

FOR LEASE

1040 MATLEY LN STE 10

RENO, 89502

Street Commercial Real Estate
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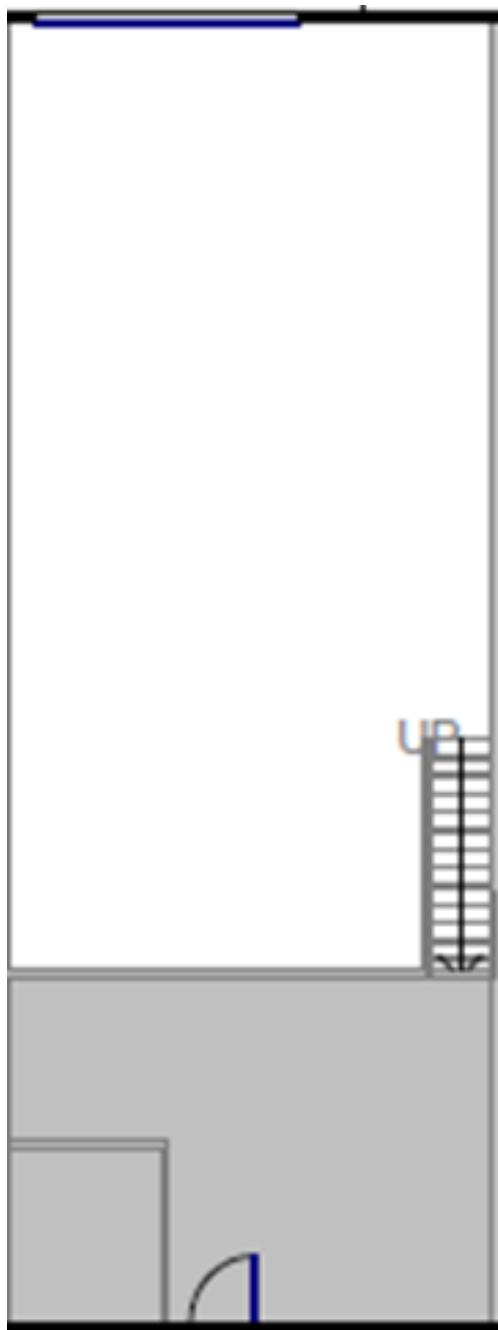
Christian Stolo

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PROPERTY **HIGHLIGHTS**

1040 MATLEY LN

- 1,320 SF Unit
- ~400-500 SF
Additional Mezzanine
- (1) 12' x 12' Drive-In
- 14' Clear Height
- Airport Submarket



PROPERTY PHOTOS

1040 MATLEY LN



This information supplied herein is from sources we deem reliable. It is provided with no warranty, 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, broker, or other professional advisor.

LOCATION HIGHLIGHTS

AIRPORT SUBMARKET

1040 Matley Lane is located in Reno's Airport/Plumb industrial corridor, roughly 2-3 miles from downtown and just west of Reno-Tahoe International Airport.

The area offers excellent access to I-580/U.S. 395 and I-80, making it well-suited for industrial, distribution, and service uses.

Nearby amenities along Plumb Lane and South Virginia Street provide convenient dining, retail, and hospitality options.

- Visible Frontage Along US 395/I-580
- ~1 Mile From Reno-Tahoe International Airport



REGIONAL ADVANTAGES

Northern Nevada's diversified industry base enabled a faster recovery from the pandemic, with the Reno-Sparks area reaching full employment in just 11 months, compared to 43 months in Southern Nevada.

Looking ahead, Nevada is projected to be among the top two fastest-growing states in the U.S., with 36,067 new jobs expected in 2026, alongside a population increase of 92,000+ people over the same period.

MARKET ACCESS

- 1-day reach to 60+ million consumers
- Within hours of major West Coast ports – ideal for national + international distribution
- 130+ daily flights / 20+ nonstop destinations from RNO Airport
- 3.3M+ passengers YTD and on track for 4.9M by 2025 (expanding via Project MoreRNO)

BUSINESS FRIENDLY TAX STRUCTURE

- NO corporate income tax
- NO personal income tax
- NO capital gains tax
- NO inventory tax
- NO franchise tax

WORKFORCE & LABOR ADVANTAGES

- 1.57M jobs statewide
- +6.37% YoY wage growth, signaling a competitive, expanding labor market
- Workforce programs supporting industrial employers:
 - Nevada Works
 - WINN customized training grants
 - College & industry partnerships for manufacturing, logistics, tech talent pipelines
- Unemployment driven by job seekers, not job losses—indicator of a healthy, expanding economy



\$4.18 ROI
FOR EVERY
\$1 ABATED

THROUGH STATE INCENTIVE PROGRAMS

+6.37% YOY
WAGE GROWTH

36,000 NEW JOBS
92,000 NEW RESIDENTS
EXPECTED IN 2026

CONTACT US

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

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OUR TEAM



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