

# 2130

**Dickerson Rd**

RENO, NV 89503

**MULTI-USE  
FLEX SPACE  
FOR LEASE**



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Located in West Reno near the Truckee River, this property offers convenient access to I-80 and Downtown Reno and is surrounded by local creators, makers, artists, and small businesses.

- ±2,575 SF flexible industrial workspace offering a versatile layout for a variety of business needs.
- Unit features a 12' x 12' roll-up door and will be delivered with fresh paint, new flooring in the office area, and in broom-clean condition.
- Includes a small office area with restroom access from the warehouse.
- Well-suited for general contractors, trade contractors, creative studios, makerspace users, custom fabrication, light manufacturing, business storage, and other flex industrial uses.



**Lease Rate** | \$1.40/SF NNN

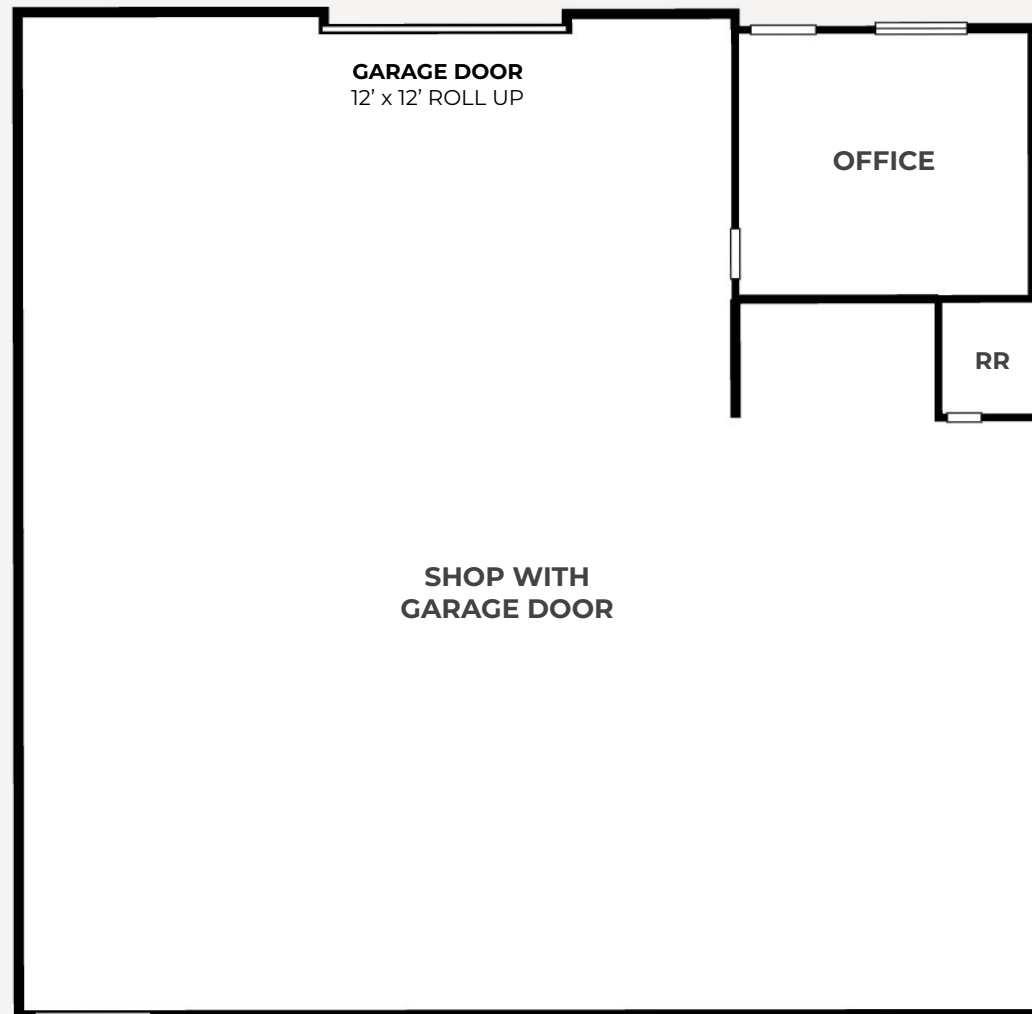
**NNN Expenses** | \$0.25 SF

**Size** | ±2,575 SF

**Zoning** | GC  
GENERAL COMMERCIAL

**APN** | 006-290-22

**FLOOR PLAN**  
**±2,575 SF**





AREA MAP



DOWNTOWN RENO



West Coast  
**Self-Storage**  
*The neighborhood experts!*



 **Sierra Water  
Gardens**



**COAUTO**

**2130  
DICKERSON RD**

DICKERSON RD

TRUCKEE RIVER

 **mountain  
vibes**  
SPECIALTY  
RENTALS

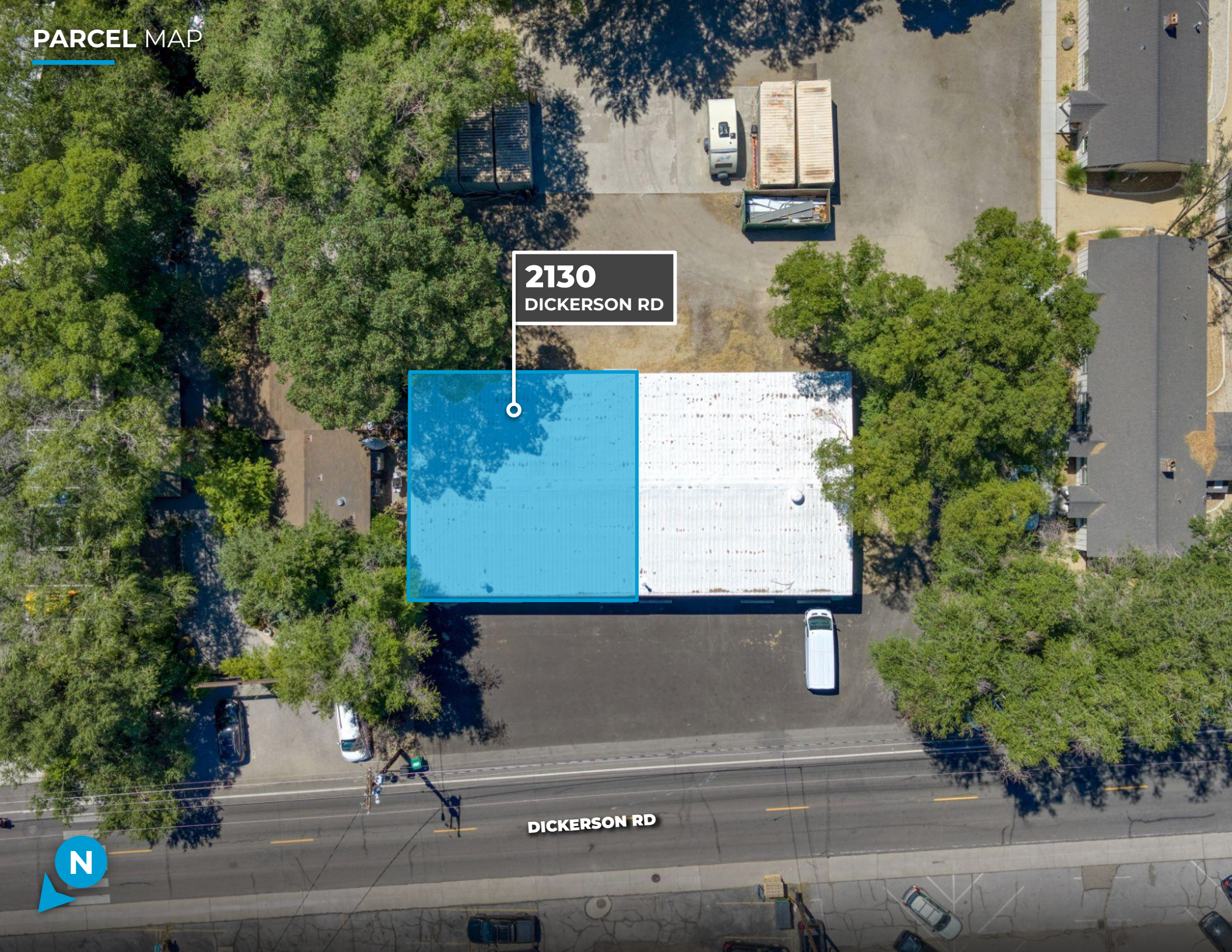




**2130**  
**DICKERSON RD**

**DICKERSON RD**

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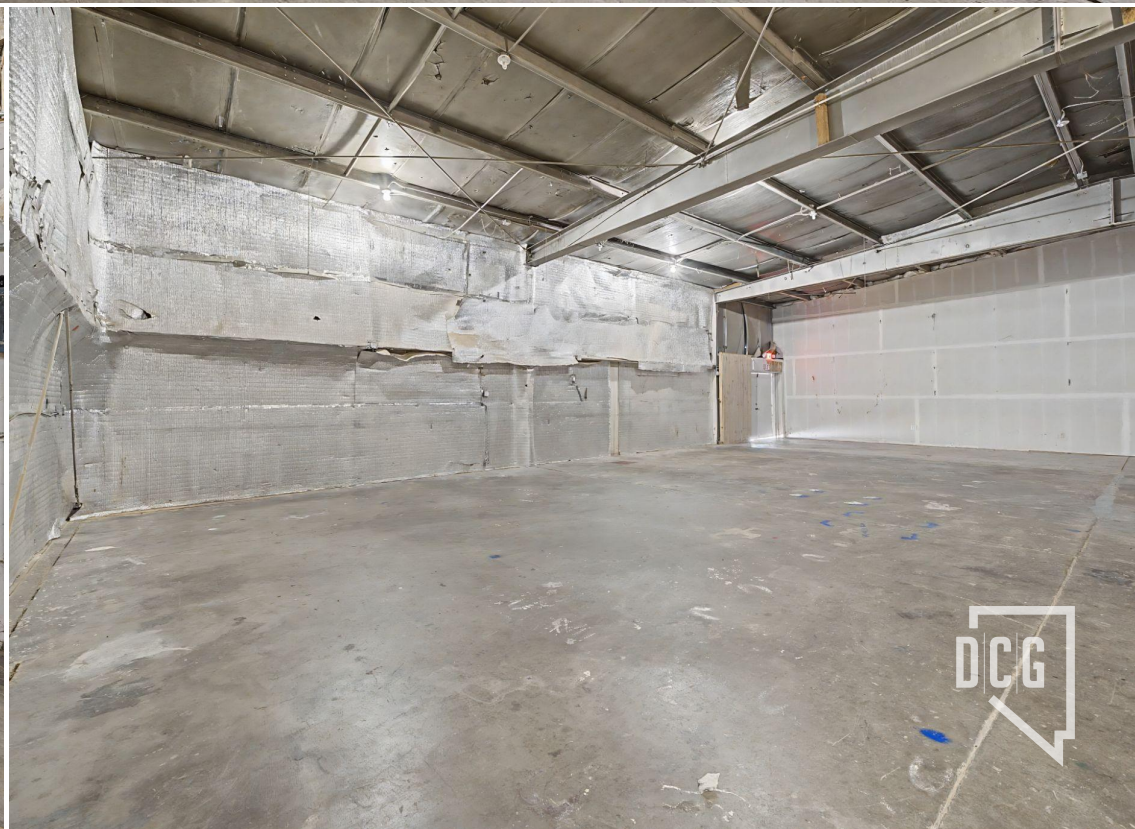
# PHOTOS



Photos reflect current condition. Prior to delivery, the unit will receive new LVP flooring in the office area, fresh paint, and professional cleaning.









PHOTOS





## NORTHERN NEVADA A Smart Choice for Growth

### HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states  
for best business tax  
climate and business  
incentives.

TESLA

EdgeCore  
Digital Infrastructure



Google

switch

LYTEN

NEW DEANTRONICS

Microsoft

Panasonic.

its  
logistics

REDWOOD  
MATERIALS



**19K**  
UNDERGRADUATE  
STUDENTS

**23K**  
TOTAL  
STUDENTS

**4K**  
GRADUATE  
STUDENTS

R1 - University for Research by Carnegie Classifications



**20** MINUTES  
TAHOE RENO  
INDUST. CENTER



**"Super-Loop"**  
Fiber Network  
IN PROGRESS



America's  
**DATA & TECH**  
Growth Frontier



**22** MINUTES  
Commute Time



### WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually



**3.5** HOURS  
TO BAY AREA



**2** HOURS  
TO SACRAMENTO



**NEVADA LITHIUM LOOP**  
Closed-loop system for lithium  
extraction, processing, and  
battery material recycling to  
support sustainable domestic  
EV supply chains.

Recognized by *US News* for being the No. 7  
across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation,  
according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)





## Business Assistance Programs



Sales, Use &  
Modified  
Business Tax  
Abatements



Incentives for  
Equipment,  
Property &  
Recycling



Specialized  
Programs for  
Data Centers and  
Aviation

## Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

### Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

## Nevada Tax Climate

Nevada's tax structure is designed for business success:

**NO**

Corporate or Personal Income Tax  
Inventory or Franchise Tax  
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



## NORTHERN NEVADA TOP COMPANIES

**5.4M SF**

Tesla Gigafactory

**1.3M SF**

7.2M SF Planned  
Switch Campus



ORMAT



STATE OF  
NEVADA



switch



CAESARS  
ENTERTAINMENT.



AMERCO  
INSURANCE



AMERCO



SNC  
SIERRA  
NEVADA  
CORPORATION



Renown  
HEALTH



its  
logistics



MONARCH  
CASINO RESORT SPA - BLACK HAWK



## TAX COMPARISONS

|                            | NV     | CALIFORNIA | ARIZONA | UTAH  | IDAHO  | OREGON | WASHINGTON |
|----------------------------|--------|------------|---------|-------|--------|--------|------------|
| state corporate income tax | NO     | 8.84%      | 4.9%    | 4.85% | 6.5%   | 6.6%   | NO         |
| individual income tax      | NO     | <13.3%     | <2.5%   | 4.55% | 5.695% | <9.9%  | NO         |
| payroll tax                | >1.17% | >1.5%      | NO      | NO    | NO     | >.9%   | .92%       |
| capital gains tax          | NO     | <13.3%     | <2.5%   | 4.55% | 5.695% | <9.9%  | 7-9.9%     |





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