FOR LEASE

# Sierra Vista Business Park

5301 Longley Lane, Reno NV 89511




**Virtual Tours Available**

CUSHMAN & WAKEFIELD

# 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 |

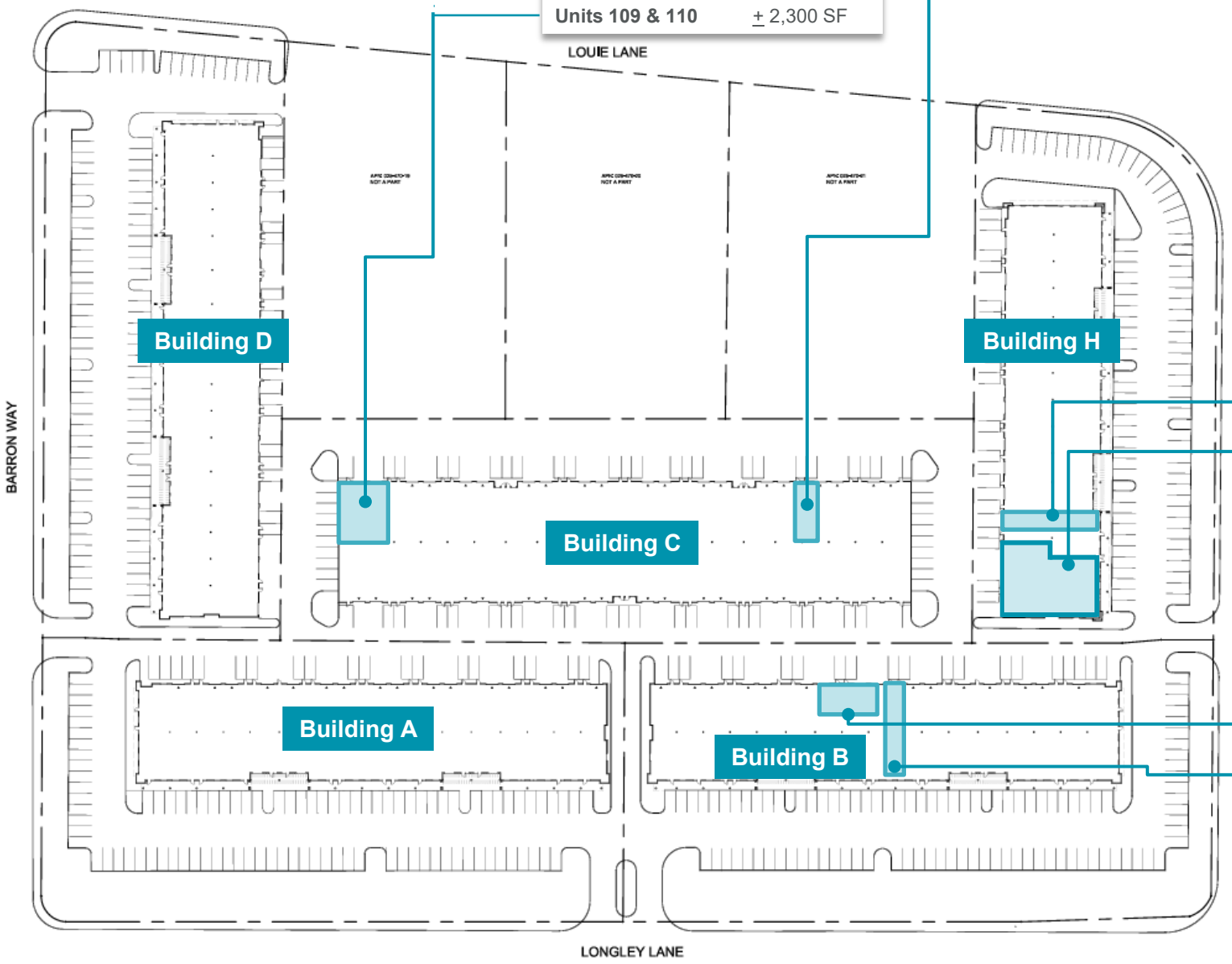





# ZONING


Reno – Tahoe Airport
Sierra Vista Business Park
Longley Ln
Call about Availability

# SITE PLAN




| Building C | |
|---|---|
| **Available Suite** | |
| **Units 95** | ±1,100 SF |
| **Units 109 & 110** | ± 2,300 SF |

| Building H | |
|---|---|
| **Available Suites** | |
| **Units 122 & 133** | ±1,744 SF |
| **Units 125 & 131** | ±5,352 SF |

| Building B | |
|---|---|
| **Available Suites** | |
| **Units 62 & 63** | ± 2,420 SF |
| **Units 45 & 61** | ±1,760 SF |

## Leasing Availability

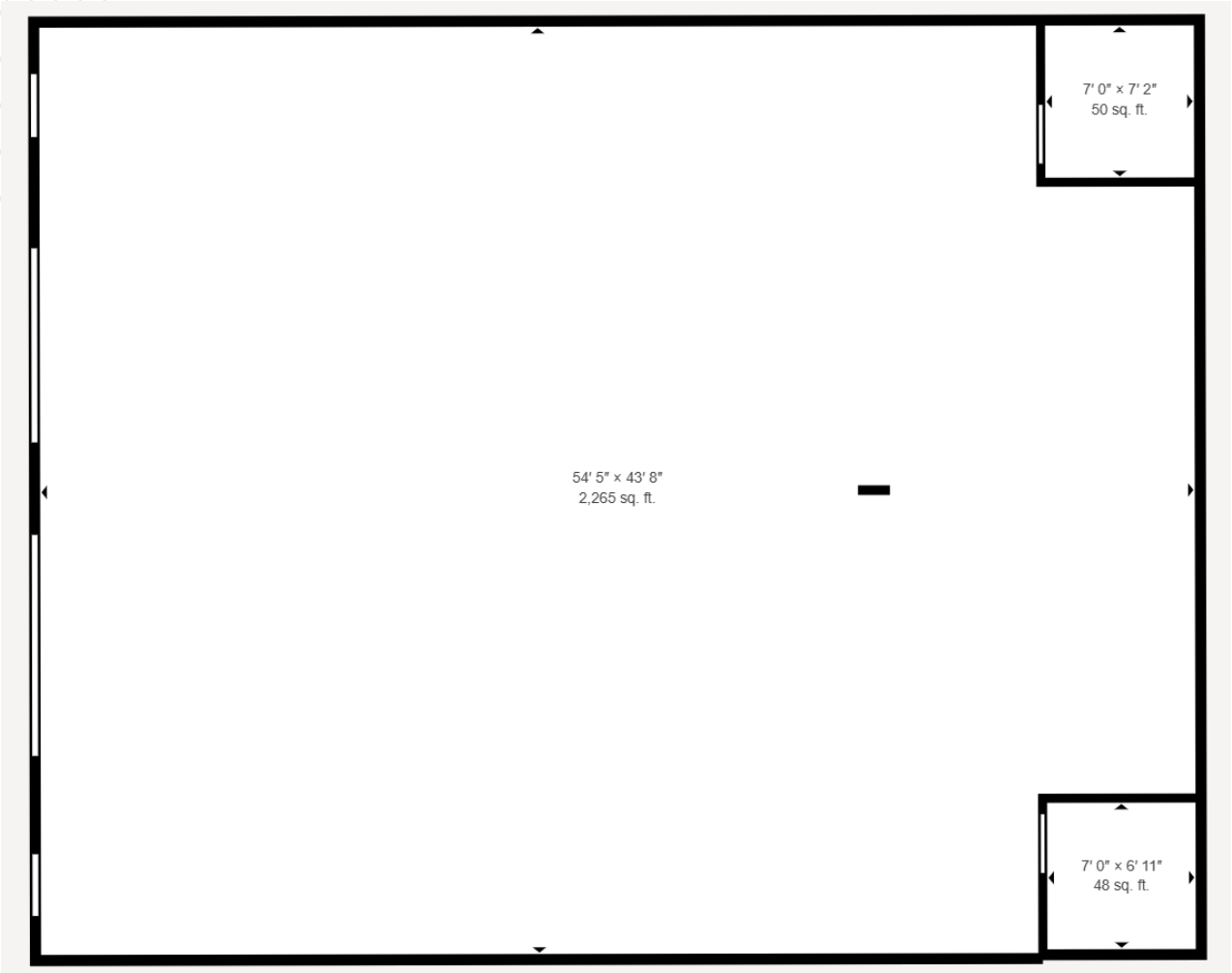
# AVAILABLE SPACES

## 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 |



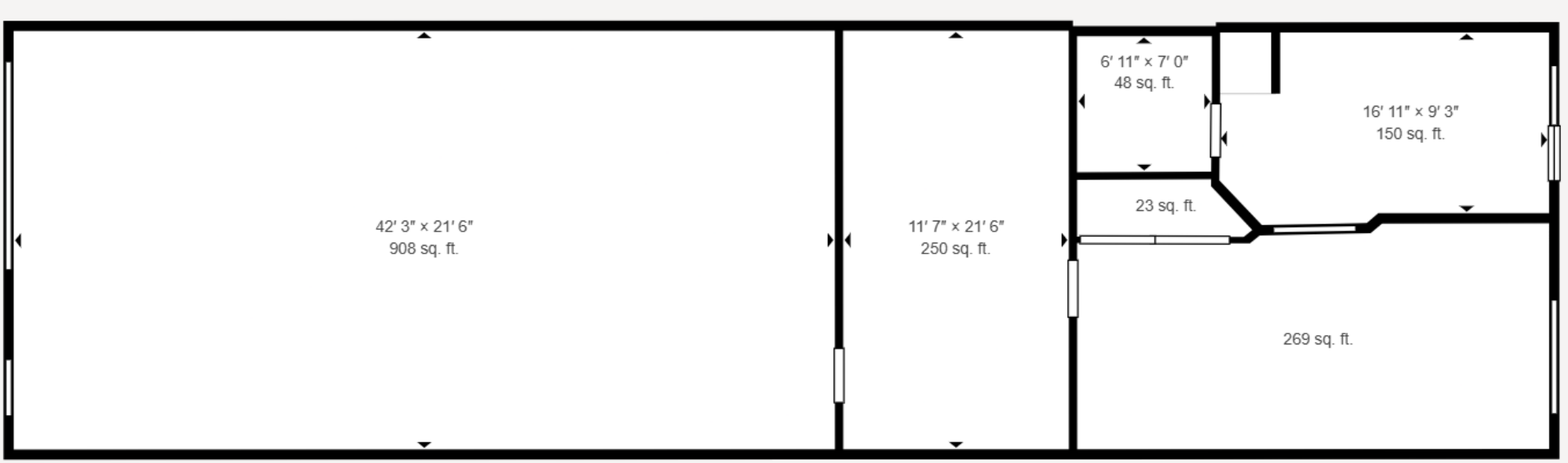
# AVAILABLE SPACES

## 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 |



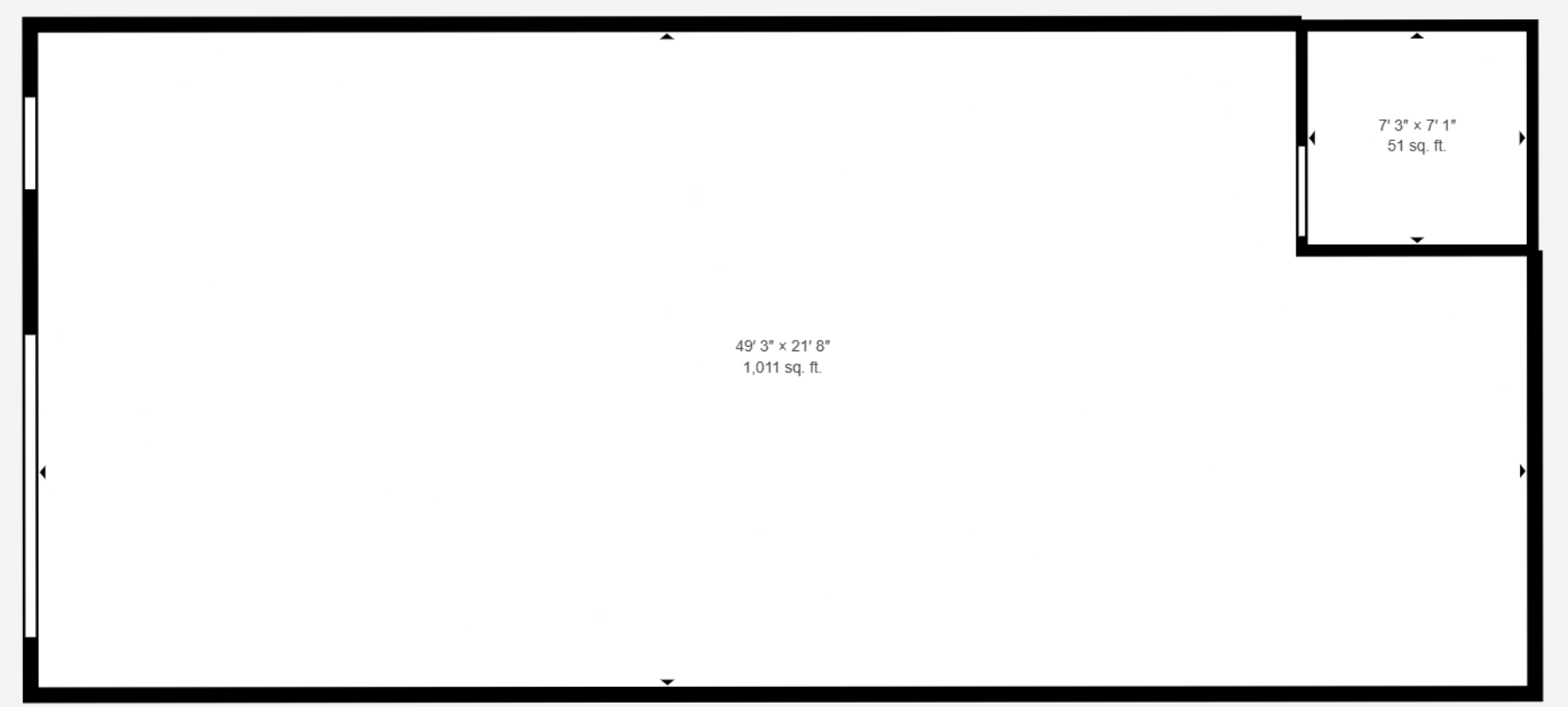
# AVAILABLE SPACES

## 5301 LONGLEY LANE | RENO

Click here or Scan here for the Virtual Tour

**AVAILABLE NOW**

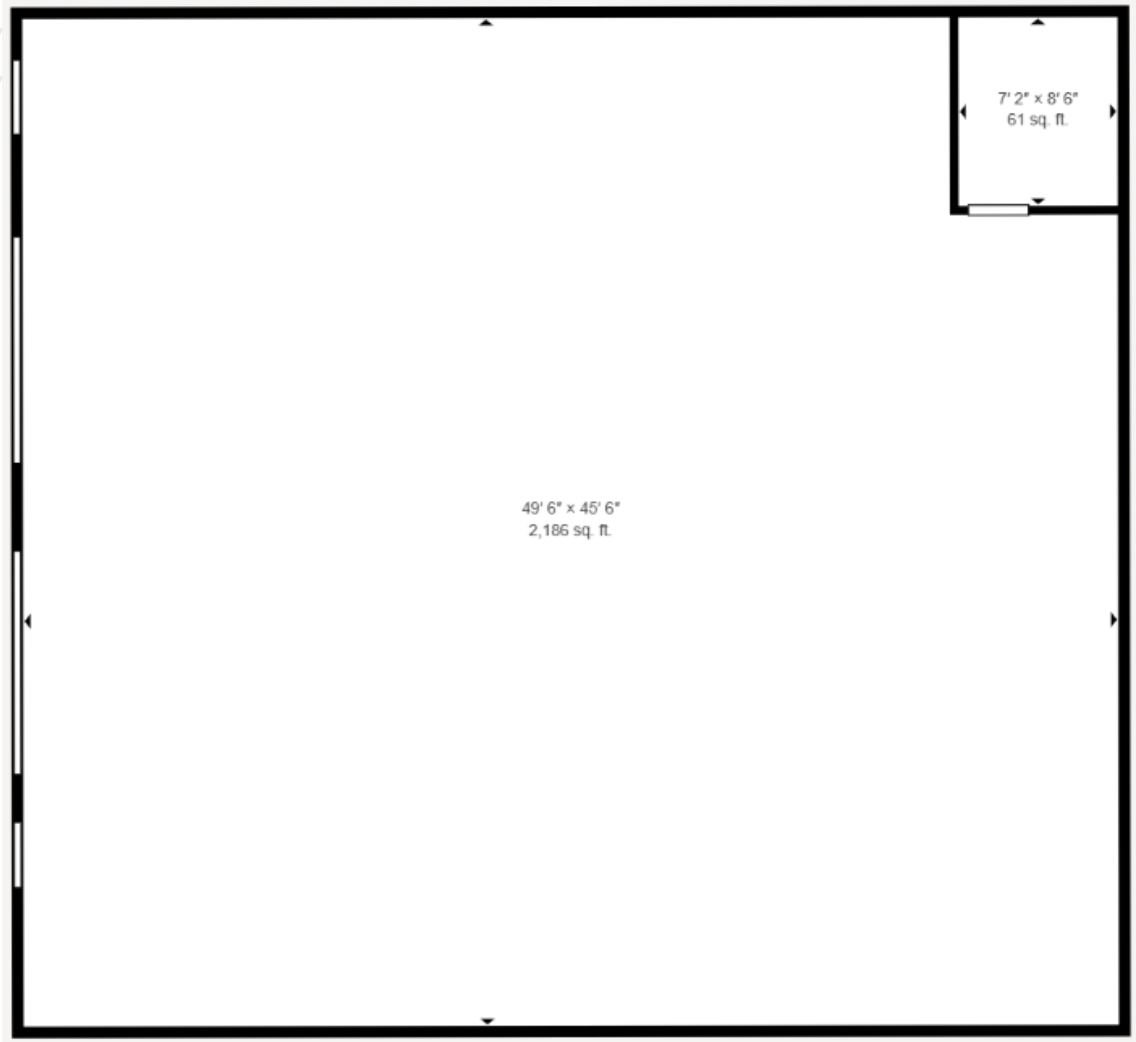
| BUILDING C: Units 95 | |
|---|---|
| Available | Now |
| Space Available | ±1,100 SF |
| Lease Rate | $1.30 Modified Gross |



# AVAILABLE SPACES

## 5301 LONGLEY LANE | RENO

Click here or Scan here for the Virtual Tour




**AVAILABLE NOW**

| BUILDING C: Units 109 & 110 | |
|---|---|
| Available | Now |
| Space Available | ±2,300 SF |
| Lease Rate | $1.30 Modified Gross |

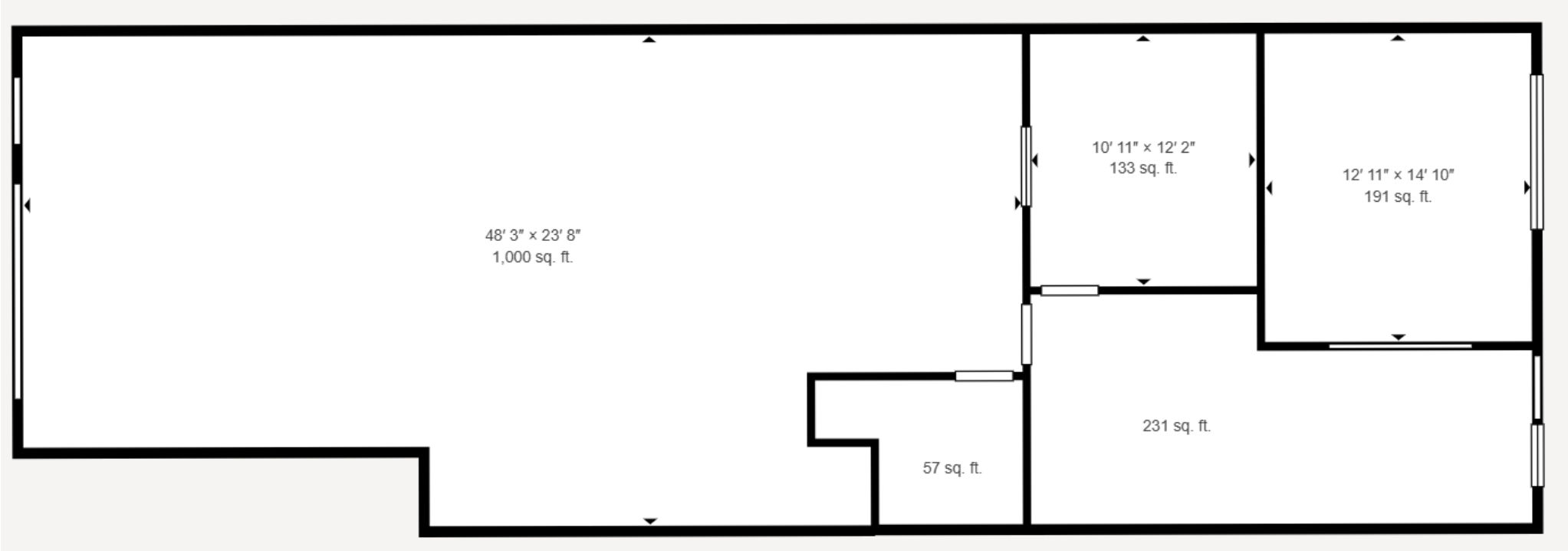
# AVAILABLE SPACES

## 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 |



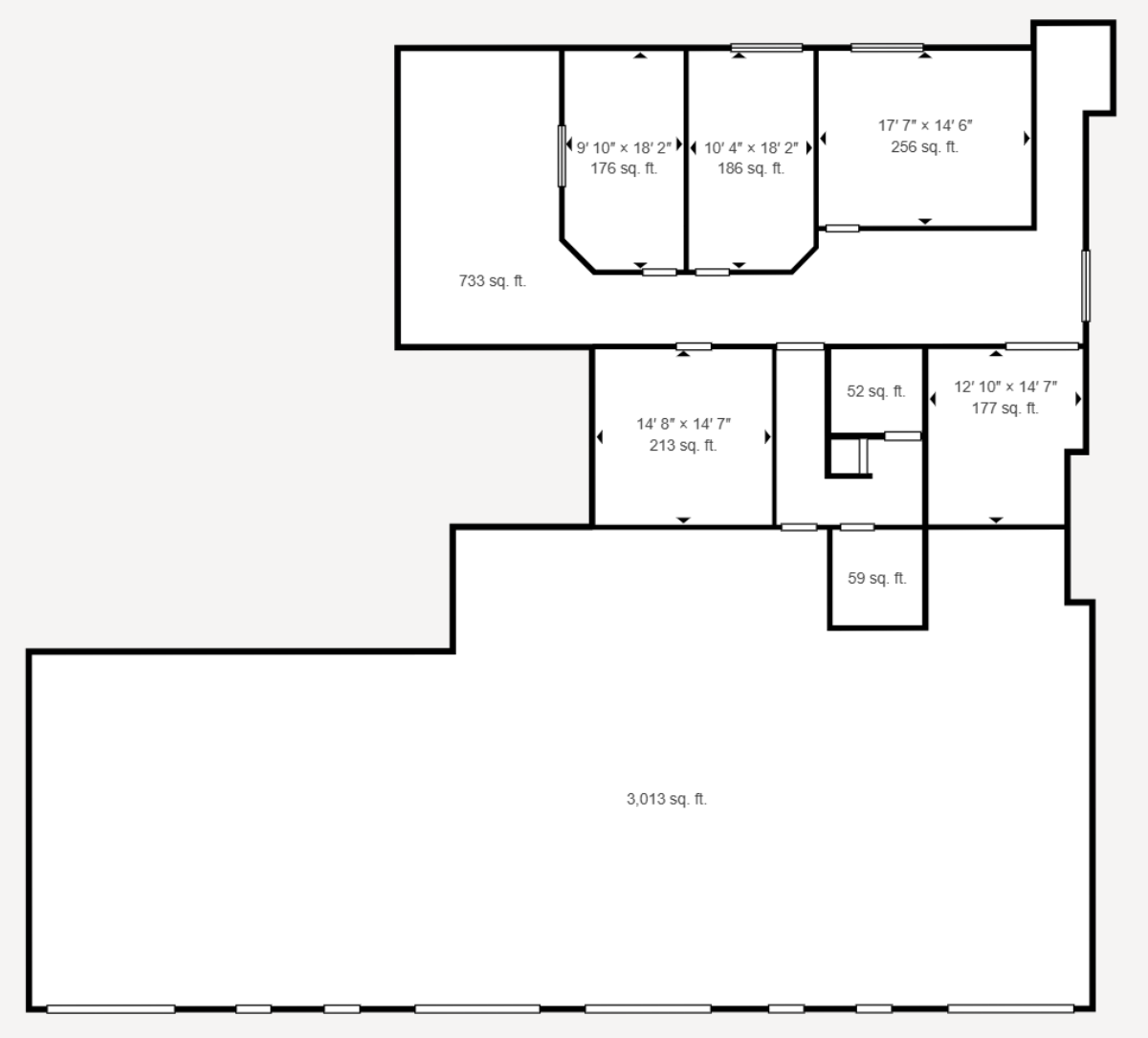
# AVAILABLE SPACES

## 5301 LONGLEY LANE | RENO

Click here or Scan here for the Virtual Tour

**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

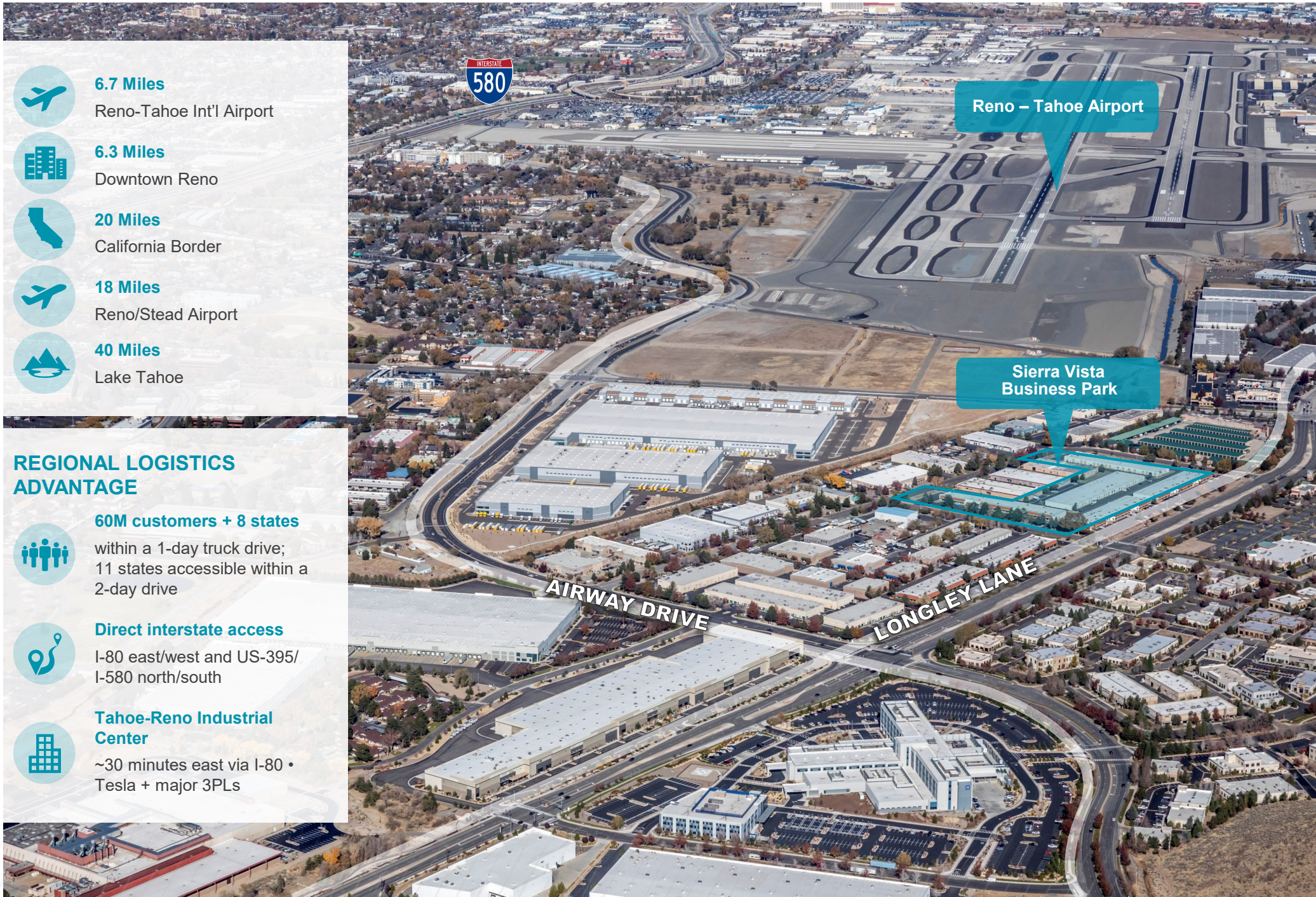
**40 Miles**
Lake Tahoe

## 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

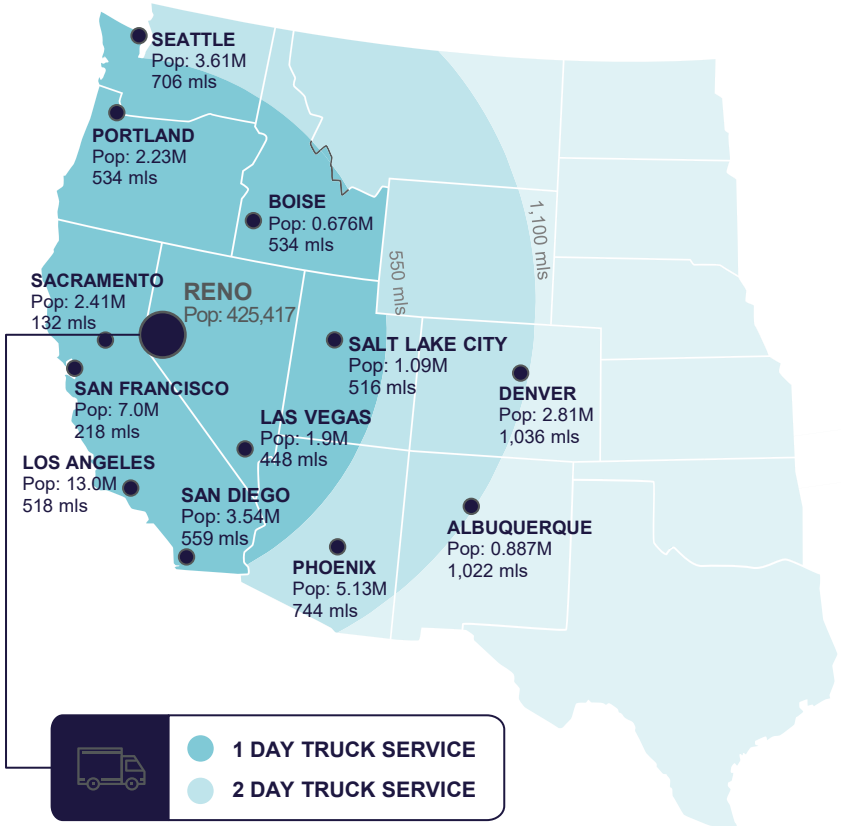
**Tahoe-Reno Industrial Center**
~30 minutes east via I-80 • Tesla + major 3PLs



# THE NEW NORTHERN NEVADA

CUSHMAN & WAKEFIELD

## 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 |



CUSHMAN & WAKEFIELD

## 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.eastwtick@cushwake.com
Nv Lic. BS.0146113

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-245592-V3