

INDUSTRIAL FOR SALE

**Cannabis Manufacturing and
Cultivation Licenses For Sale**

1415

**PITTMAN AVE
SPARKS, NV 89431**

SIZE | 32,500 SF

PRICE | INQUIRE

APN | 032-276-01

DCG

TRAVIS HANSEN, CCIM

Lic. # S.170076
thansen@dicksoncg.com
775.624.3957 **OFFICE**
775.351.5578 **CELL**

PATRICK RIGGS

Lic. # S.0180878
priggs@dicksoncg.com
775.624.3964 **OFFICE**
775.220.4957 **CELL**

333 Holcomb Ave., | Ste. 300 Reno, Nevada 89502 | **775.850.3100** | **DicksonCG.com**

PROPERTY AREA

Glendale Ave

S 15th St

SUBJECT PROPERTY

Pittman Ave

PROPERTY HIGHLIGHTS

- State of Nevada Cannabis Licenses For Sale For Cultivation and Manufacturing
- Medicinal and Adult-Use
- Price Includes 1 Each: Cultivation Pod and Manufacturing Pod
- New Owner to Complete Build-Out
- NDA Required for Further Information Including Tours

DCG

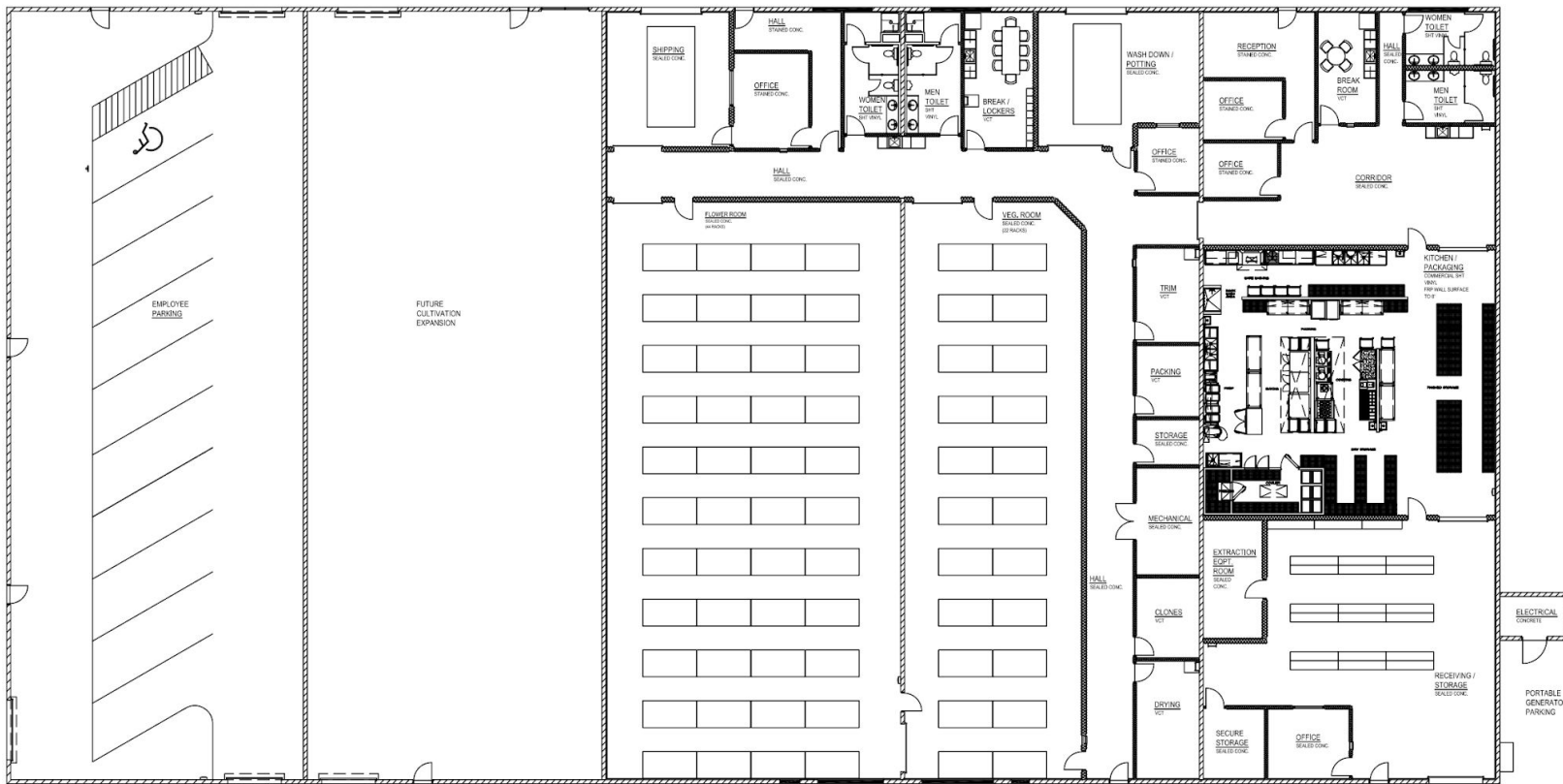
LOCATION HIGHLIGHTS

- Located in the heart of the Sparks Industrial area with easy access to Reno-Tahoe Airport, I-580 & I-80.
- Quiet location with ample street parking and additional parking in the rear of building.

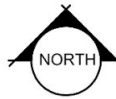


FLOOR PLAN

PROPOSED IMPROVEMENTS



1 KEY FLOOR PLAN
1/16" = 1'-0"



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 AVG.
- 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).

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**

Transportation



- LESS THAN **1-DAY** TRUCK SERVICE TO **> 60 M CUSTOMERS, 8 STATES, 5 MAJOR PORTS.**
- **2-DAY** TRUCK SERVICE TO **11 STATES.**

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.



NEVADA A HUB FOR DISTRIBUTION



Business Cost Comparisons

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	6.50%	5%	7.4%	7.6%	NO
Individual Income Tax	NO	< 12.3%	< 4.54%	< 5.95%	< 7.4%	< 9.9%	NO
Payroll Tax	1.2%	1.6%	NO	NO	NO	.9%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	5%	< 7.4%	< 9.9%	NO

Sources:

www.ballotpedia.org
www.nvenergy.com/economicdevelopment

Business Costs: <http://www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business>

Economic Development Authority of Western Nevada (EDAWN), www.edawn.org

WHY RENO?

#2 & #11

“Reno, Nevada #2 in job growth and #11 Best Places for business and careers in 2019”
According to Forbes Lists, October 2019

#2

“Reno the #2 market for companies relocating from California after Austin, Texas.”
According to Bureau of Labor Statistics, January 2019

#1

“Nevada tops nation for inbound movers”
According to Reno Gazette Journal, January 2019

#25

“25 of America’s best towns ever”
According to Outside Magazine, a popular publication focused on the outdoors, January 2020

#11

Reno moved up 26 spots to #11 on the Milken Institute’s annual list of “best- performing cities.”
According to Venture Beat, January 2019

#4

Nevada remained in the top 15 for the last six years, This year, it skyrocketed to #4.
According to Fox Business, December 2019

#3

“Nevada ranked #3 for year-over-year personal income growth in the U.S.”
According to CarsonNow.org, January 2019

#2

Among the top 100 metros in the nation for families looking to buy a house, *according to financial technology firm SmartAsset, August 2019*



ICONIC COMPANIES IN **RENO SPARKS**



TESLA

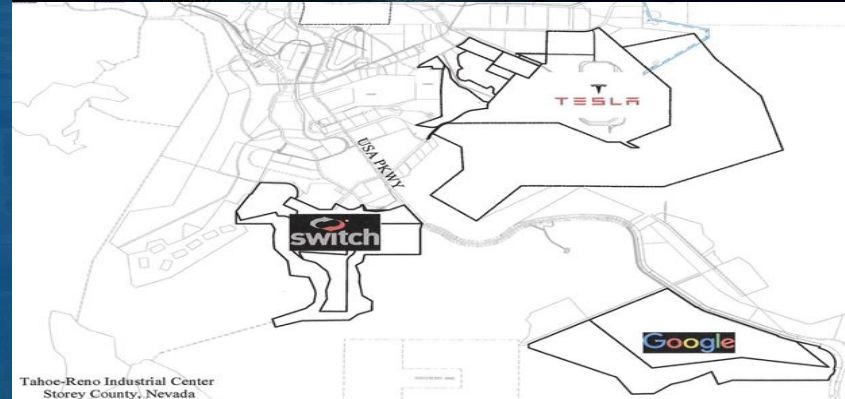
In June 2014, Tesla broke ground on its \$5 billion, 10 million-square-foot Gigafactory, which is being built in phases. It manufactures lithium-ion batteries, as well as Model 3 battery packs and drive units. As of February 2017, the Tesla Gigafactory had almost 1,000 permanent employees. When completed in 2020, the Gigafactory will be the largest manufacturing facility in the world and is forecasted to employ more than 10,000 people, up from initial estimates of 6,500.



In November 2016, Switch opened the largest, most advanced data center campus in the world on 2,000 acres in the Tahoe Reno Industrial Center next to the Tesla Gigafactory. It is the first of eight planned data centers to be built at TRIC. The facility is powered 100-percent by renewable energy. Switch has connected Reno, Las Vegas, San Francisco, and Los Angeles via a SUPERLOOP which allows data to be transported between hubs in just milliseconds. eBay is an anchor tenant.



In April 2017 Google/Alphabet acquired 1,210 acres in The Tahoe Reno Industrial Center a few miles south from Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company. Nevada is pursuing legislation that would pave the way for driverless taxis.



Tahoe-Reno Industrial Center
Storey County, Nevada



Apple's initial \$100 million data center at the Reno Technology Park east of Sparks is fully utilized. In May 2017, Apple announced it would invest another \$1 billion into the data campus. Part of the addition will include a \$4 million, 27,000 square-foot warehouse for shipping and receiving to be built on a vacant lot in downtown Reno.

