High Pressure Gas Available • Sewer Systems in place • Gray Water Reclamation System in place

Utility Providers:

Electric and Natural Gas: NV Energy - [www.nvenergy.com](http://www.nvenergy.com)

Water & Sewer: Tri Water and Sewer Company - [www.tahoereno.com](http://www.tahoereno.com)

# Why Nevada ?

## STRATEGIC LOCATION

Located within one (1) day shipping to the majority of the 11 western states

## TAX FREE

• No State or Corporate Tax • No Personal Income, Estate, Unitary, Inheritance or Franchise Tax

## BUSINESS FRIENDLY

• State Incentives • Right to Work State • Lack of Bureaucracy • Low Workman’s Comp. Rates • Modest Real Estate Costs • Modest Regulatory Restrictions • Abundant Labor Pool • Low Property Rates • Low Wage Rates • Modest Cost of Living

## LIFESTYLE

• World renown Lake Tahoe located nearby • University of Nevada, Reno • Outdoor Lifestyle • Sierra-Nevada Mountains • Abundance of Excellent Community Events



TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corp. Income Tax	No	8.84%	6.968%	5.0%	7.6%	6.6%	No
Personal Income Tax	No	1.25%-10.55%	2.59%-4.54%	2.3%-6.98%	1.6%-7.8%	5%-11%	No
Payroll Tax	0.63%	1.5%	No	No	No	0.09%-5.4%	No
Property Tax	1.1% of MV	1.1% of MV	22% of CV	1.2% of MV	1.5% of MV	1.57% of MV	1.0% of T&FV
Franchise Tax	No	Yes	No	5%	Yes	No	No
Capital Gains Tax	No	Up to 10.55%	2.59%-4.54%	No	7.8%	5.0%-11%	No
Unemployment Tax	0.25%-5.4%	1.5%-6.2%	0.02%-5.4%	0.43%-9.4%	0.45%-5.4%	0.09%-5.4%	0.13%-5.4%
Unitary Tax	No	Yes	Yes	Yes	Yes	No	0.47%-1.5%

# Corporate Neighbors

- TESLA
- Randa
- Petsmart
- 1-800-Flowers
- The Tire Rack
- Kuehne & Nagel
- Zulily
- Chewy.com
- PPG
- Alcoa
- Toys 'R' Us
- James Hardie
- Diapers.com
- Eagle Pitcher
- Ebay



## About Dermody Properties

Dermody Properties is a privately held, national developer of industrial properties, with a 50-year history as one of the most agile and visionary private industrial developers in the country. Founded and headquartered in Reno, NV, we have regional offices in Portland, OR; Philadelphia, PA; Phoenix, AZ; and Chicago, IL, as well as property holdings in Las Vegas, NV; Harrisburg, PA; Savannah, GA; and southern New Jersey. Over the last five years, Dermody Properties has developed and leased more than 5 million square feet, averaging over 1 million square feet per year. Over its 50-year history, Dermody Properties has developed and leased more than 35 million square feet of high quality industrial/distribution facilities to many Fortune 500 companies and other well-respected firms. We are also consistently ranked among the top 10 private industrial developers nationwide.

 **DERMODY PROPERTIES** [dermody.com](http://dermody.com)

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