

±2 AC PARCEL FOR SALE

2955 WALTHAM WAY

SPARKS, NV 89437

SALE PRICE: \$1,000,000



WALTHAM WAY

PROPERTY FEATURES



Cushman & Wakefield is pleased to present ± 2 acres of I-2 (Heavy Industrial) zoned land for sale at 2955 Waltham Way, located within the Tahoe-Reno Industrial Center (TRIC) in Storey County, Nevada. This vacant parcel offers flexible development potential, suited for outdoor storage, truck and trailer parking, or future ground-up industrial construction, and benefits from recently upgraded NV Energy power infrastructure along the property frontage. Situated within one of Northern Nevada's most active industrial submarkets, where available land is increasingly scarce, this offering presents a compelling opportunity for investors, owner-users, and developers seeking a well-positioned industrial site in the greater Reno-Sparks region.

2955 Waltham Way is located within the Tahoe-Reno Industrial Center (TRIC), one of the largest master-planned industrial parks in the United States and a cornerstone of Northern Nevada's advanced manufacturing, logistics, and data center growth. TRIC provides direct access to Interstate 80 and USA Parkway, connecting the site to the greater Reno-Sparks metro area, Northern California, and key western U.S. distribution routes. The park is home to a growing roster of national and global companies, and the property benefits from direct Waltham Way frontage within the TRI Industrial General Improvement District (GID).

PROPERTY HIGHLIGHTS

- ± 2 acres of I-2 (Heavy Industrial) zoned land within the Tahoe- Reno Industrial Center (TRIC)
- Approved by Storey County for outdoor storage, truck, and trailer parking use
- New NV Energy power infrastructure recently installed along the property frontage (2024)
- Flexible zoning supports outdoor storage/laydown yard, truck and trailer parking, or future ground-up industrial development
- Located within the TRI Industrial General Improvement District (GID)
- Frontage on Waltham Way, an 80-ft dedicated Storey County right-of-way
- Positioned in one of Northern Nevada's most active industrial submarkets, where available industrial land in the broader Reno/Sparks area is increasingly scarce



± 2 ACRES
TOTAL SITE SIZE



\$1,000,000
SALE PRICE



LAND ([View Property](#))
PROPERTY TYPE



005-041-09
APN



HEAVY INDUSTRIAL
ZONING



NV Energy service available at frontage
(Recently Upgraded 2024)

WHY NEVADA

DESTINATION	DRIVE TIME
Downtown Sparks	25 minutes
Downtown Reno	35 minutes
California Border (Verdi)	45 minutes
Pyramid Lake	35 minutes
Reno-Tahoe International Airport (RNO)	30 minutes
Reno-Stead Airport (RTS)	50 minutes

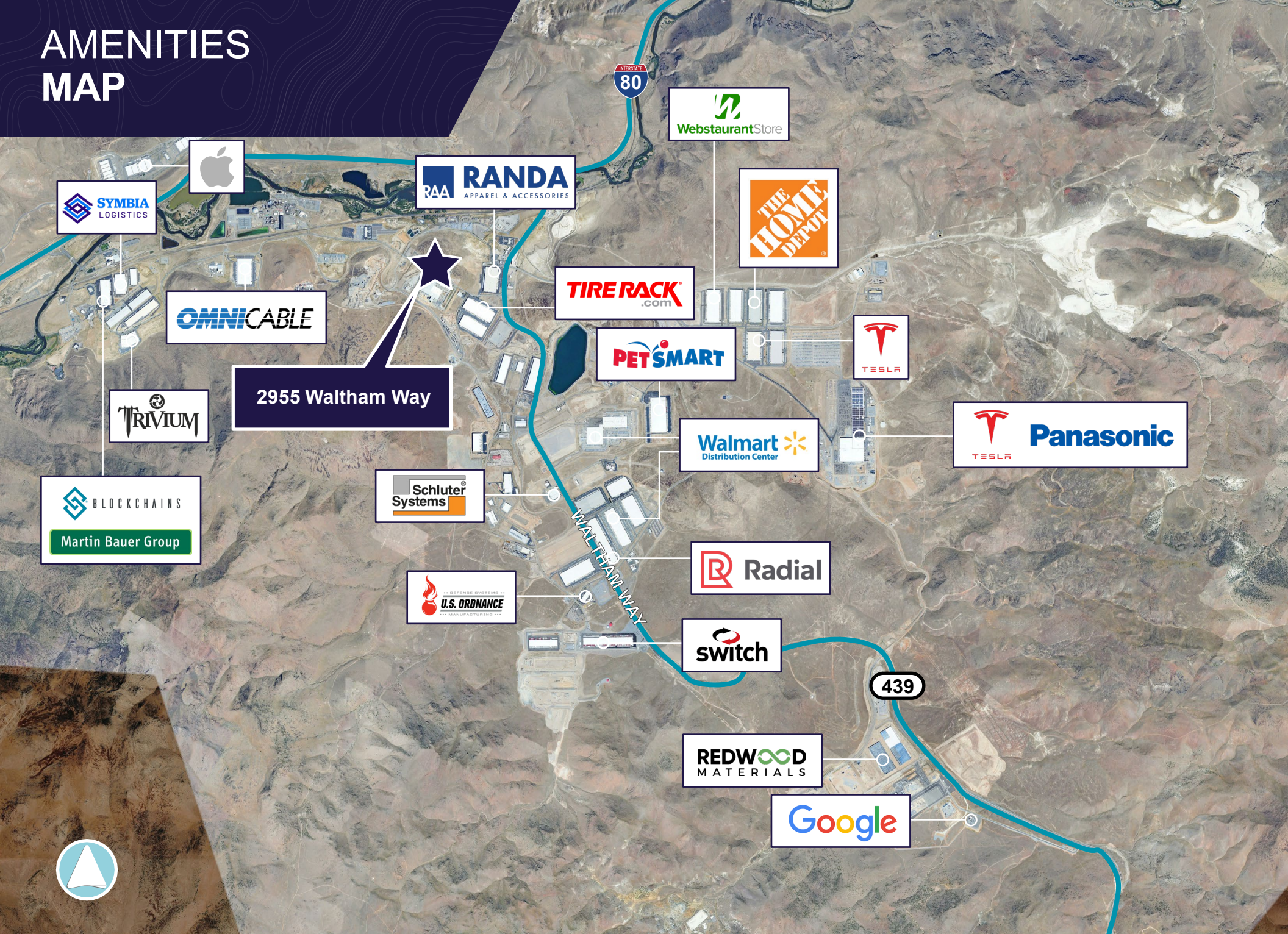
NO TAX ON:

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income

TAX ABATEMENT ON:

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for recycling)

AMENITIES MAP





WALTHAM WAY

FOR MORE INFORMATION, PLEASE CONTACT:

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