

FOR LEASE

9985 MOYA BOULEVARD



Industrial
PRODUCT TYPE



±56,077 - 112,391
AVAILABLE SF



Contact Broker
RATE



Reno
LOCATION



NAI Alliance
LBA Logistics



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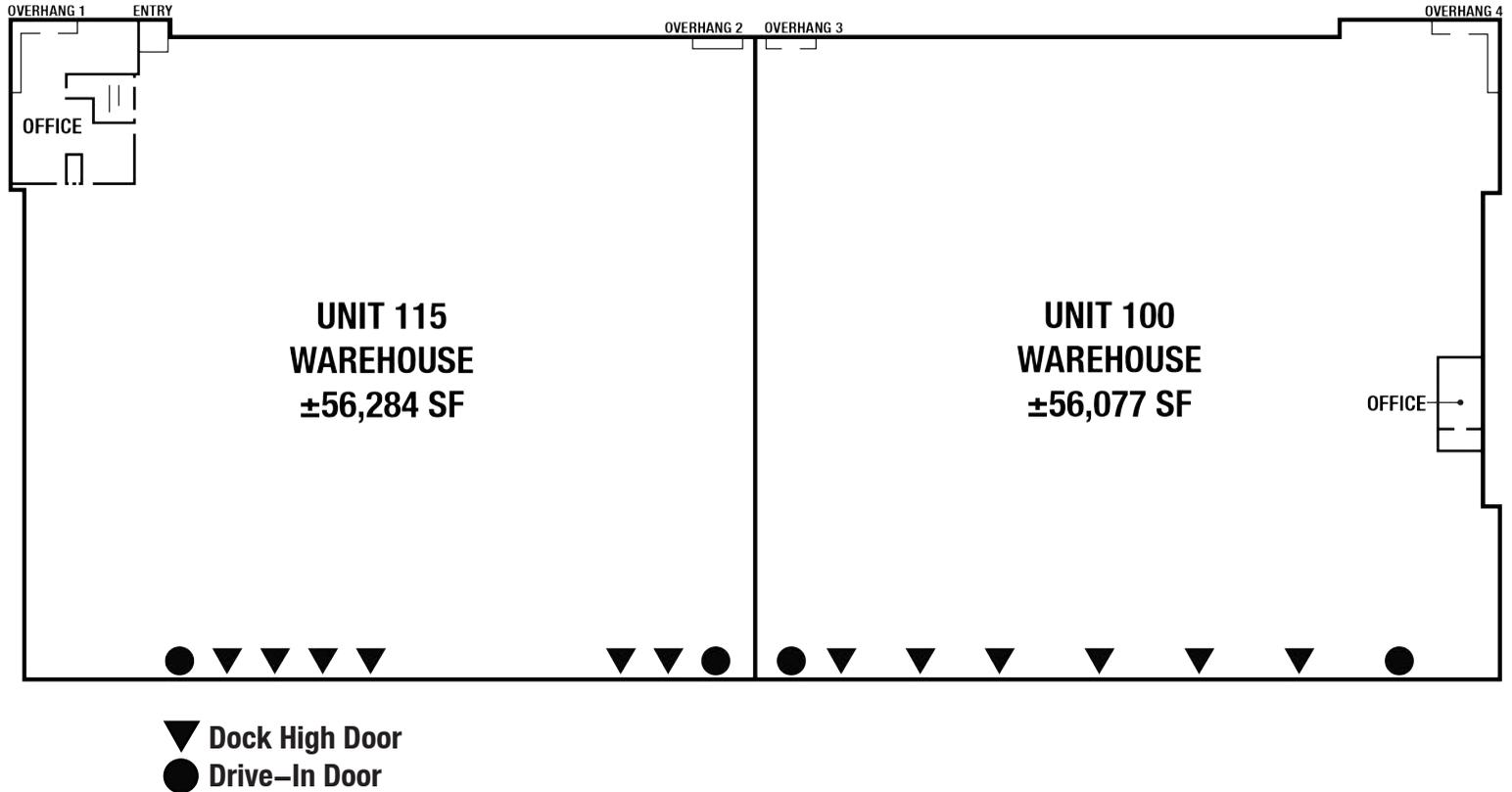
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Property Highlights

9985 Moya Boulevard is a brand new $\pm 112,391$ SF industrial building in Reno's premier North Valley Submarket. The new building sits on a ± 13.31 acre lot conveniently located off Moya Boulevard in the core of the industrial park, less than a five-minute drive from the nearest Highway 395 on/off ramp.

Property Details

Address	9985 Moya Boulevard Reno, NV 89506
Total SF	$\pm 112,391$
Available SF	$\pm 56,077 - 112,391$
Lease Rate	Contact Broker
Lease Type	NNN
Dock Doors	6 - 12 (24 Potential)
Drive-Ins	2 - 4
Clear Height	32'
Column Spacing	50' x 54'
Power	2000 Amp 240/480 Volt 3-Phase Heavy 750 KVA Transformer <i>Upon Tenant Verification</i>
Parking Spaces	40
Zoning	I - Industrial
Year Built	2023
APN	090-030-28

Aerial Map + Property Highlights


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5-MILE KEY FACTS



50,412
POPULATION



3.7%
UNEMPLOYMENT



2.9
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

5-MILE INCOME FACTS



\$86,935

MEDIAN
HOUSEHOLD
INCOME



\$36,651

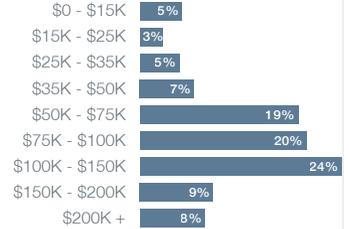
PER CAPITA
INCOME



\$269,767

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



529
BUSINESSES



7,647
EMPLOYEES

5- MILE EDUCATION FACTS

13%

NO HIGH
SCHOOL
DIPLOMA

30%

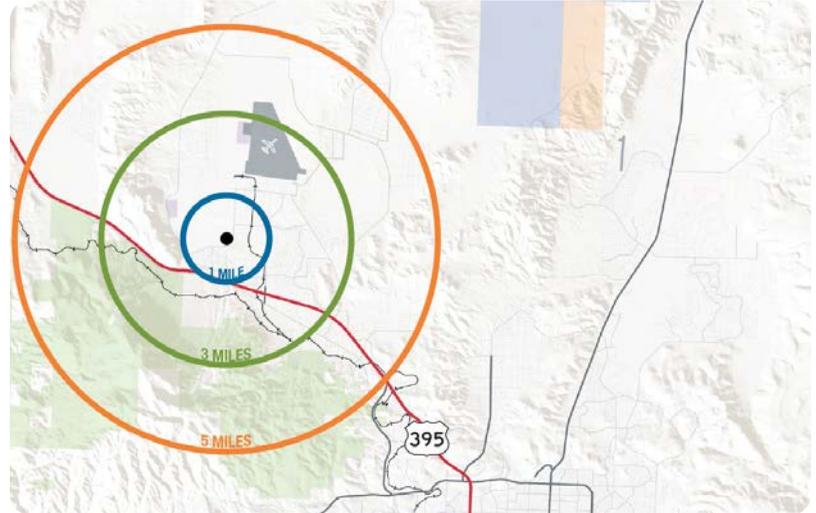
HIGH
SCHOOL
GRADUATE

34%

SOME
COLLEGE

23%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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SUBJECT

DISTANCE FROM SUBJECT

NEAREST 395 ON-RAMP	6 MI 7 MIN DRIVE
RENO-TAHOE AIRPORT	18 MI 25 MIN DRIVE
SOUTH RENO	22 MI 30 MIN DRIVE
CARSON CITY	38 MI 45 MIN DRIVE

Nearby Businesses


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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

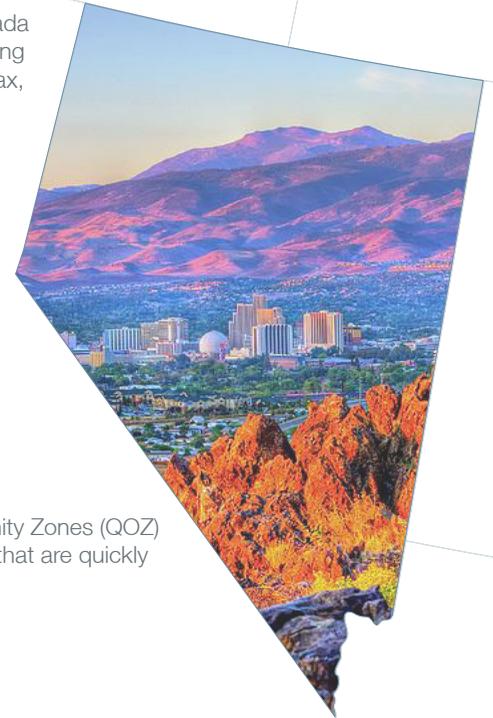
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

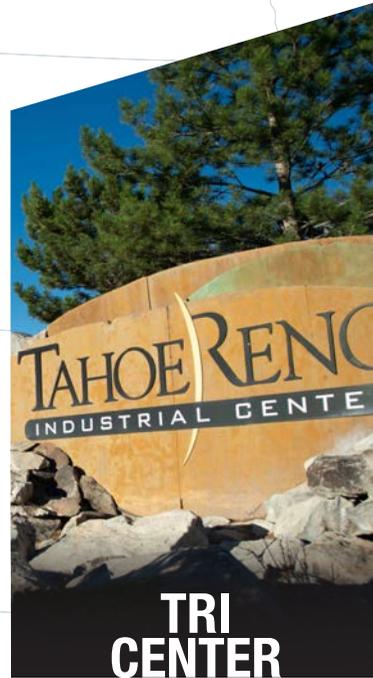
Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

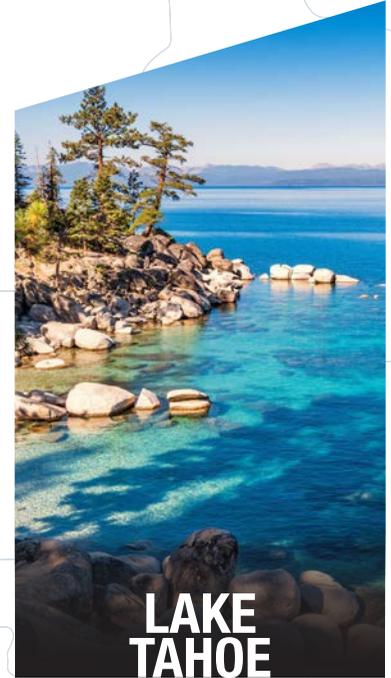
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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