

4910 LONGLEY LANE
STE. 101A, 101B, 102
RENO, NEVADA

CBRE

RENO DISTRIBUTION CENTER

NEW SPEC BUILD OUT | BROKER TOUR INCENTIVE



**±246,210 SF AVAILABLE
NOW LEASING**

SCAN QR CODE FOR 360 TOUR

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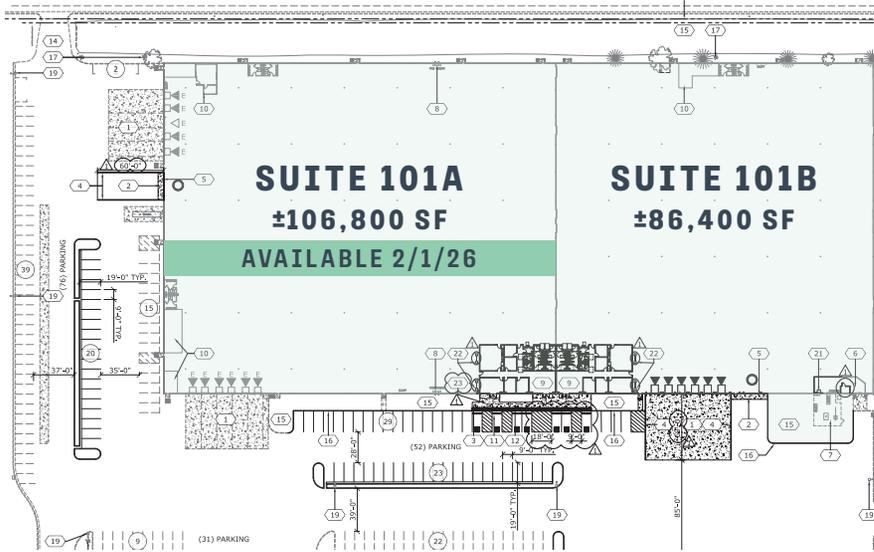
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LEASING SPACE OPTIONS

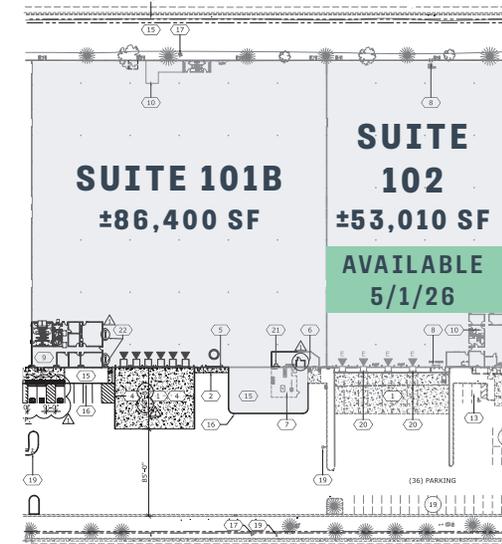
Option A

- Suite 101A & 101B: ±193,200 SF total



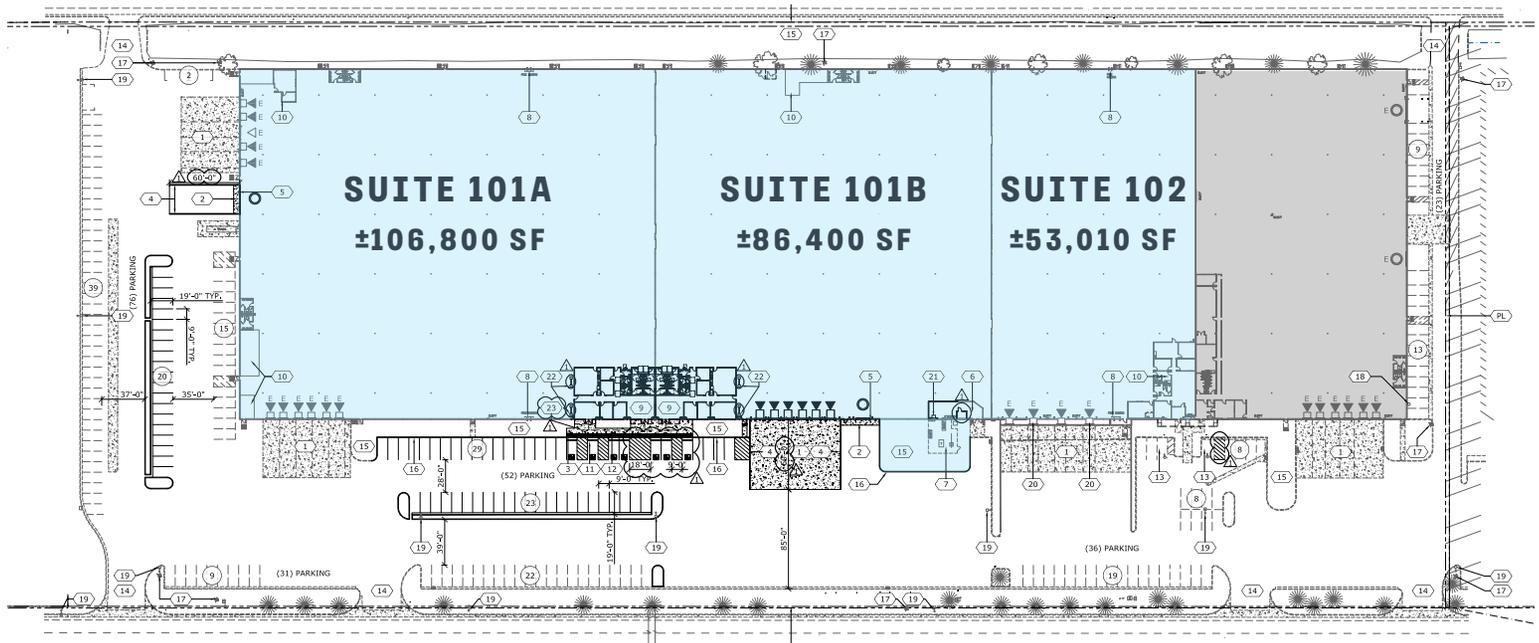
Option B

- Suite 101B & 102: ±139,410 SF total



Option C

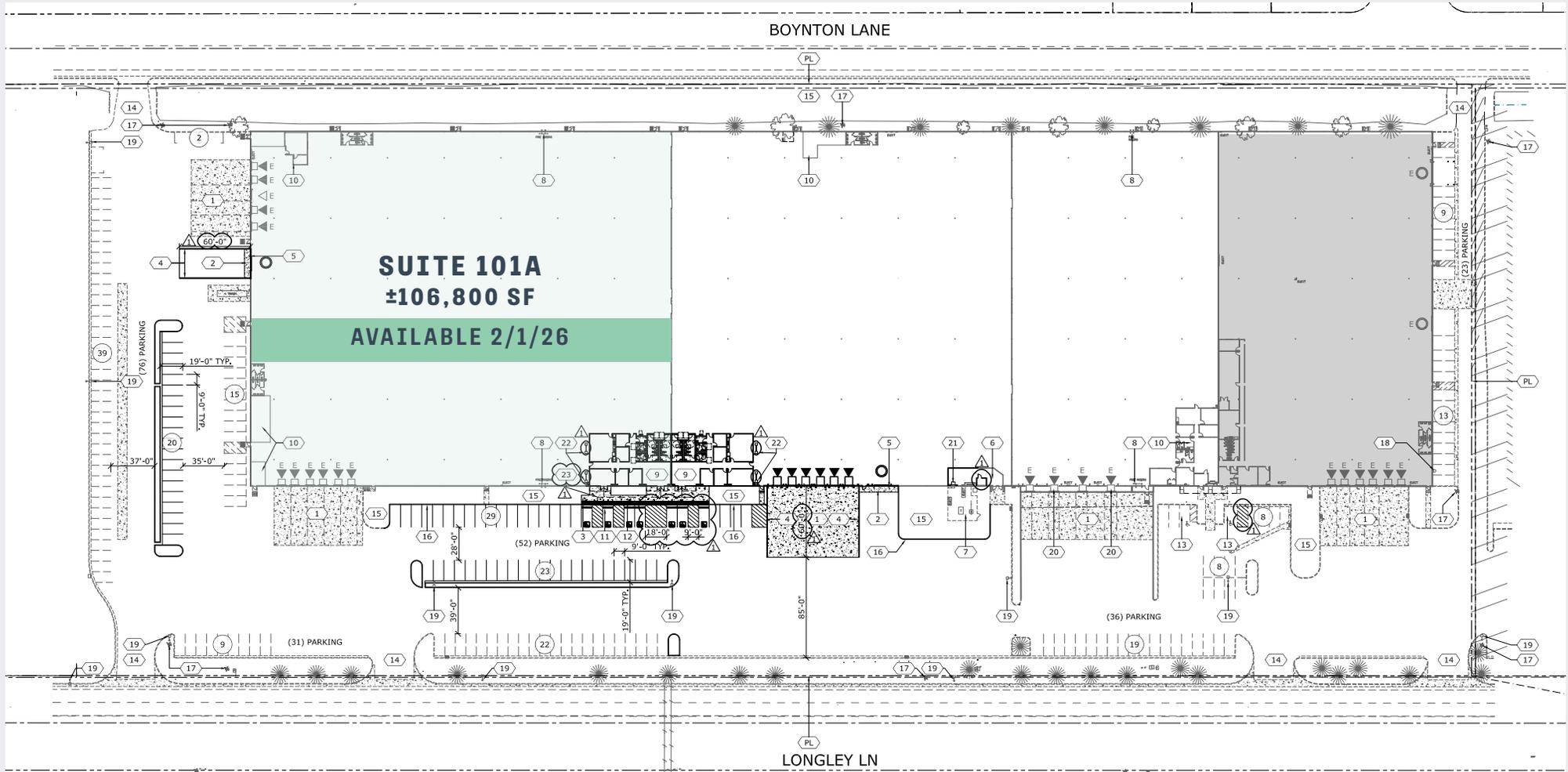
- Suite 101A, 101B & 102: ±246,210 SF total



SITE PLAN

Suite 101A - Available 2/1/26

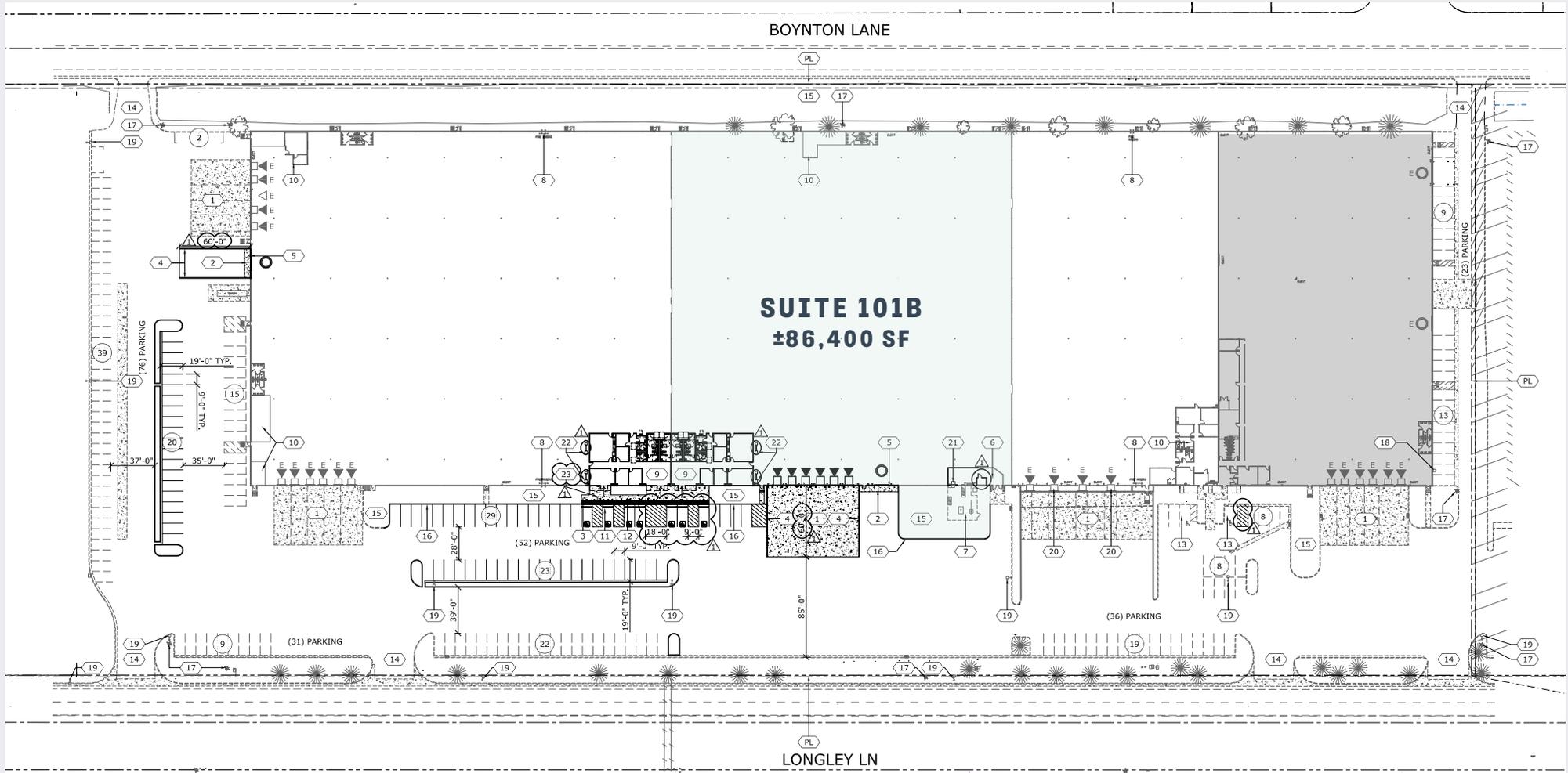
- Available SF: ±106,800 SF
- Build-to-Suit Office Space
- Clear Height: 22'
- Sprinklers: .33/3000
- Column Spacing: 48' x 51'
- Power: 400-800 Amps
- Dock Doors: 10
- Drive-In Doors: 2



SITE PLAN

Suite 101B

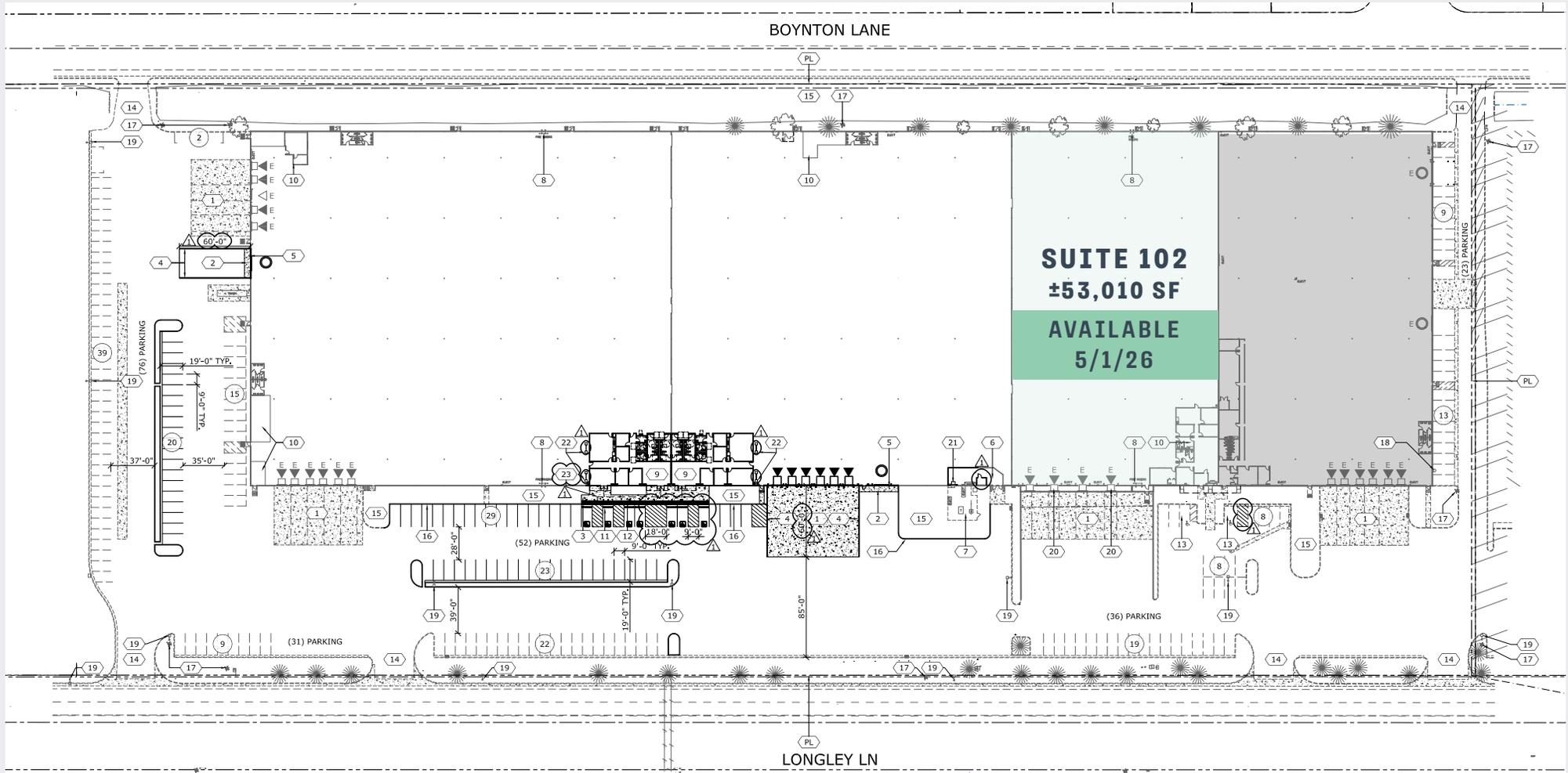
- Available SF: ±86,400 SF
- Office SF: ±3,000 SF New Spec Office
- Clear Height: 22'
- Sprinklers: .33/3000
- Column Spacing: 48' x 51'
- Power: 800-1200 Amps
- Dock Doors: 6
- Drive-In Doors: 1



SITE PLAN

Suite 102 - Available 5/1/26

- Available SF: ±53,010 SF
- 2,696 SF Build-to-Suit Office Space
- Clear Height: 22'
- Sprinklers: .33/3000
- Column Spacing: 48' x 51'
- Dock Doors: 4
- Drive-In Doors: 1



ABOUT THE RENO REGION

TAX ADVANTAGES

- **UNTAXED:** Corporate Income, Personal Income, Franchise, Unitary, Inventory, Inheritance, and Estates

QUALITY OF LIFE ADVANTAGES

- Affordable Living Costs
- Emerging New Downtown
- Recreation Opportunities

THE NEW NORTHERN NEVADA

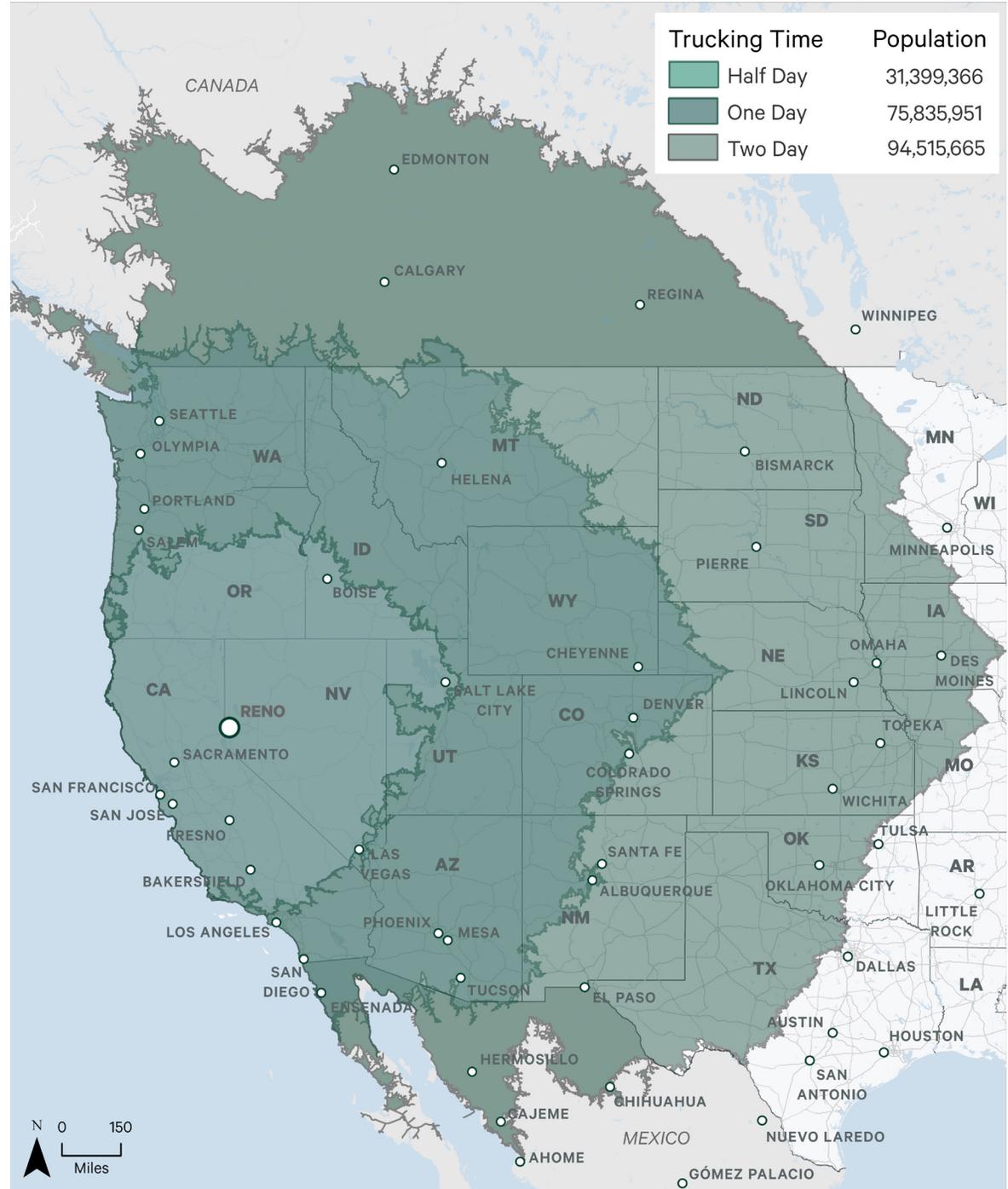
- Home to Tesla, Switch, E-Bay, Rackspace, Zulily, Jet.com, Alltrade Tools, Intuit, and more

OPERATING ADVANTAGES

- Strategic location central among the eleven western states
- Room for new and expanding companies with a wide range of financial resources and entrepreneurial services and support

TRANSPORTATION ADVANTAGES

- Less than 1-day truck service to approximately 60 million customers, 8 states, and 5 major ports, and 2-day truck service



THE NEW NEVADA

Grow Your Business Here



GREATER RENO - SPARKS

- **100 companies** have relocated here in 3 years.
- Cost of living .9% lower than national average.
- Ranked in **Top 100** places to live.
- Ranked in **35 best cities** for millennials to work.
- Average commute **22 min.**



BUSINESS FRIENDLY

- Ranked in **Top 10** states for best business tax climate.
- Ranked in **Top 10** states for business incentives.



TECHNOLOGY INFRASTRUCTURE

- Major data centers: **Switch, Apple, Ebay, Rackspace.**
- Research Collaboration.
- Home to **Microsoft, Intuit, Sierra Nevada Corp.**
- **“Super-Loop”** Fiber Network in Progress.



REAL ESTATE, LAND, RESOURCES

- Affordable large-scale real estate and water available.
- Large Industrial Space.
- **Tesla Gigafactory** in the Tahoe Reno Industrial Center.



SHIPPING HUB

- Less Than 1-Day Truck Service To > **60 M Customers, 8 States, 5 Major Ports.**
- **2-Day** Truck Service to **11 States.**



ENTREPRENEURIAL ECOSYSTEM

- Ranked as one of the **14** best startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**



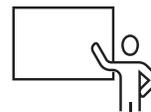
TAX ADVANTAGES

- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax



TIER 1 UNIVERSITY

- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications



WORKFORCE DEVELOPMENT

- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.



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