



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

FOR SALE

475 PITTSBURGH AVE

RENO, 89437



Matthew Harris
Principal - Broker
Matt.Harris@street-cre.com
NV RE #B.1002868
O: (775) 852-5225 Ext 1002
C: (775) 250-4684



Ben Harris
Principal
Ben.Harris@street-cre.com
NV RE #S.0187049
O: (775) 852-5225 Ext 1001
C: (775) 221-6846




Christian Stolo
Associate - Industrial
Christian.Stolo@street-cre.com
NV RE #S.0196067
O: (775) 852-5225 Ext 1003
C: (775) 842-7450

PROPERTY DETAILS

475 PITTSBURGH

- APN 005-051-54
- 3.74 Acres
- Vacant Industrial Acreage
- Zoning: I2 (Heavy Industrial)
- Potential Rail-Service
- Utilities at Street
- Flat Topography
- Located in Storey County (Tahoe Reno Industrial Center)



Street Commercial Real Estate is excited to present 475 Pittsburgh Ave. to the market for sale. 475 Pittsburgh is a 3.74 acre industrial land opportunity that is one of the few land listings with potential for rail service! This parcel features advantageous topography, minimizing site work and preparation during construction. Utilities are at the street, including power, water sewer and data. 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 the TRI-Center 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

475 PITTSBURGH

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

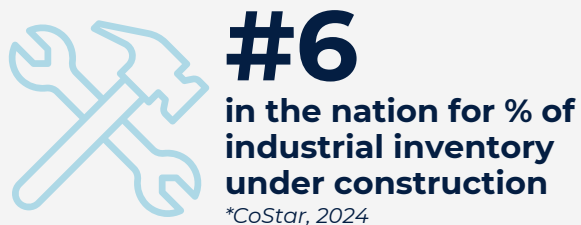


This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, or other professional advisor.

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!

**522 Lander St #200
Reno, NV 89509**

(775) 852-5225

admin@street-cre.com

www.street-cre.com



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

LANDLORD SERVICES TEAM



Matthew Harris

Principal - Broker
NV RE #B.1002868
O. (775) 852-5225 Ext 1002
C. (775) 250-4684
matt.harris@street-cre.com



Benjamin Harris

Principal
NV RE# S.0187049
O. (775) 852-5225 Ext 1001
C. (775) 221-6846
ben.harris@street-cre.com



Christian Stolo

Associate- Landlord Services
NV RE #S.0196067
O. (775) 852-5225 Ext 1003
C. (775) 842-7450
christian.stolo@street-cre.com