

FOR LEASE

580 LOGISTICS CENTER



Industrial
PRODUCT TYPE



±115,680 SF
AVAILABLE SF



Class A
PRODUCT CLASS



Immediately
AVAILABLE



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±115,680 SF
AVAILABLE SF


22
DOCK DOORS


2
DRIVE-IN DOORS


32'
CLEAR HEIGHT


56' x 50'
COLUMN SPACING


Immediately
AVAILABLE





FOR LEASE

580 LOGISTICS CENTER



115,680 SF
BUILDING SIZE




Q2 2023
DELIVERY

Highlights

Address	9355 Gateway Drive Reno, NV 89521
Total SF	±115,680 (Divisible)
Dock Doors	22 (10 w/ 35,000 lb Pit Levelers)
Grade Level Doors	2 (12'x14')
Clear Height	32' (at First Column)
Column Spacing	56'x50' w/ 60' Speed Bays
Power	2,000 Amp 277/480 Volt 3-Phase
Fire Suppression	ESFR
Parking	80 Auto
Office Space	±2,452 SF (Spec)
Roof	60-mil Single Ply TPO R-32 Insulation 20-Year Warranty
Floor	6.5" Slab
Lighting	25FC LED

Aerial Map + Property Highlights


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2021 RENO DAILY TRAFFIC VOLUMES

1 ±32,000
NEVADA-CALIFORNIA
STATELINE

3 ±54,000
WEST RENO AT
180 AND MCCARRAN

6 ±51,500
EAST RENO AT
180 AND LOCKWOOD

±7,300
NEVADA-CALIFORNIA
STATELINE

4 ±121,000
180 AND 1580
INTERCHANGE

7 ±108,000
1580 AT
LONGLEY LANE

2 ±46,500
EAST VERDI
INTERCHANGE

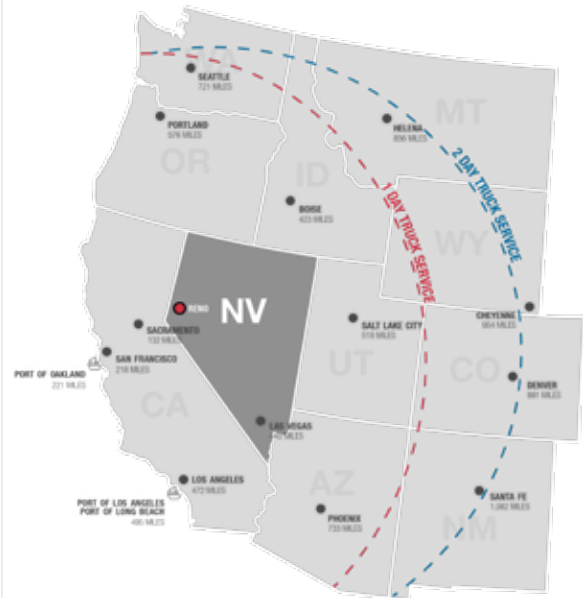
5 ±49,500
EAST RENO AT
180 AND VISTA BLVD



TRUCK SERVICE FROM RENO


±60 M
PEOPLE IN A
1-DAY DRIVE


±70 M
PEOPLE IN A
2-DAY DRIVE



FOR LEASE

580 LOGISTICS CENTER

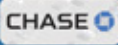
Downtown Reno

SUBJECT



DISTANCE FROM SUBJECT

NEAREST ON-RAMP	1 MI 4 MIN DRIVE
RENO-TAHOE AIRPORT	6 MI 10 MIN DRIVE
DOWNTOWN RENO	10 MI 14 MIN DRIVE
SACRAMENTO	146 MI via W
SAN FRANCISCO	232 MI via W
LAS VEGAS	445 MI via E
LOS ANGELES	465 MI via S
SALT LAKE CITY	524 MI via E



S VIRGINIA ST

580

SOUTH MEADOWS PKWY

Surrounding Area Businesses



±115,680 SF

AVAILABLE SF



22

DOCK DOORS



2

DRIVE-IN DOORS



32'

CLEAR HEIGHT



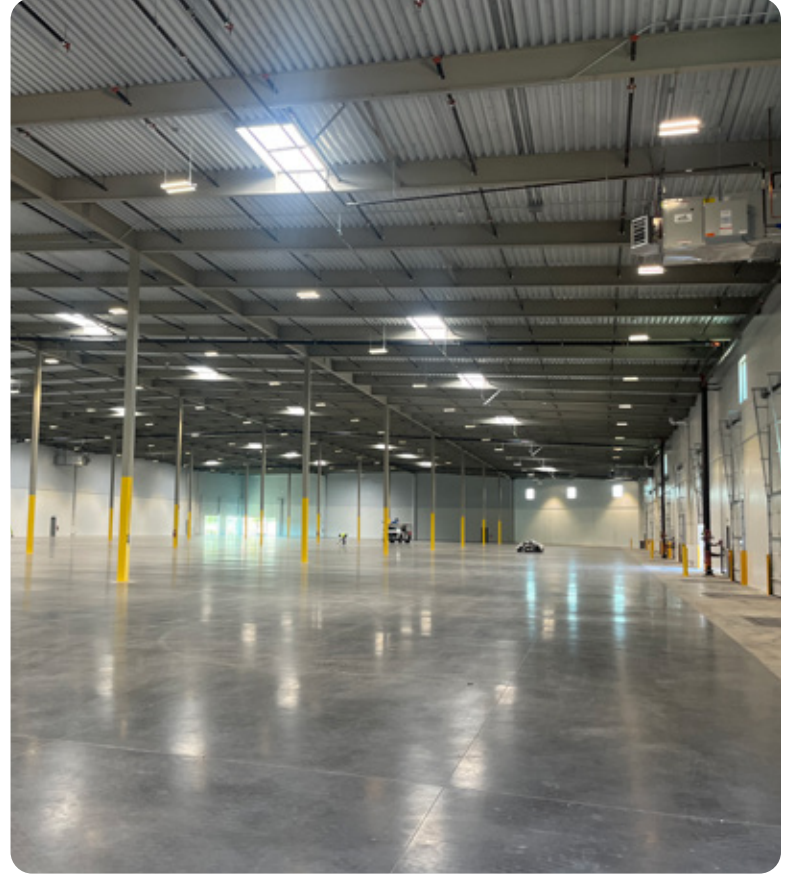
56'x50'

COLUMN SPACING



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COLUMN SPACING


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5-MILE KEY FACTS



129,603
POPULATION



2.9%
UNEMPLOYMENT



2.4
HOUSEHOLD
SIZE (AVG.)



40
MEDIAN
AGE

5-MILE BUSINESS FACTS



7,017
BUSINESSES



90,219
EMPLOYEES

5-MILE EDUCATION FACTS

9%

NO HIGH
SCHOOL
DIPLOMA

21%

HIGH
SCHOOL
GRADUATE

29%

SOME
COLLEGE

41%

BACHELOR'S
DEGREE

5-MILE INCOME FACTS



\$87,099

MEDIAN
HOUSEHOLD
INCOME



\$50,523

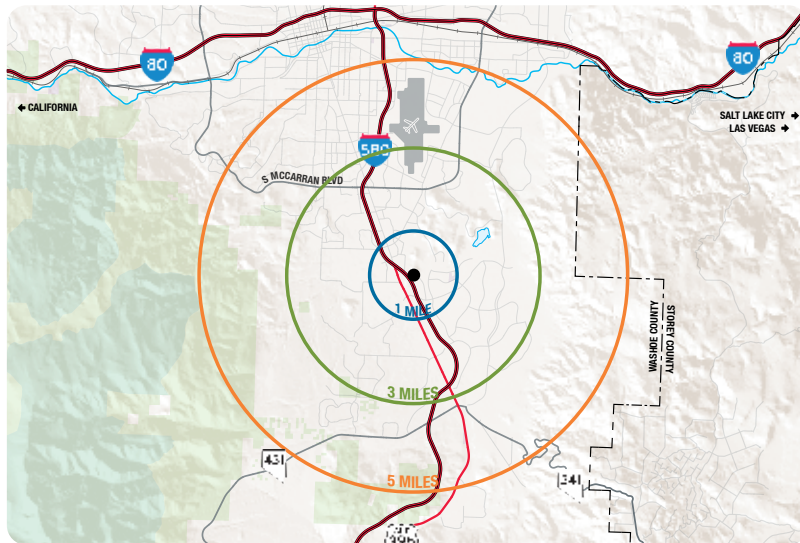
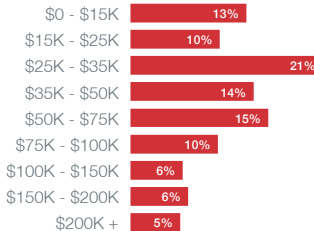
PER CAPITA
INCOME



\$167,103

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



Source: 5 Mile Demographic Profile by ESRI

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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

Q4 2022 Market Highlights

9.1 M SF
UNDER
CONSTRUCTION

0.89%
VACANCY
RATE

1.8 M SF
NET
ABSORPTION

9TH FASTEST
RENT GROWTH
GLOBALLY IN 2022

Source: 2020 State Business Tax Climate Index provided by the Tax Foundation
The Prologis Logistics Rent Index

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