

FOR LEASE

Sierra Vista Business Park

5301 Longley Lane, Reno NV 89511



Virtual Tours Available



PROPERTY FEATURES

Leasing Available

5301 Longley Lane is a recently renovated industrial property featuring all-new roofs completed in 2023. Offering a rare modified gross lease structure, the property provides tenants with greater cost predictability in a market dominated by NNN opportunities. Centrally located with convenient access throughout the Reno–Sparks market, 5301 Longley Lane offers an ideal combination of location, flexibility, and value.

Building Size:	165,808 SF
Power:	3 Phase
Grade Level Door:	12'
Clear Height:	14'
Roof Replaced:	2023
Lease Type:	Modified Gross



ZONING

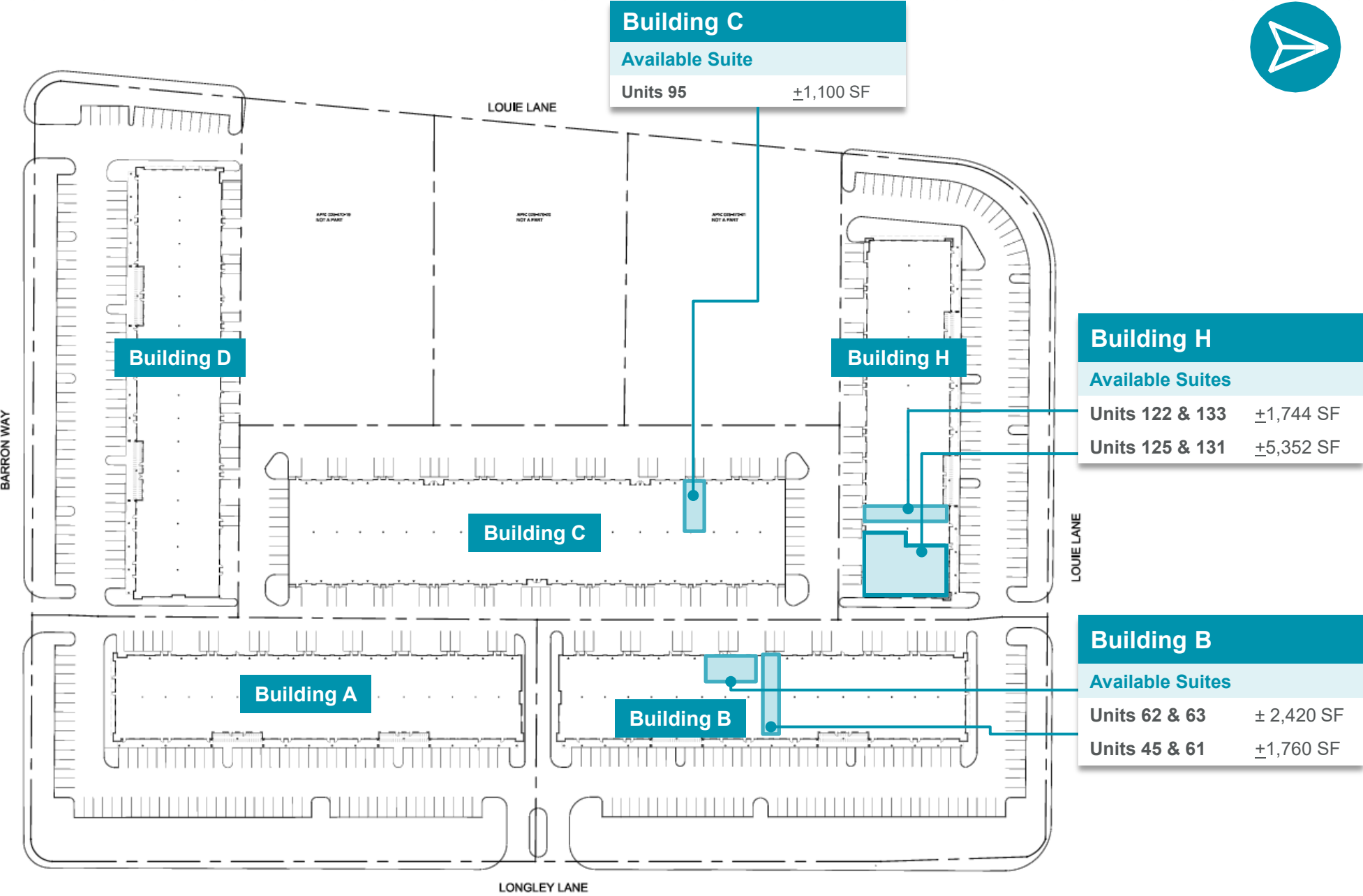


Sierra Vista
Business Park

Reno – Tahoe
Airport

Call about
Availability

SITE PLAN



Leasing Availability

AVAILABLE SPACES

5301 LONGLEY LANE | RENO

Click here or Scan here for the Virtual Tour



AVAILABLE NOW

BUILDING B: Units 62 & 63

Available	Now
Space Available	± 2,420 SF
Lease Rate	\$1.60 Modified Gross

54' 5" x 43' 8"
2,265 sq. ft.

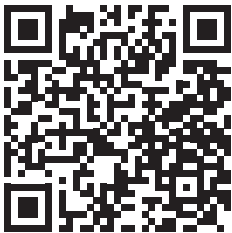
7' 0" x 7' 2"
50 sq. ft.

7' 0" x 6' 11"
48 sq. ft.

AVAILABLE SPACES

5301 LONGLEY LANE | RENO

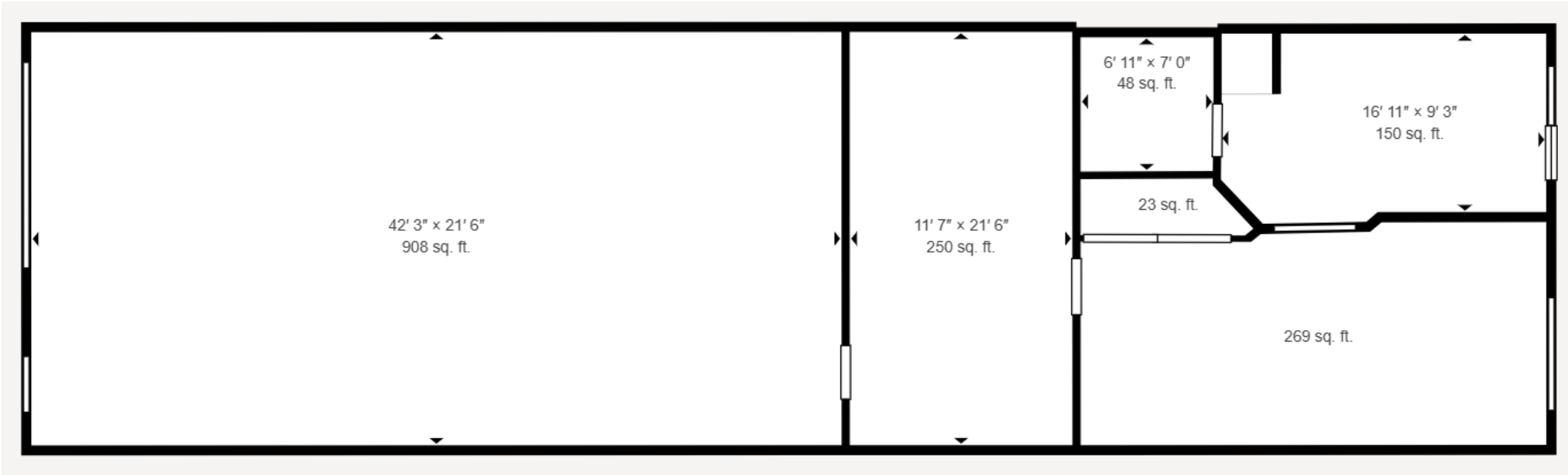
Click here or Scan here for the Virtual Tour



AVAILABLE NOW

BUILDING B: Units 45 & 61

Available	Now
Space Available	± 1,760 SF
Lease Rate	\$1.60 Modified Gross



AVAILABLE SPACES

5301 LONGLEY LANE | RENO

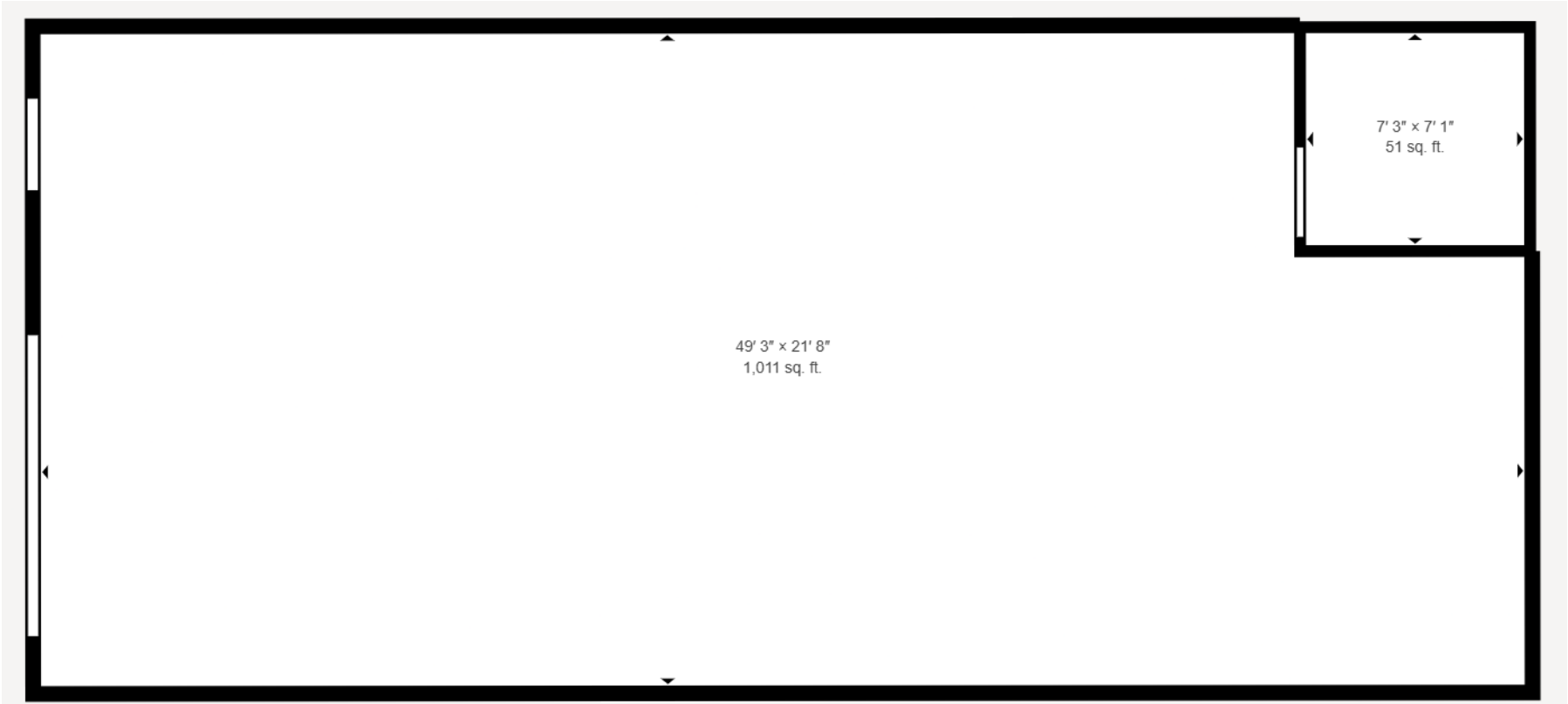
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AVAILABLE NOW

BUILDING C: Units 95

Available	Now
Space Available	±1,100 SF
Lease Rate	\$1.30 Modified Gross



AVAILABLE SPACES

5301 LONGLEY LANE | RENO

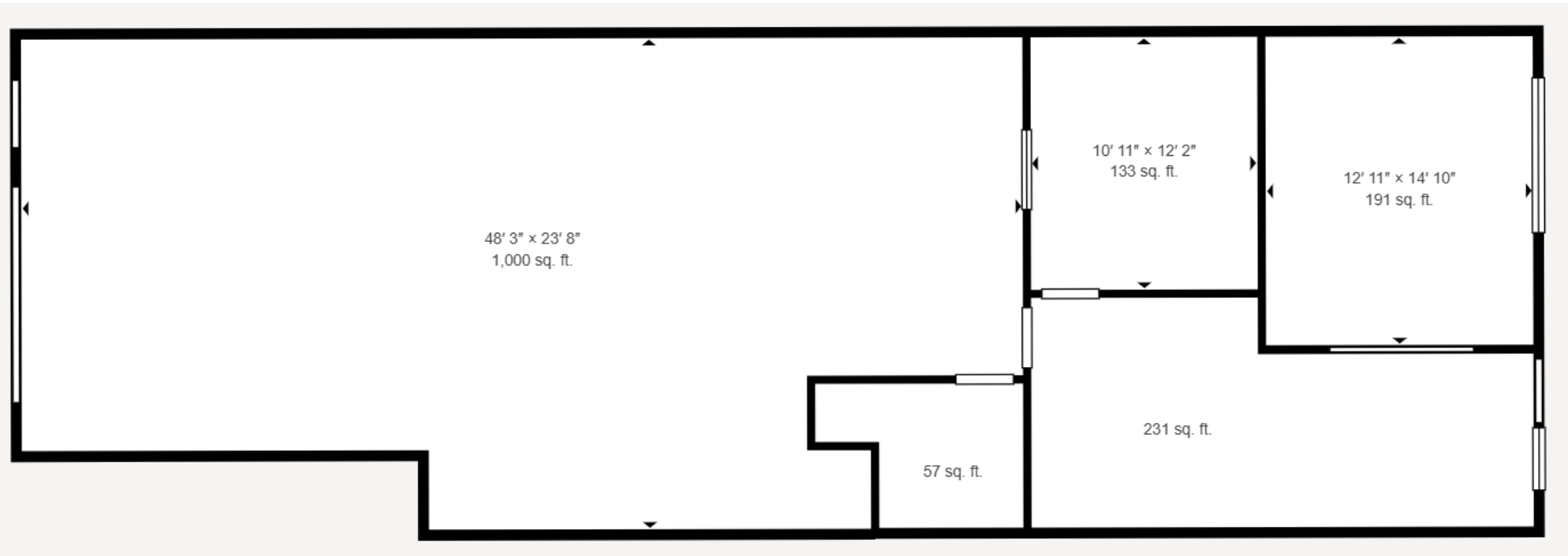
Click here or Scan here for the Virtual Tour



AVAILABLE NOW

BUILDING H: Units 122&133

Available	Now
Space Available	±1,744 SF
Lease Rate	\$1.60 Modified Gross



AVAILABLE SPACES

5301 LONGLEY LANE | RENO

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AVAILABLE NOW

BUILDING H: Units 125 - 131

Available

Now

Space
Available

±5,352 SF

Lease Rate

\$1.60 Modified Gross

DRIVE TIMES



6.7 Miles

Reno-Tahoe Int'l Airport



6.3 Miles

Downtown Reno



20 Miles

California Border



18 Miles

Reno/Stead Airport



40 Miles

Lake Tahoe

REGIONAL LOGISTICS ADVANTAGE



60M customers + 8 states

within a 1-day truck drive;
11 states accessible within a
2-day drive



Direct interstate access

I-80 east/west and US-395/
I-580 north/south



**Tahoe-Reno Industrial
Center**

~30 minutes east via I-80 •
Tesla + major 3PLs



Reno – Tahoe Airport

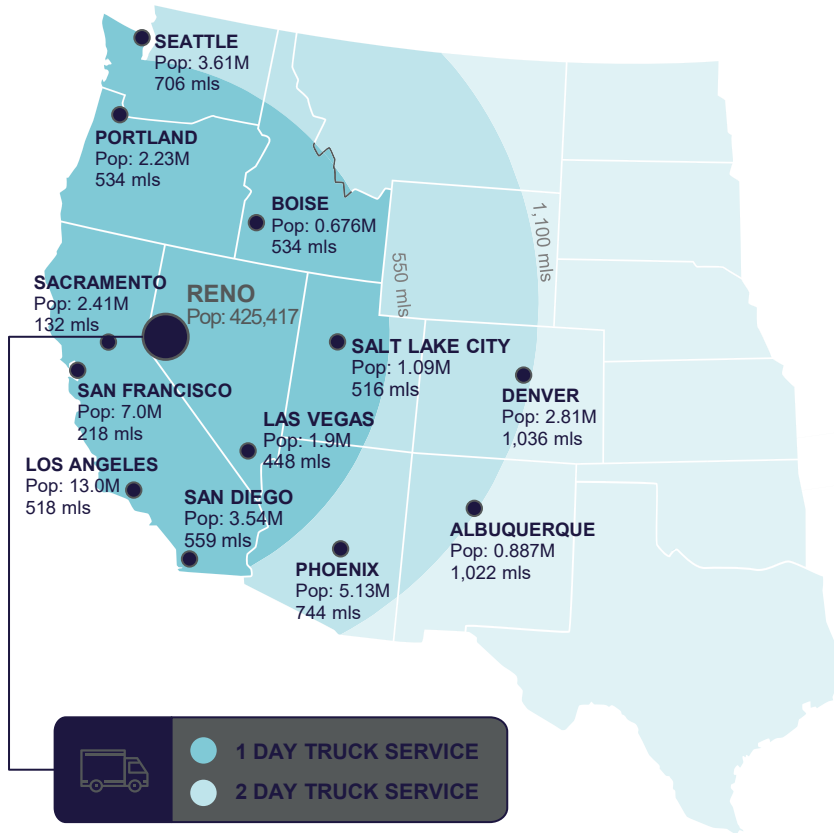
Sierra Vista
Business Park

AIRWAY DRIVE

LONGLEY LANE

THE NEW NORTHERN NEVADA

A DISTRIBUTION HUB



Nevada State Incentives

- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workers' compensation rates
- State-qualified employee hiring incentive



Transportation

- Reno-Tahoe Int'l Airport: **15.8 miles**
- Reno-Stead FBO: **18.6 miles**
- UPS Regional: **17.4 miles**
- FedEx Ground: **14.2 miles**



Helpful Links

- **Business Costs**
<https://northernnvnow.com/business-relocation-advantages/>
- **Business Incentives**
<http://goed.nv.gov/programs-incentives/incentives/>
- **Quality of Life**
<https://northernnvnow.com/live-play/>

TAX COMPARISON	NEVADA	CALIFORNIA	ARIZONA	IDAHO	OREGON	WASHINGTON
Corporate Income Tax:	0% (Commerce Tax may apply)	8.84%	4.9%	5.8%	6.6% – 7.6%	0% (B&O Tax applies)
Personal Income Tax:	0%	Up to 13.3%	2.5% (flat)	5.3%	Up to 9.9%	0% on wages
Payroll Tax:	No state payroll tax	State Disability Insurance (SDI) ~1.2%	No separate state payroll tax	No separate state payroll tax	Statewide Transit Tax 0.1%	Paid Family & Medical Leave ~0.92%
Property Tax (Annual):	~0.90%	~0.90%	~0.60%	~0.70%	~1.00%	~0.90%
Property Tax on \$25M Asset:	~\$18,750/month	~\$18,750/month	~\$12,500/month	~\$14,583/month	~\$20,833/month	~\$18,750/month
Unemployment Tax:	0.25% – 5.40%	1.5% – 6.2%	0.08% – 18.78%	0.36% – 5.40%	0.9% – 5.4%	0.27% – 6.03%+
Capital Gains Tax:	0%	13.3%	2.5%	5.3%	9.9%	7% on qualifying gains above the state exemption
Population:	3.28 million	39.36 million	7.62 million	2.03 million	4.27 million	8.00 million
Combined Population of All Six States	3.28M	39.36M	7.62M	2.03M	4.27M	8.00M



CONTACT

SAKARA FEREBEE

Associate

+1 775 688 9277

sakara.ferebee@cushwake.com

Nv Lic. S.0199687

AMANDA EASTWICK, SIOR, CCIM

Director

+1 775 851 5321

amanda.eastwick@cushwake.com

Nv Lic. BS.0146113

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