

# 640

## ORRCREST DR

RENO, NV 89506

# INDUSTRIAL FOR LEASE

ASKING RATE | \$1.30 sf/mo + NNN

BUILDING SIZE | 11,700+/-SF

LOT SIZE | 2.5 AC

ZONING | I - INDUSTRIAL

APN | 003-084-35



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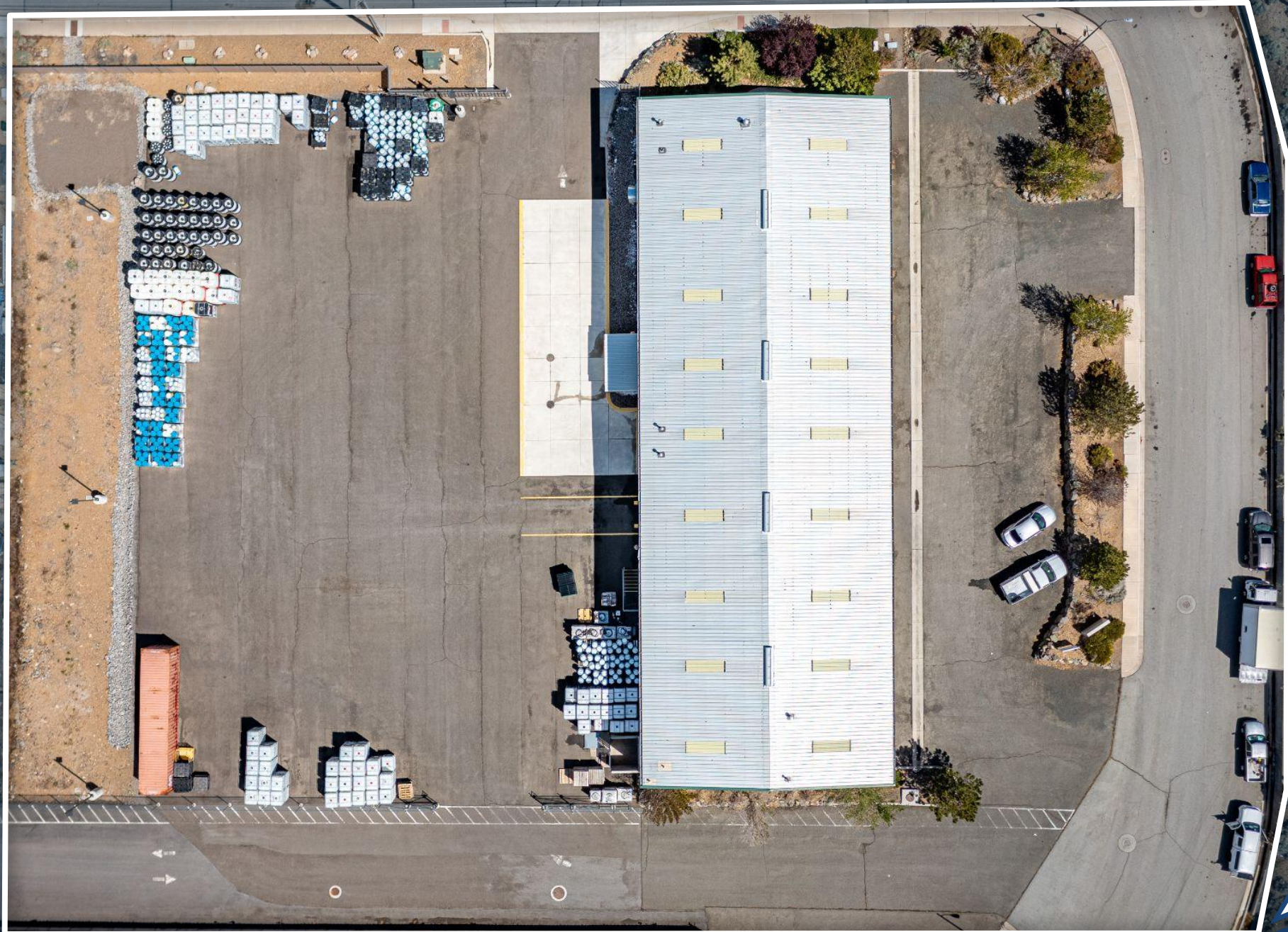
## ABOUT THE PROPERTY



### BUILDING HIGHLIGHTS

- 16' clear height
- 800A 3 phase power
- .32/2000 fire suppression (TBV)
- 1 dock high door
- (4) 12'x14' grade level doors
- Standalone facility
- Paved and Fenced yard
- 1,200 SF office space
- Built 2003
- Zoned I (Industrial)

# PARCEL MAP



30 MINUTES  
TO FERNLEY

10 MINUTES TO  
Reno-Tahoe  
International  
Airport

AREA MAP



E PARR BLVD

PARR CIR



640 ORRCREST DR

TENAYA CREEK LN

ORRCREST DR



LOCATION HIGHLIGHTS



- Well positioned in North Reno
- Direct access to Interstate 580/Hwy 395
- Close proximity to amenities, housing, and public transportation
- Access to multiple labor pools, i.e. North Valleys,



# THE NEW NEVADA

## Grow Your Business Here..

### GREATER RENO - SPARKS



CITY OF RENO

- **100 companies** have relocated here in 3 years.
- Cost of living .9% lower than national avg.
- Ranked in **Top 100** places to live.
- Ranked in **35 best cities** for millennials to work.
- Average commute **22 min.**

### BUSINESS FRIENDLY



- Ranked in **Top 10** states for best business tax climate.
- Ranked in **Top 10** states for business incentives.

### TECHNOLOGY INFRASTRUCTURE



- Major data centers: **Switch, Apple, Ebay, Rackspace.**
- Research Collaboration.
- Home to **Microsoft, Intuit, Sierra Nevada Corp.**
- **"Super-Loop"** Fiber Network in Progress.

### REAL ESTATE, LAND, RESOURCES



- Affordable large-scale real estate and water available.
- Large Industrial Space.
- **(Tesla Gigafactory** in the Tahoe Reno Industrial Center).

### ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**

### SHIPPING HUB



- Less Than **1-Day** Truck Service To > **60 M Customers, 8 States, 5 Major Ports.**
- **2-Day** Truck Service to **11 States.**

### TAX ADVANTAGES



- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax

### TIER 1 UNIVERSITY



- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications

### WORKFORCE DEVELOPMENT



- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.