

12.37 ACRES INDUSTRIAL LAND FOR SALE

0 RESOURCE DRIVE | RENO (STEAD), NEVADA

FOR SALE: \$1,875,000.00

FEATURES

- Ideal location for present or future development
- Tremendous industrial, retail, and residential growth in the area
- Close proximity to the Reno-Stead Airport
- Immediate access from Moya Boulevard
- Excellent proximity to local labor source and bus route

SPECIFICATIONS

- For Sale: \$1,875,000.00
- 12.37 acres of land
- Zoned Industrial (I)
- Utilities in street
- Truckee Meadows Water Authority (TMWA) water available for industrial or commercial use
- Flat topography
- On paved street with curb and gutter
- APN: 090-142-09

FOR MORE
INFORMATION
(775) 828-4665

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Miller Industrial Properties
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AERIAL



Area Description

The Stead /North Valleys submarket is home to national distributors and warehouse users such as Amazon, JC Penney, Sherwin Williams, Michelin, Hidden Valley Ranch, Petco, and Urban Outfitters. The area boasts a plentiful workforce and is located on the bus route and minutes away from US-395 (the main north-south arterial in northern Nevada) making it an excellent location for a western operations facility.

Business Friendly Environment for Corporate Users

The Tax Foundation ranked Nevada as the third most business-friendly state due to its favorable tax climate, which includes no corporate income taxes, personal income taxes, inventory taxes, unitary taxes, estate and/or gift taxes, franchise taxes, inheritance taxes or special intangible taxes.

Strategic Centralized Logistics Hub

The Reno/Sparks industrial market is strategically located at the epicenter of the western United States, providing a convenient point of distribution for truck, rail and air services. The Reno/Sparks location allows for overnight delivery to the majority of the eleven western states (53 million people) and two-day delivery to over 63 million people via truck and rail freight shipping.

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