

W E L L - A P P O I N T E D I N D U S T R I A L - F L E X S P A C E F O R L E A S E



Sierra Vista

BUSINESS PARK

5301 LONGLEY LANE, RENO, NV

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CBRE

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Sierra Vista Business Park is a well-located industrial-flex business park with access to great local amenities.

THE SITE ALSO OFFERS GREAT ACCESS WITH A HIGH TRAFFIC CONCENTRATION.



GREAT ACCESS



NEARBY AMENITIES



HIGH TRAFFIC



PROPERTY HIGHLIGHTS



WELL-LOCATED INDUSTRIAL, FLEX, AND OFFICE SPACES



ROOF REPLACED IN 2023



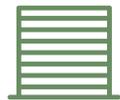
AMPLE PARKING



DESIRABLE HIGH TRAFFIC LOCATION



CLOSE PROXIMITY TO WORKFORCE AND AMENITIES



12' GRADE LEVEL DOORS



14' CLEAR HEIGHT



3-PHASE POWER*

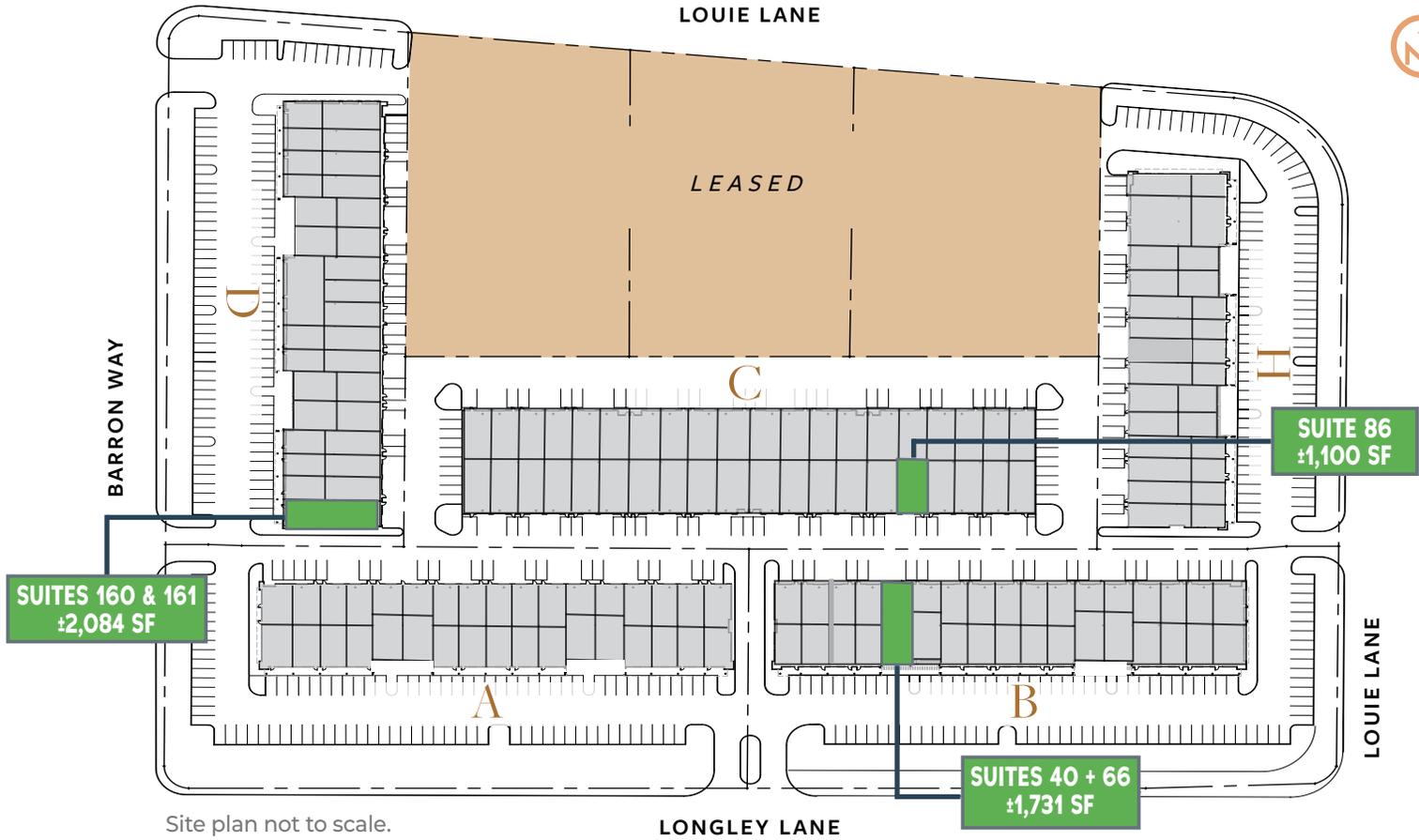
**Tenant to independently verify prior to entering binding agreement.*



Building Painted and Landscaping Updated
Summer 2024!



SITE PLAN



Availability

BUILDING B

SUITES 40 + 66

FLEX SPACE

±1,731 SF

\$1.50 / SF MG

BUILDING D

SUITES 160 +161

FLEX SPACE

±2,084 SF

\$1.50 / SF MG

BUILDING C

SUITE 86

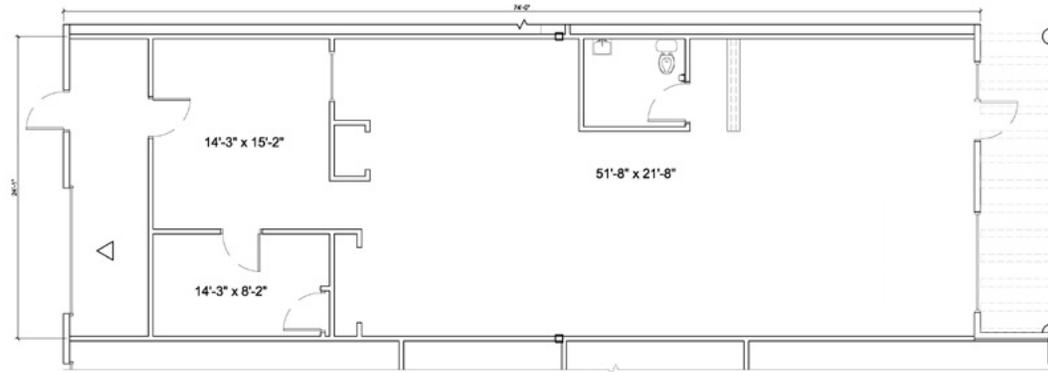
WAREHOUSE ONLY

±1,100 SF

\$1.10 / SF MG

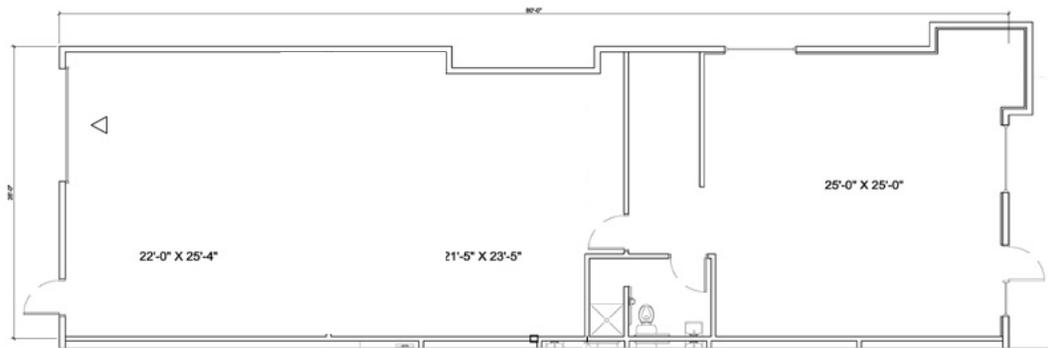
FLOOR PLANS

Building B
Suites 40 & 66



A FLOOR PLAN B40
SCALE: 1/4" = 1'-0"

Building D
Suites 160 & 161



A FLOOR PLAN D160
SCALE: 1/4" = 1'-0"

AERIAL
VIEW



Sierra Vista
BUSINESS PARK

5301 LONGLEY LANE, RENO, NV

Longley Lane

PROPERTY UPGRADES



New
INTERIOR AND
EXTERIOR PAINT



New
LANDSCAPING



New
PARKING LOT SEAL
AND STRIPES



All
ROOFS REPLACED
IN 2023

ABOUT THE RENO REGION

Quality of Life Advantages

- AFFORDABLE LIVING COSTS
- EMERGING NEW DOWNTOWN
- RECREATION OPPORTUNITIES

The New Northern Nevada

- HOME TO TESLA, SWITCH, E-BAY, RACKSPACE, ZULILY, JET.COM, ALLTRADE TOOLS, INTUIT, AND MORE



Tax Advantages

- **UNTAXED:** CORPORATE INCOME, PERSONAL INCOME, FRANCHISE, UNITARY, INVENTORY, INHERITANCE, AND ESTATES

Operating Advantages

- STRATEGIC LOCATION CENTRAL AMONG THE ELEVEN WESTERN STATES
- ROOM FOR NEW AND EXPANDING COMPANIES WITH A WIDE RANGE OF FINANCIAL RESOURCES AND ENTREPRENEURIAL SERVICES AND SUPPORT

Transportation Advantages

- LESS THAN 1-DAY TRUCK SERVICE TO APPROXIMATELY 60 MILLION CUSTOMERS, 8 STATES, AND 5 MAJOR PORTS, AND 2-DAY TRUCK SERVICE

AREA DEMOGRAPHICS WORKFORCE OVERVIEW

EMPLOYMENT INFORMATION

The Nevada population over age 16 in the labor force is currently estimated at 3,787. The employment status of this labor force is as follows: 97.5% are employed and 2.5% are unemployed.

The United States population over age 16 in the labor force is currently estimated at 170,341,597. The employment status of this labor force is as follows: 95.7% are employed, 4.3% are unemployed.



2023 Population

RADIUS	1-MILE	3-MILE	5-MILE
	6,953	72,768	172,563



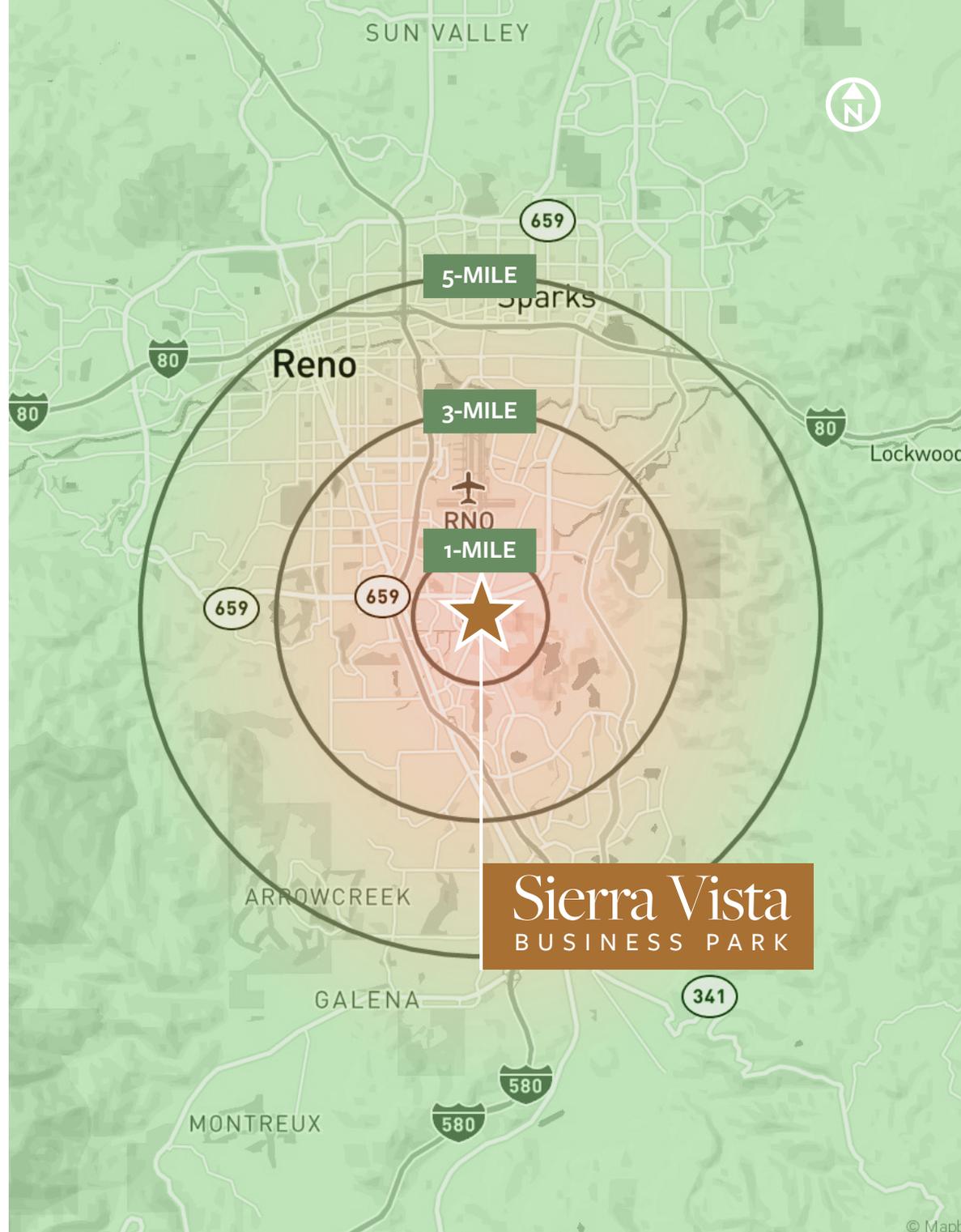
2023 Average Household Income

RADIUS	1-MILE	3-MILE	5-MILE
	\$79,800	\$96,390	\$104,714



2023 Place of Work

RADIUS	1-MILE	3-MILE	5-MILE
Business	956	5,134	11,488
Employees	12,017	75,591	169,436



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