



Street Commercial Real Estate

522 Lander St #200 Reno, NV 89509
(775) 852-5225
www.street-cre.com

FOR SALE | **9716 S VIRGINIA ST**
STE E-F
RENO, 89511



Matthew Harris

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NV RE #B.1002868
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Ben Harris

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Christian Stolo

Associate - Industrial
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NV RE #S.0196067
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C: (775) 842-7450

PROPERTY HIGHLIGHTS

9716 S VIRGINIA ST

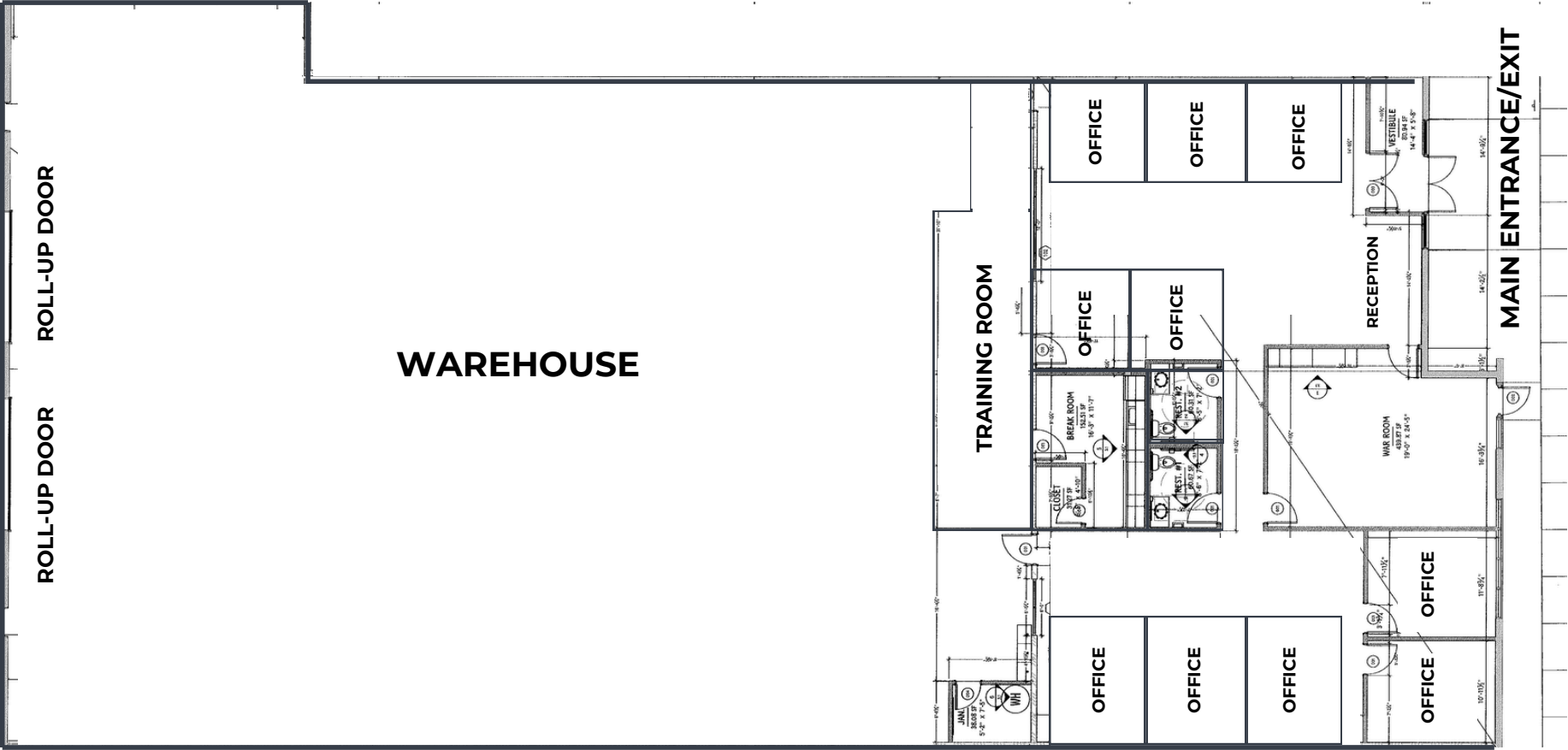
- APN 163-140-14
- Industrial Showroom Condo
- 11,520 SF
- +/- 9,000 Fenced Yard Space
- (2) 14' x 14' Grade Level Doors
- Clear Height:
 - 20' to Lowest Rafter
 - 16' to Conduit Rack
- Power: 400a 3 Phase
- Zoning: MS
- Current Lease Expires September of 2025

Sale Price:
\$3,495,000.00

TAKE A
VIRTUAL TOUR

Great Owner-User or Investment Opportunity!

PROPERTY
FLOOR PLAN



STREET COMMERCIAL REAL ESTATE

PROPERTY INTERIOR



WWW.STREET-CRE.COM

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This information supplied herein is from sources we deem reliable. It is provided with the understanding that the Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income, expenses, and other professional advisor.

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PROPERTY INTERIOR



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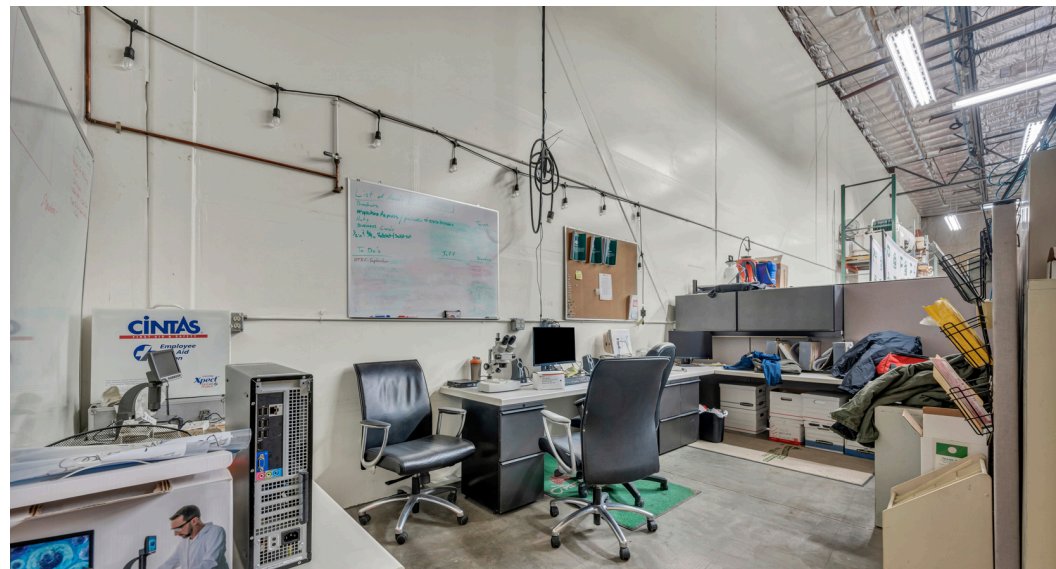
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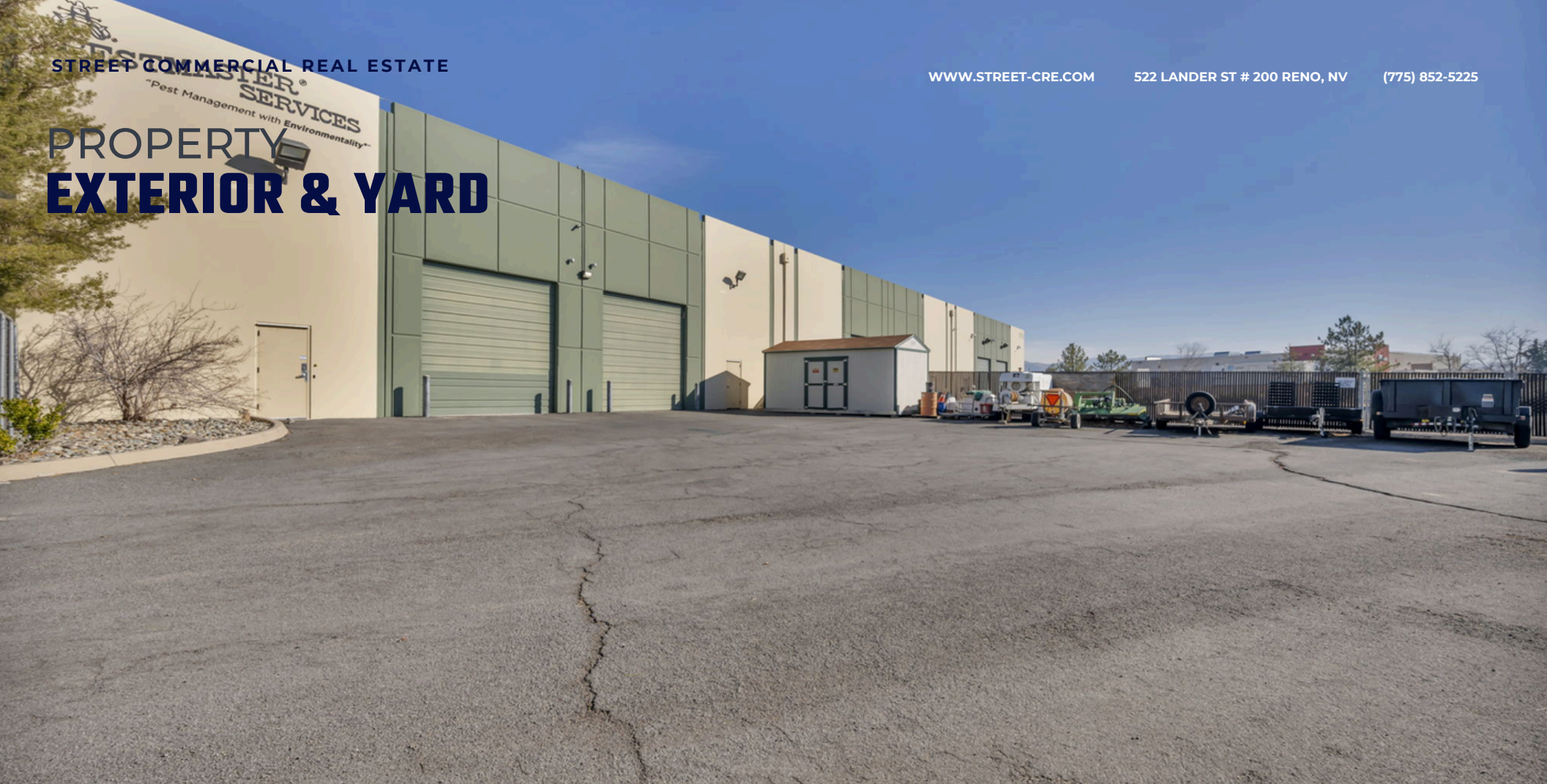
PROPERTY INTERIOR-WAREHOUSE



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PROPERTY EXTERIOR & YARD



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LOCATION HIGHLIGHTS

SOUTH RENO SUBMARKET

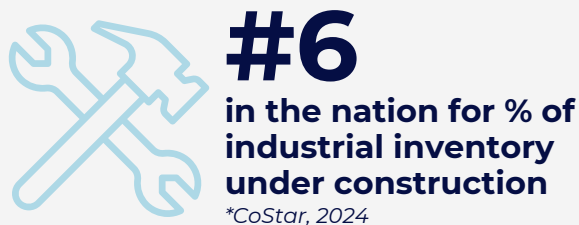
- Industrial/MFG-Heavy Neighborhood
- Proximal to S Virginia Major Artery
- Easy access to and I-580/US 395 interchange
- Quickly Developing Submarket with Several Projects Planned and Under Construction
- High Market Cap Rate



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



CONTACT US

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

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Scan to visit our website! We offer the latest industrial market data, an in-depth look at our services, and more!

LANDLORD SERVICES TEAM



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