



Street Commercial Real Estate

522 Lander St #200 Reno, NV 89509
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RDM Group

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BUILD-TO-SUIT AVAILABLE FOR SALE/LEASE

455 ITALY DR

SPARKS, 89434



UP TO 201,600 SF BTS

Tahoe Reno Industrial Center



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PROPERTY DETAILS

455 ITALY DR

- APN 005-091-60
- 12.8 AC Lot
- I2- Heavy Industrial Zoning
- Located in Tahoe-Reno Industrial Center
- Build-to-Suit
- Lease or Purchase Options Available

STREET COMMERCIAL REAL ESTATE

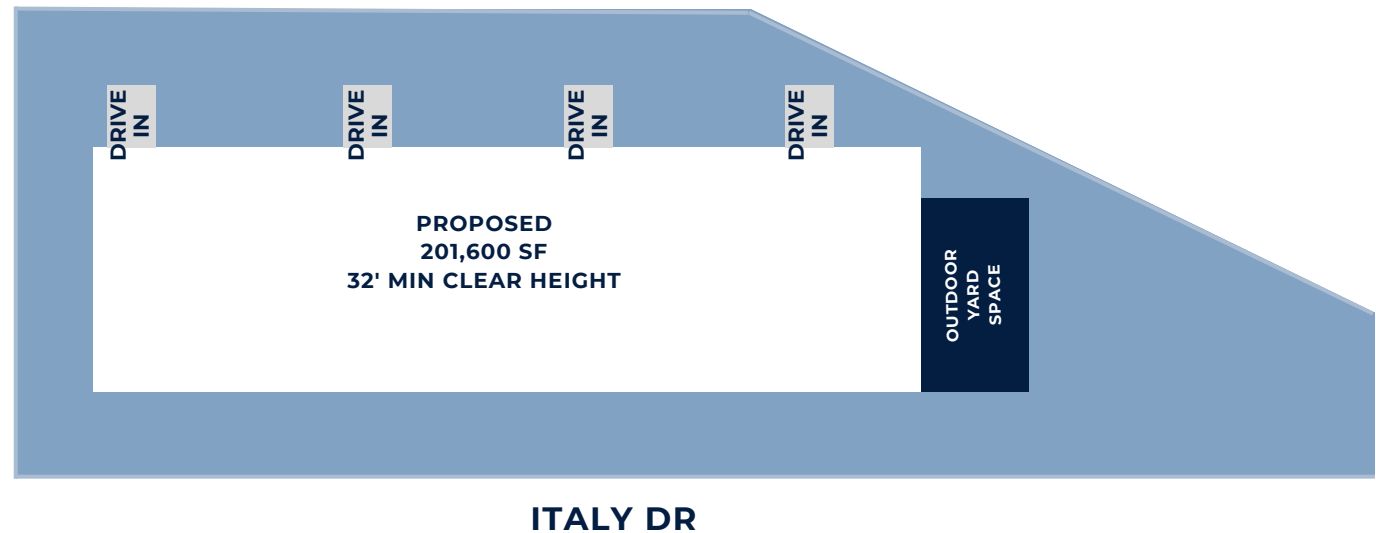
BUILDING DETAILS

455 ITALY DR

- Single-Load, Class A Industrial Warehouse
- +/- 201,600 SF
- BTS Office
- Divisible up to +/- 100,800 SF
- 32' Clear Height
- Optional Outdoor Storage w/ Secure Fencing
- Utilities at the street (power, water, sewer, data)

STREET COMMERCIAL REAL ESTATE

Street Commercial Real Estate is excited to present this Build-to-Suit available for sale or lease. The land features advantageous topography, minimizing site work and preparation during construction. Whether you're an owner-user or investor, this property provides flexibility for various user types. Strategically positioned in the heart of the world's largest industrial center and adjacent to Interstate 80, this opportunity allows convenient access to 8 states and 5 major west coast ports within a single day's drive. Permitting in TRIC is known for expedience, with most heavy industrial uses allowed by right, making development a breeze. Notable tenants in the Tahoe Reno Industrial Center include industry giants such as Tesla, Google, Walmart, Switch, Microsoft, and many others.



TARGETED USERS

455 ITALY DR

STREET COMMERCIAL REAL ESTATE

I2-HEAVY INDUSTRIAL ZONING

I(2)-Heavy industrial zoning indicates a variety of uses that frequently require large warehouses and ample storage. The property allows for a large range of uses and can be tailored to the use of the owner/tenant.

IDEAL TENANTS

- **Aerospace**
- **Battery Technology**
- **Electric Vehicle Technology**
- **Cold Storage**
- **High Tech Manufacturing**
- **Automotive**

TRIC NEIGHBORS

- **FedEx Supply Chain, Inc**
- **Battery Systems, Inc**
- **Panasonic Energy of North America**
- **AP Stainless Manufacturing**
- **XPO Logistics**

LOCATION HIGHLIGHTS

TAHOE RENO INDUSTRIAL CENTER

- Largest Industrial park in the world
- Roads, utilities, and resources in place for industrial capacity
- Grading/Building permits issued within 1 month of application
- 12 miles of dedicated frontage on I-80 freeway
- Less than 30 min drive to Downtown Reno

STREET COMMERCIAL REAL ESTATE

RENO/SPARKS

9 Mi



LOCATION HIGHLIGHTS

GREATER RENO AREA

TAX BENEFITS

- **NO Corporate Income Tax**
- **NO Personal Income Tax**
- **NO Capital Gains Tax**
- **NO Inventory Tax**
- **NO Franchise Tax**
- **NO Special Intangible Tax**
- **NO Unitary Tax**
- **NO Estate Tax**

KEY INDUSTRIES

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

PRO-BUSINESS CLIMATE

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

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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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Reno, NV 89509**

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STREET COMMERCIAL REAL ESTATE



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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