



Street Commercial Real Estate

522 Lander St #200, Reno, NV 89509

(775) 852-5225

www.street-cre.com

LAND FOR SALE/LEASE

EMPIRE, NV
~412 AC LAND

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PROPERTY HIGHLIGHTS

**APN 071-120-01
071-120-03
071-120-06
071-120-14**

LAND AREA

- Up to 412 AC

ENERGY

- Electric
 - 9,500 KVA
- Natural Gas
 - 65-Mile pipeline to Trans-Canada main line
 - 38 Miles owned outright
 - 6" Diameter pipeline/800 psi

WATER RIGHTS

- 472 Acre feet
- 135 Million gallons/year

BUILDINGS

- 250,000 SF
- Warehouse/Office
- Large areas for Build-to-Suit Facilities

HOUSING

- Employee Housing available on site

**EMPIRE
AIRSTRIP**

**PYRAMID HWY
STATE ROUTE 445**

071-120-14

071-120-09

071-120-01

071-120-10

071-120-02

071-120-03

071-120-06

071-120-07

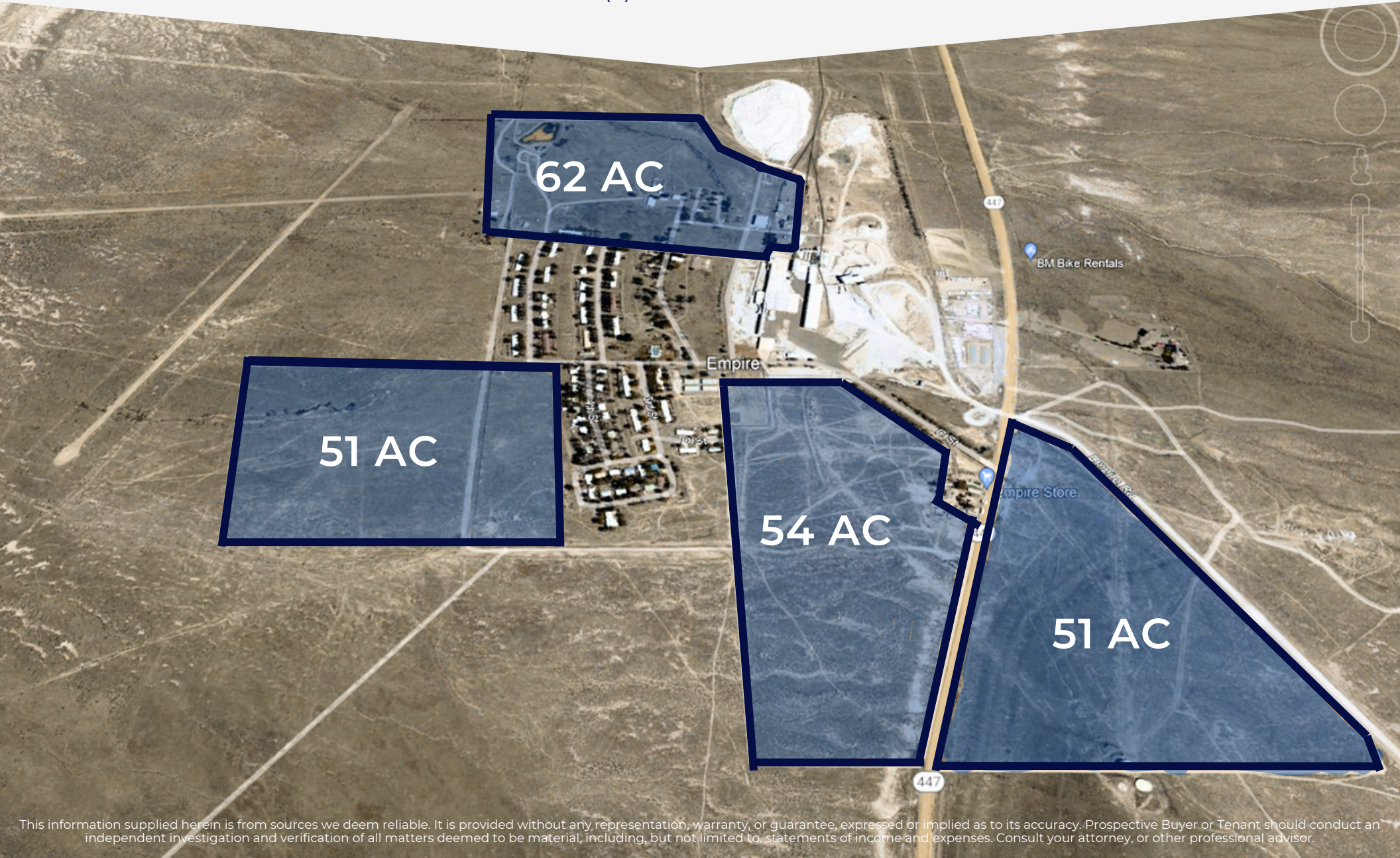
PROSPECTIVE TENANT AREAS

SIZE OPTIONS FOR SALE/LEASE

Largest: ~218 AC Smallest: 51 AC

Individual Plots: (Can Be Combined into one Sale/Lease)

- 62 AC
- 54 AC
- (2) 51 AC



SITE PHOTOS



SITE PHOTOS



The Empire Mining facility and, below, the balloon track



LOCATION HIGHLIGHTS

EMPIRE, NV

Located 5 Miles south of Gerlach, NV and Black Rock Desert

Expansive Open Space
With No Immediate
Neighbors

Located ~90 Miles North of
Reno/Sparks

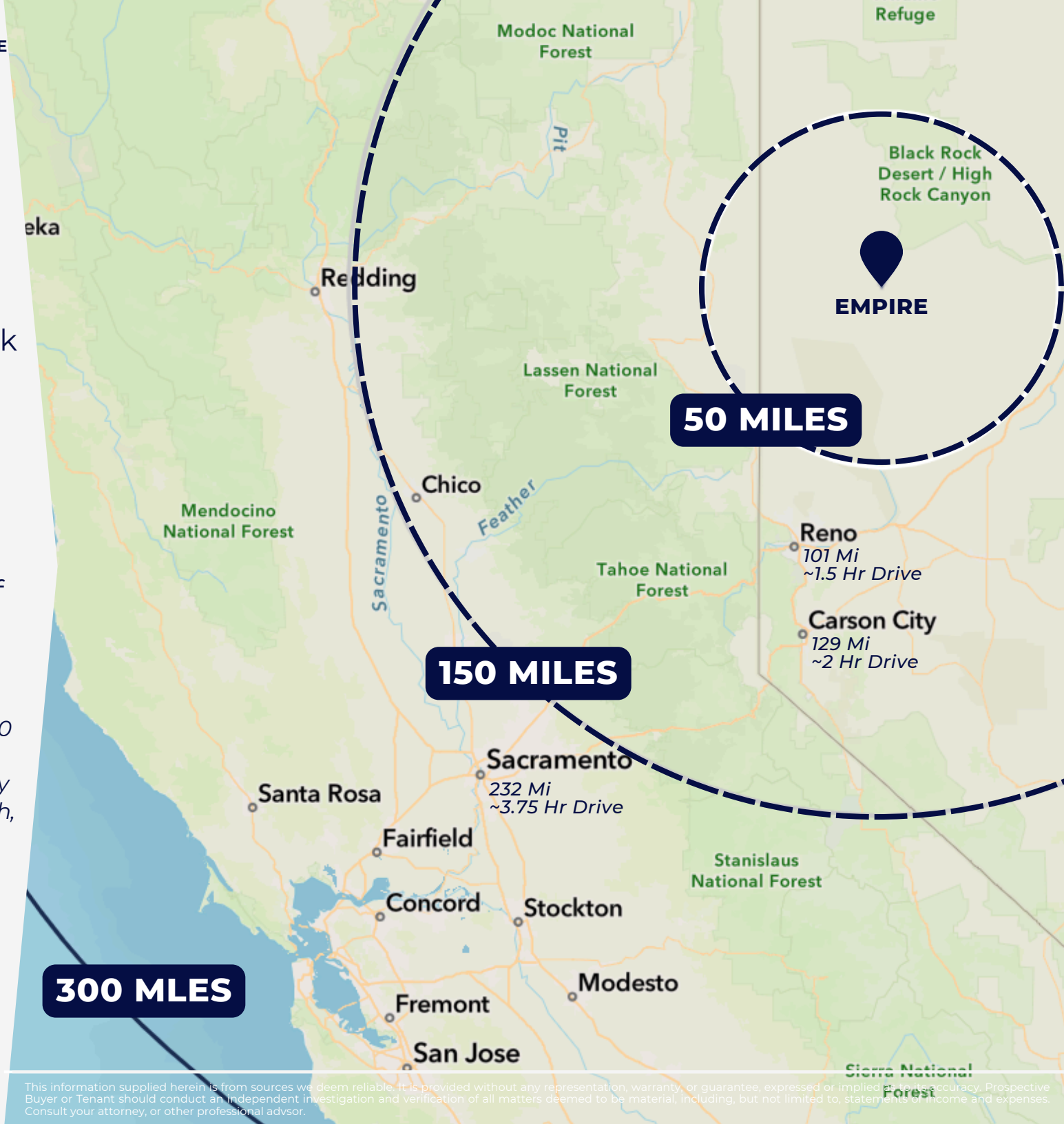
Rail Served

-Unit Train Delivery Capability for 110
Rail Cars

-Manifest Rail Service from Property
though adjacent railroad in Gerlach,
NV

Designated Airstrip

General Store w/ Gas
Station on-site



RAIL SERVICE

IMPROVEMENTS

- 4.5 Miles of Empire-owned track repaired and connected to Gerlach, NV switchyard (Union Pacific)
- New 6,500 ft balloon track
- 2 No. 11 Turnouts
- Loading facility with rail scale

CAPABILITY

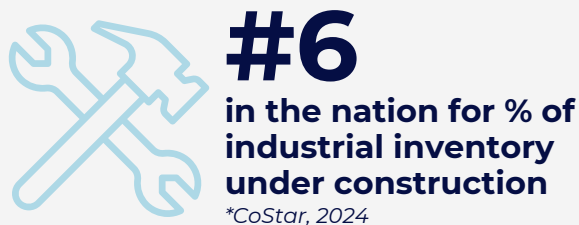
- Capacity for 110-car unit train
- Cost-effective and reliable system
- Manifest train service capability approved by Union Pacific rail facility in Gerlach, NV
- Low traffic volume



REGIONAL ADVANTAGES

“Diversification within the Northern Nevada region has proven to provide stability during recent economic volatility more broadly,” Gordon said. “At the same time, wages are rising and consumer spending has been strong.”

-Brian Gordon, Principal Analyst with Applied Analysis, 2024



TAX ADVANTAGES

- NO corporate income tax.
- NO personal income tax.
- NO capital gains tax.
- NO inventory tax.
- NO franchise tax.
- NO special intangible tax.

PRO-BUSINESS CLIMATE

- Right to Start State
- #7 in the Nation for Favorable Business Tax Climate
- Numerous Workforce Development & Assistance Programs

REGIONAL DEVELOPMENT- WASHOE, LYON, AND STOREY COUNTY

**EDAWN, 2023*

~2500
Jobs established locally from outside investment

WORKFORCE AVAILABILITY & DEVELOPMENT

- Nevada Ranked #1 in the Nation for Job Growth
- Regional jobs grew by over 29,000 in the last 5 years and are projected to grow by 22,000+ over the next 5 years

KEY INDUSTRIES

- Manufacturing & Logistics
- Aerospace & Defense
- Health
- Information Technology
- Mining
- Tourism/Gaming



DATA CENTERS

“...Between 2022-2025 Reno is projected to be the fourth fastest growing data center market in the U.S. at a compound annual growth rate (CAGR) of 15%”

**451 Research (a part of S&P Global Market Intelligence) June 2023*

THE NORTHERN NEVADA ADVANTAGE

Data Centers Currently in Northern Nevada

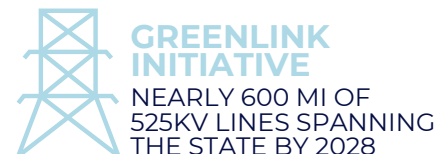
	SF	AC	Date Completed	Investment
Apple	372,893	~1,293	2012	\$2 Billion
Switch	1.3 Million	2,700	2017	\$1 Billion
Google	100,000	1,210	2020	\$600 Million
EdgeCore	1.5 Million	56	Q1 2025	\$1.2 Billion
Novva	180,000	20	Q2 2024	\$500 Million
Tract	TBD	2,200	TBD	TBD

Location & Geography

- Designated “minimally seismically active” area by USGS
- High Desert location has no flooding or water issues and favorable climate for cooling/temperature regulation
- High potential for wind, solar, and geothermal energy availability
- Direct access to State Route 447

Policy & Partnerships

- Generous tax breaks and abatement programs
- Competitive utility and power costs
- Park collaboration with Storey County, NV Energy, local RDAs, and more



CONTACT US

For any questions regarding the industrial market here in the Reno area, or inquiries on a specific property, contact us today!

LANDLORD SERVICES TEAM



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