

FOR LEASE

TURNER AIR CROSSING

4690 Longley Lane, Reno, NV

CUSHMAN & WAKEFIELD

TURNER AIR CROSSING

4690 LONGLEY LANE | RENO

Property Features

Turner Air Crossing presents an opportunity to lease space within one of Reno's established Class A industrial-flex business parks. Designed to accommodate a diverse range of office, showroom, warehouse, and light industrial users, the property offers flexible suite configurations, professional ownership, and a well-maintained campus environment. Its adaptable layouts, quality construction, and institutional management create an ideal setting for businesses seeking operational efficiency, long-term stability, and room to grow within Northern Nevada's premier commercial market.

Total Building Space:	±108,492 SF
Site Area:	3.49 AC
Loading:	Drive in Doors
Clear Height:	14’
Power:	3-Phase Power
Sprinklered:	Yes
Zoning:	Flexible Industrial Zoning
Use:	Warehouse Capability
Tenants:	Flowing Tide, High Mark Distillery, I Sleep
Year Built/Renovated:	2001/2022
Comments:	• High-traffic location with prominent visibility • Minutes to Reno-Tahoe International Airport • Immediate US-395 / I-580 Access





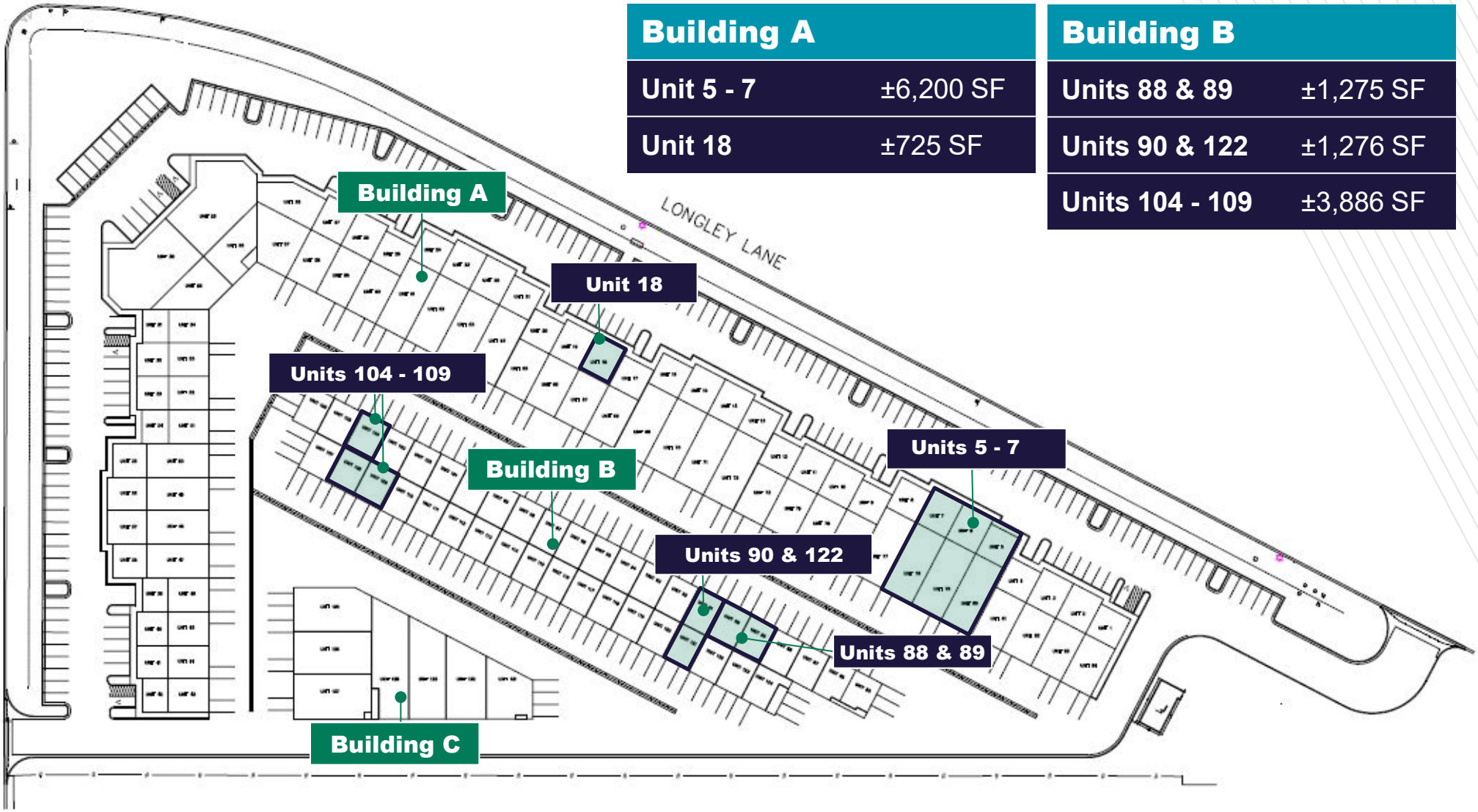
TURNER AIR CROSSING SITE PLAN

4690 LONGLEY LANE | RENO

AVAILABLE SPACE

Building A	
Unit 5 - 7	±6,200 SF
Unit 18	±725 SF

Building B	
Units 88 & 89	±1,275 SF
Units 90 & 122	±1,276 SF
Units 104 - 109	±3,886 SF



AVAILABLE SPACES

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AVAILABLE NOW

BUILDING A: Units 5 - 7	
Available	2/1/2027
Space Available	±6,200 SF
Lease Rate	Negotiable
Triple Net	$0.39 PSF per Month

BUILDING A: Unit 18	
Available	1/1/2027
Space Available	±725 SF
Lease Rate	Negotiable
Triple Net	$0.39 PSF per Month

BUILDING B: Units 88 & 89	
Available	Now
Space Available	±1,275 SF
Lease Rate	Negotiable
Triple Net	$0.39 PSF per Month

BUILDING B: Units 90 & 122	
Available	Now
Space Available	±1,276 SF
Lease Rate	Negotiable
Triple Net	$0.39 PSF per Month

BUILDING B: Units 104 - 109	
Available	2/1/2027
Space Available	±3,886 SF
Lease Rate	Negotiable
Triple Net	$0.39 PSF per Month



BUILDING A

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AVAILABLE SPACES

UNITS 5 - 7

±6,200 SF — **AVAILABLE 2/1/2027**

- 3 Drive-Ins
- 2 Bathrooms
- 1 Kitchenette

UNITS 18

±725 SF — **AVAILABLE 1/1/2027**

- 1 Bathroom



BUILDING B

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AVAILABLE SPACES

UNITS 88 & 89

±1,275 SF — AVAILABLE NOW

- 2 Drive-Ins
- 1 Bathroom
- Kitchenette

UNITS 90 & 122

±1,276 SF — AVAILABLE NOW

- 2 Drive-Ins
- 1 Bathroom

UNITS 104 - 109

±3,886 SF — AVAILABLE 2/1/2027

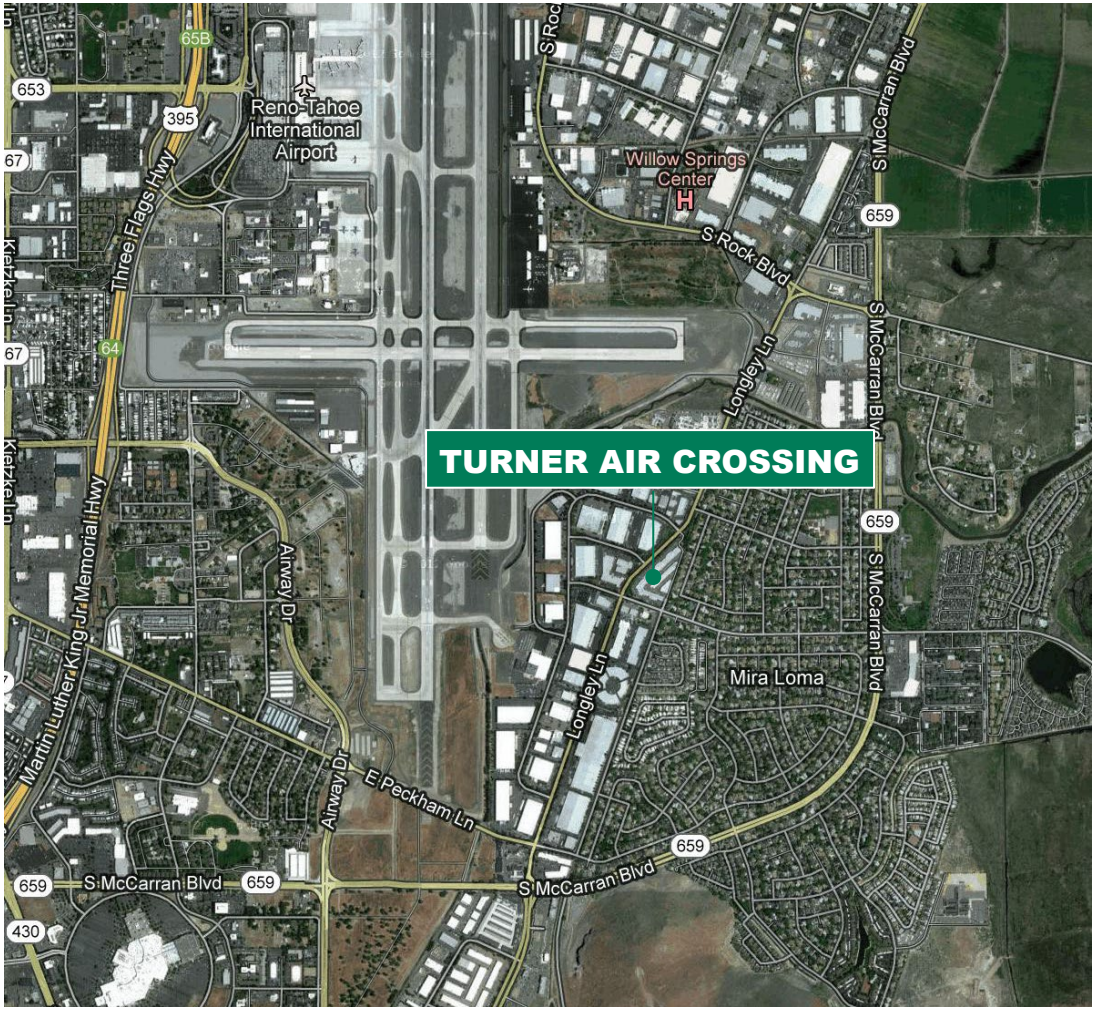
- 3 Drive-Ins
- 1 Bathroom



DRIVE TIMES







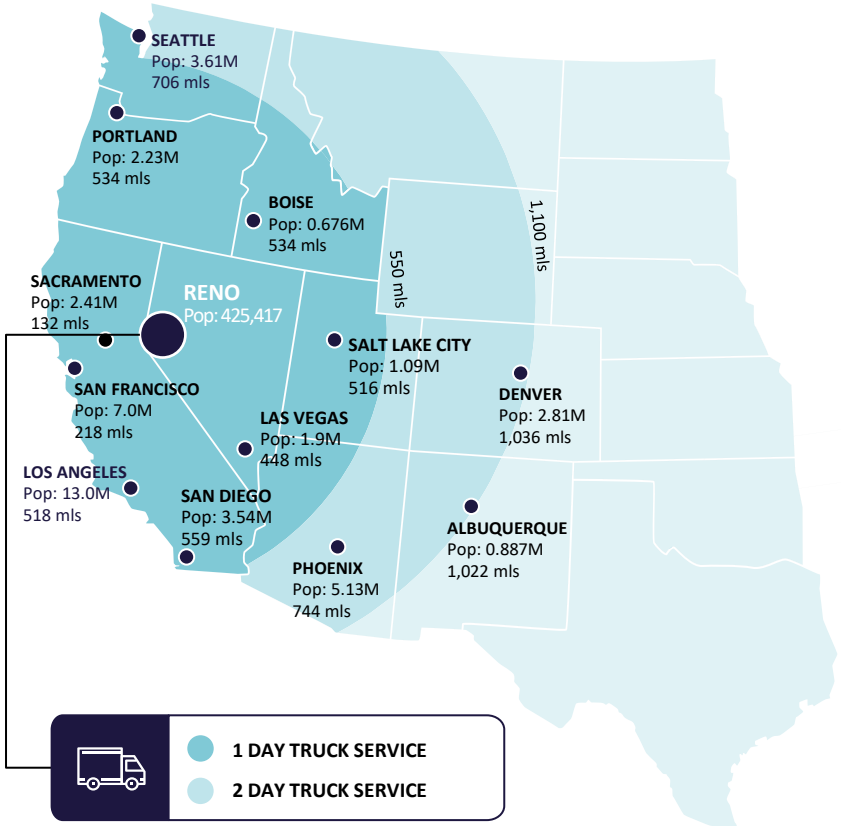
10 MIN	15 MIN	25 MIN	30 MIN	30 MIN	45 MIN	60 MIN
Reno/Tahoe Airport	Downtown Reno	CA Border	Downtown Reno	Reno/Stead Airport	Lake Tahoe	Pyramid Lake

Positioned minutes from Reno-Tahoe International Airport and with immediate connectivity to US-395, I-580, and I-80, Turner Air Crossing provides businesses with outstanding regional and interstate access. Its central location places tenants within Northern Nevada's expanding technology, advanced manufacturing, logistics, and professional services hub while offering convenient access to a skilled workforce, regional amenities, and major transportation networks. The result is a location that supports efficient operations today while positioning businesses for continued growth tomorrow.

THE NEW NORTHERN NEVADA

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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


RENO-TAHOE AIRPORT
TURNER AIR CROSSING
Longley Lane







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