



VISTA RIDGE

CORPORATE CAMPUS

**RARE OWNERSHIP
OPPORTUNITY IN
NORTHERN NEVADA**

73,084 SF INDUSTRIAL
AND OFFICE CAMPUS
FOUR BUILDINGS TOTAL

350 Salomon Circle | Sparks, NV



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VISTA RIDGE

CORPORATE CAMPUS

The Campus

This campus was previously used by EBARA Corporation for engineering, manufacturing, assembly, and cryogenic product testing of submersible pumps. The property spans 6.33 acres and presents a rare opportunity to own a vacant industrial and office space. The main building features a two-story office space of approximately 20,600 square feet and an industrial manufacturing space of 30,000 square feet.

Industrial & Office Space

The main building (Building A) is comprised of approximately 20,600 SF of two-story office space and 30,000 SF of industrial manufacturing space in a concrete tilt-up with glass curtain walls. The offices offer a mix of private offices, open space for cubicles, conference and employee break rooms. The main warehouse has 3 grade level doors, 1 dock high door, 6-inch reinforced concrete slab and 7 bridge cranes with capacities ranging from 2 to 10 tons. In addition, there is a 10,000 SF manufacturing building (Building B) with 10 ton bridge crane and 3 grade level doors, a 10,000 SF warehousing building (Building C) with 2 grade level doors and a 2,480 SF utility building (Building D) with 2 grade level doors.

Location

The location offers easy access to amenities, eateries, and major transportation routes, including Vista Boulevard, Interstate 80, US 395/I 580 Interchange, McCarran Boulevard, the SE Connector, and other main thoroughfares. It is conveniently located near Downtown Reno, the Sparks Industrial Submarket, Tahoe-Reno Industrial Center (TRIC), Fernley, and The University of Nevada Reno.



Building A
50,604 SF



Building D
2,480 SF

Building C
10,000 SF

Building B
10,000 SF

CAMPUS OVERVIEW

PROPERTY HIGHLIGHTS

- » Rare ownership opportunity in Northern Nevada
- » Outstanding access to Vista Boulevard and I-80 as well as US 395/I 580 Interchange, SE Connector and McCarran Boulevard
- » Located in Federal 'Opportunity Zone' providing capital gains deferment with few restrictions to the benefits from the tax savings
- » Industrial project with office space



Building A



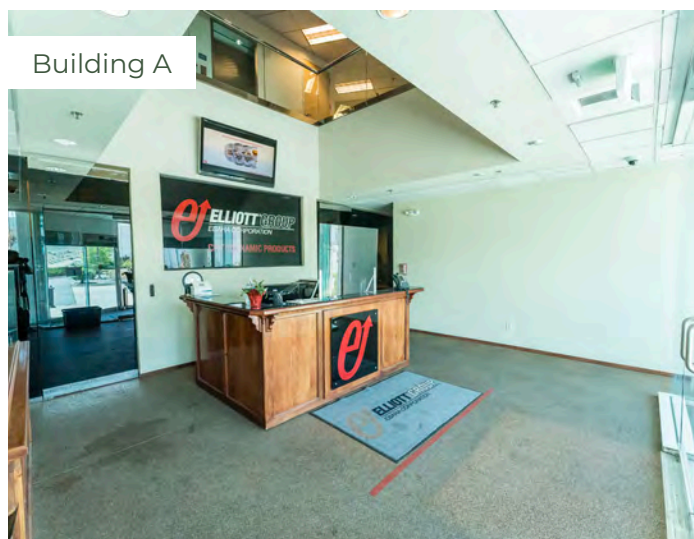
Building A



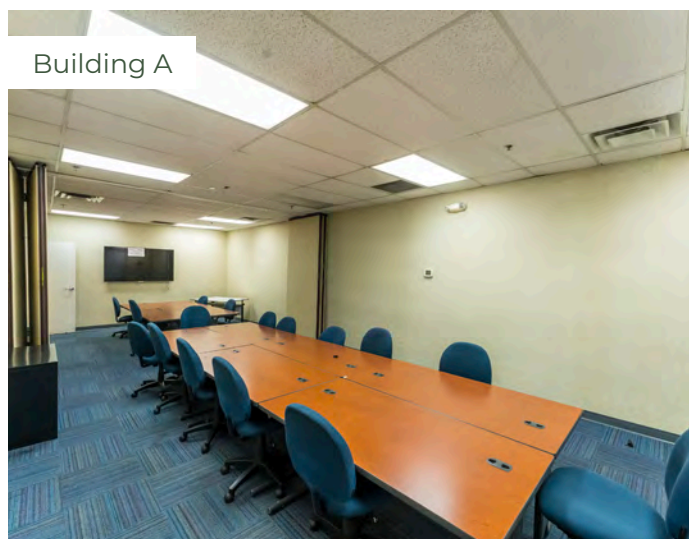
Building A



Building A



Building A



Building A



Additional Highlights

- » 6.33 Acre site
- » Property consists of 4 buildings including a main building with 30,000 SF warehouse and 20,600 SF of office
- » 3335A / 480V 3-phase power distributed over multiple panels / locations (TBV)
- » Below replacement cost

PROPERTY DETAILS

Site Specs

- » APN: 037-272-35
- » 52,480 SF Industrial Space
- » 6.33 Acres Total
- » 20,600 SF Office Space
- » 73,084 Total Square Feet
- » Fenced and Paved Yard

BUILDING A - MAIN BUILDING

Footprint	38,407 SF
Warehouse	30,000 SF with 1,230 SF Office
1st Floor Office	8,407 SF
2nd Floor Office	12,197 SF
Slab	6" reinforced concrete
Clear Height	30' at the center of the building
Construction	Concrete tilt-up with glass curtain walls
Dock Doors	3 Grade level & 1 dock high door
HVAC	30 ton RTU installed in 2018
Bays/Crane	3 bays with 7 bridge cranes and 1 jib crane
Built	1994
Elevator	1
Power	625A /480V 3-phase power*
IT Infrastructure	AT&T Dedicated Fiber
Sprinkler	TBD
Column Spacing	40' x 20'

*Power to be verified by Buyer

BUILDING B - MANUFACTURING BUILDING

Footprint	10,000 SF
Office	430 SF
Clear Height	24' 10"
Construction	Concrete pre-cast panels
Dock Doors	3 Grade level door
Built	2007
HVAC	Reznor warehouse heating
Column Spacing	Clear Span
Bays/Cranes	Bay One (40' x 250'), (1) bridge crane - 10 ton capacity
Maintenance Pit	12' x 20' pit
Power	265A /480V 3-phase power*

BUILDING C - STORAGE WAREHOUSE

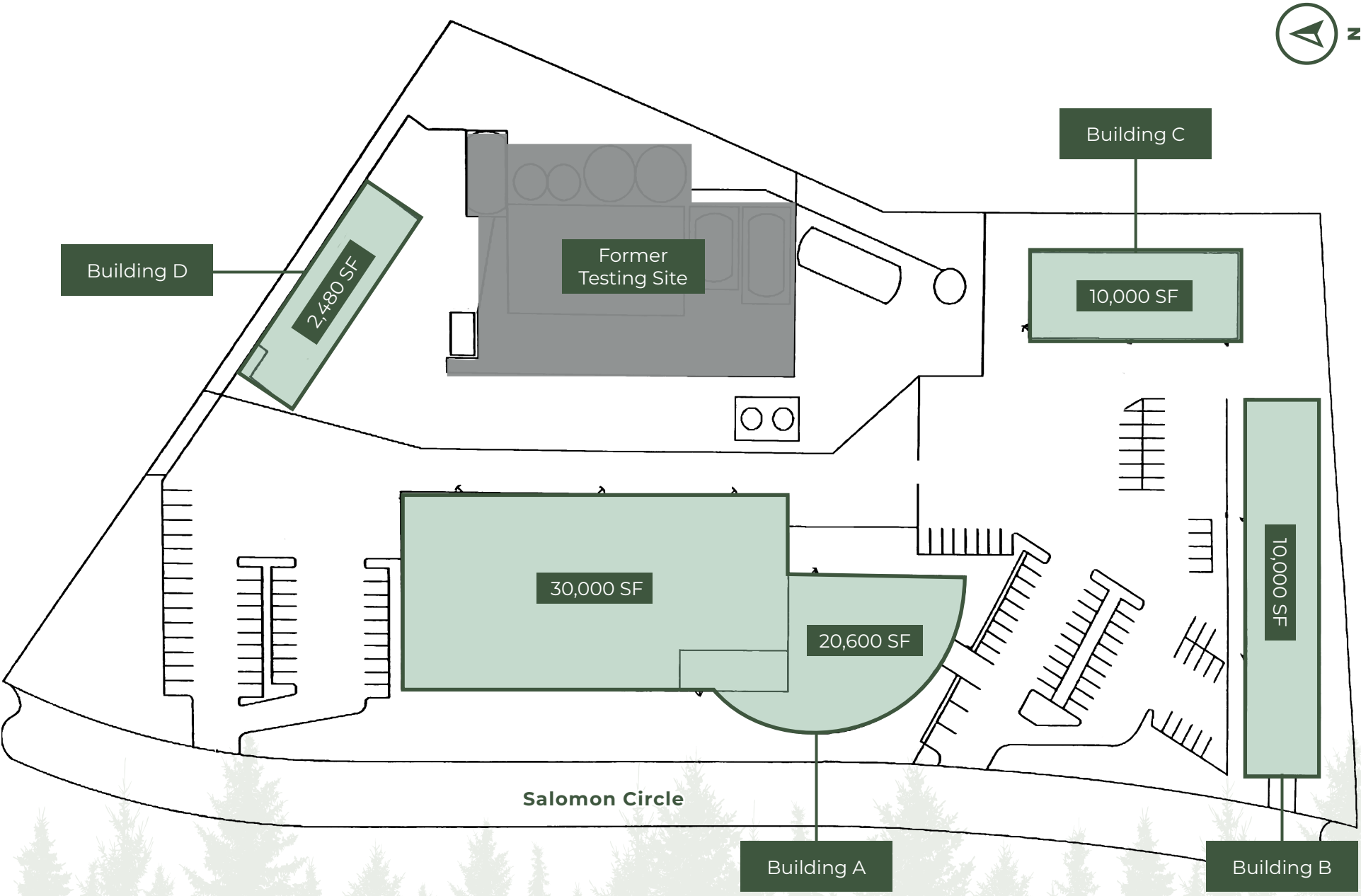
Footprint	10,000 SF
Clear Height	17' 6" at the center of the building
Construction	Metal on steel frame construction
Dock Doors	2 Grade level door (10'x14')
Built	1993
HVAC	Reznor warehouse heating

BUILDING D - UTILITY BUILDING

Footprint	2,480 SF
Dock Doors	2 Grade level doors (1 oversized)
Power	2445A /480V 3-phase power*

*Power to be verified by Buyer

SITE PLAN



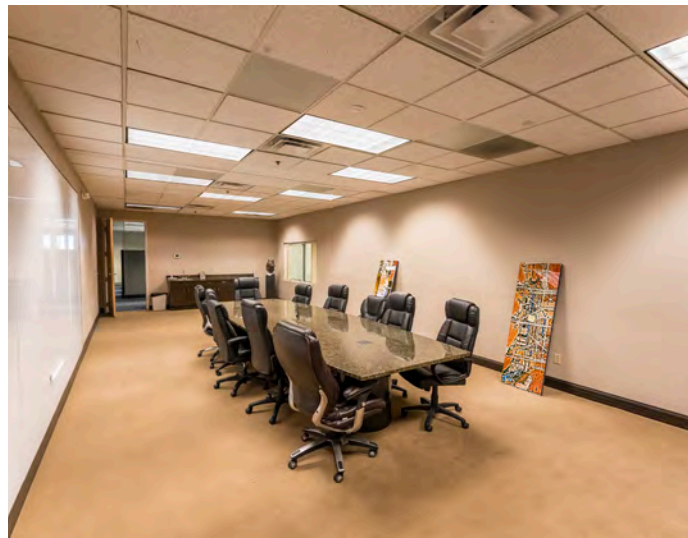
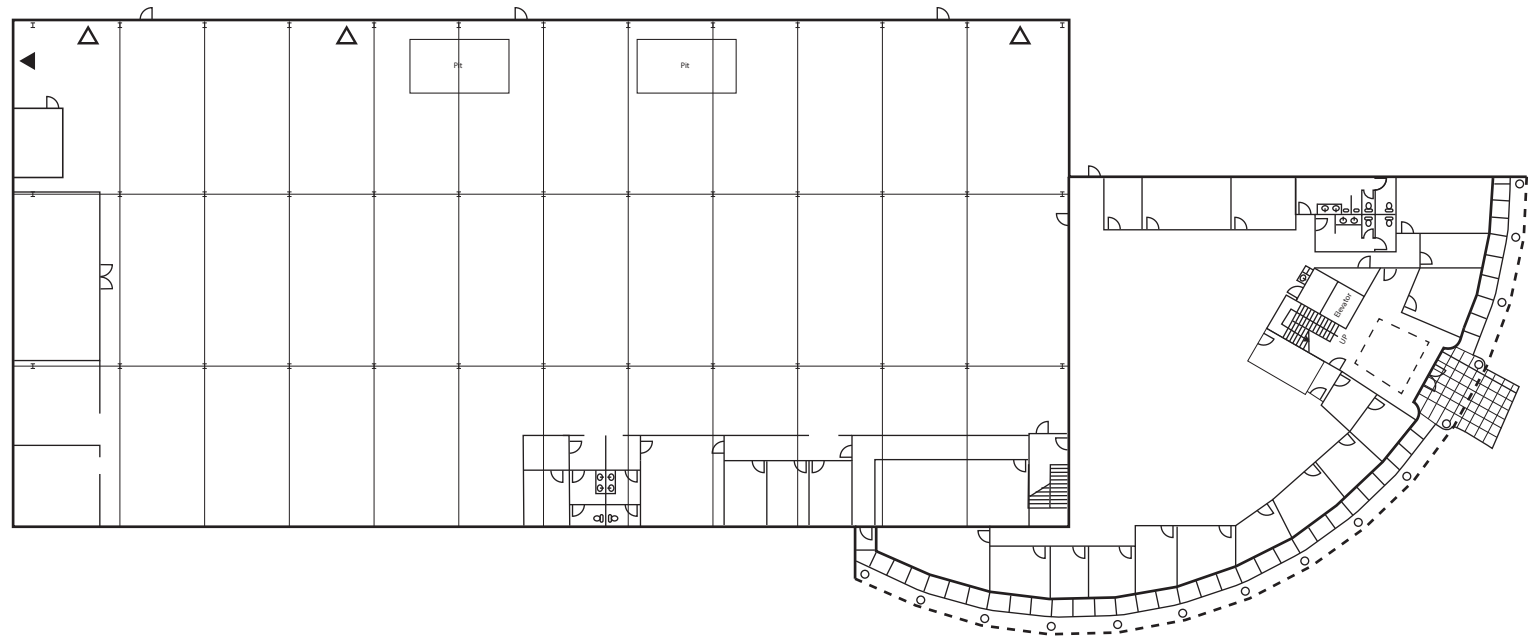
PROPERTY PLANS

Building A – First Floor

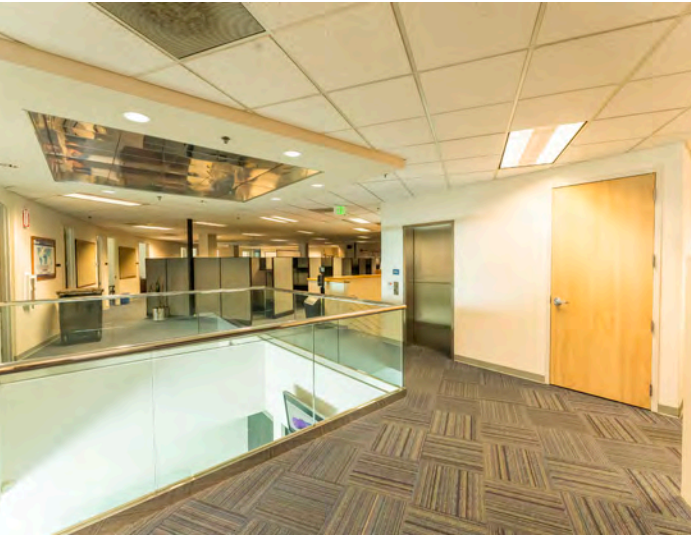
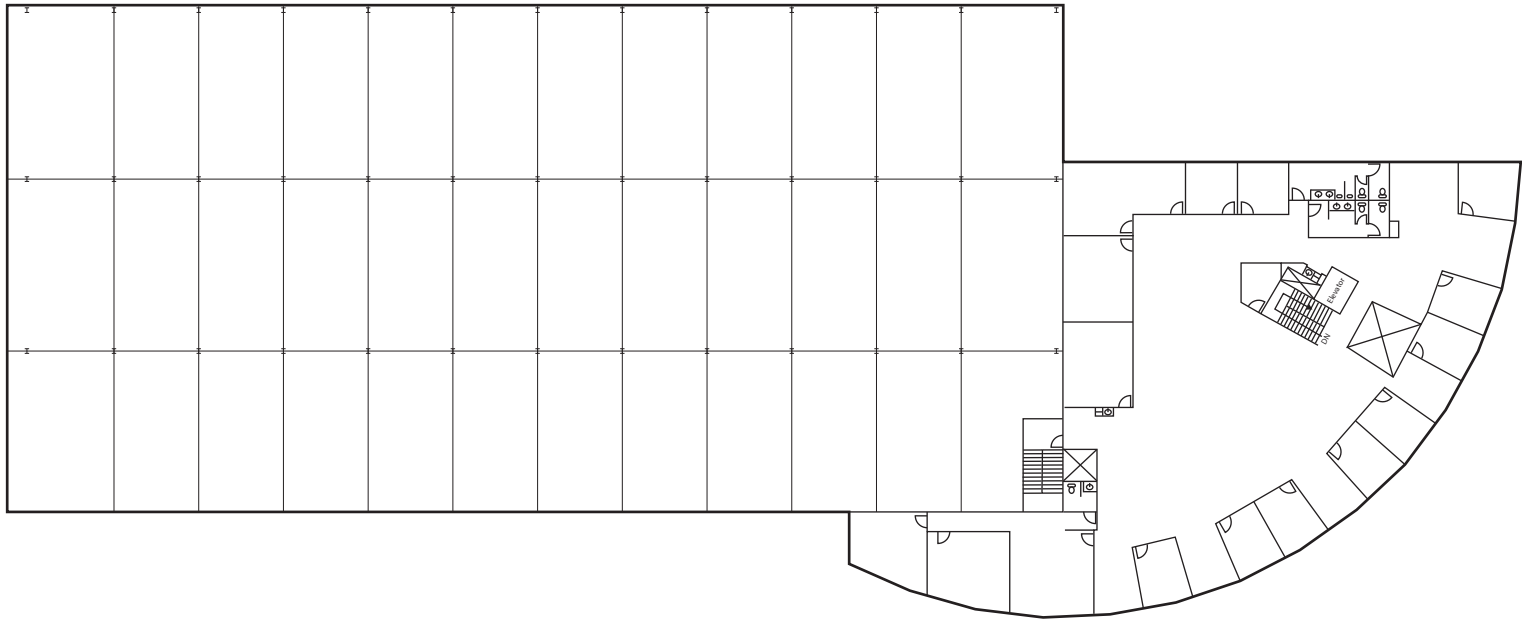
Bays/Cranes

- » 3 bays with 7 bridge cranes and 1 jib crane
- » Bay One (40' x 250')
Four (4) bridge cranes with 2 ton, 10/5 ton, 5 ton and 3 ton capacities
- » Bay Two (40' x 205')
Two (2) bridge cranes with 2 ton capacities each
- » Bay Three (34' X 76')
One (1) bridge crane with 2 ton capacity

*Crane capacities to be verified by buyer

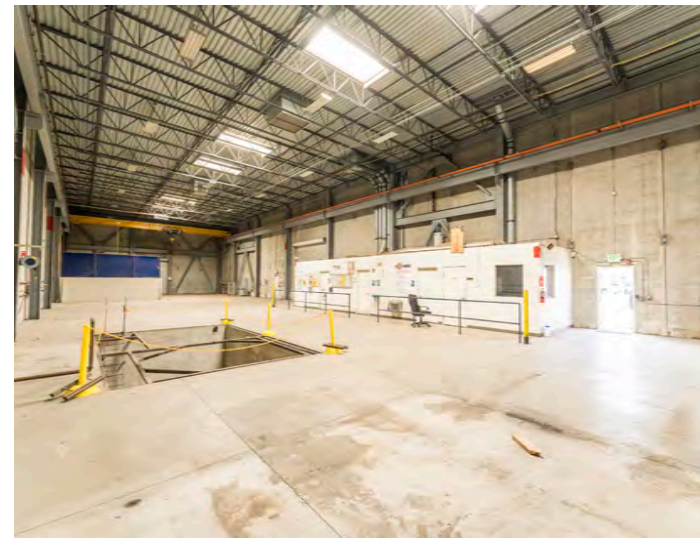
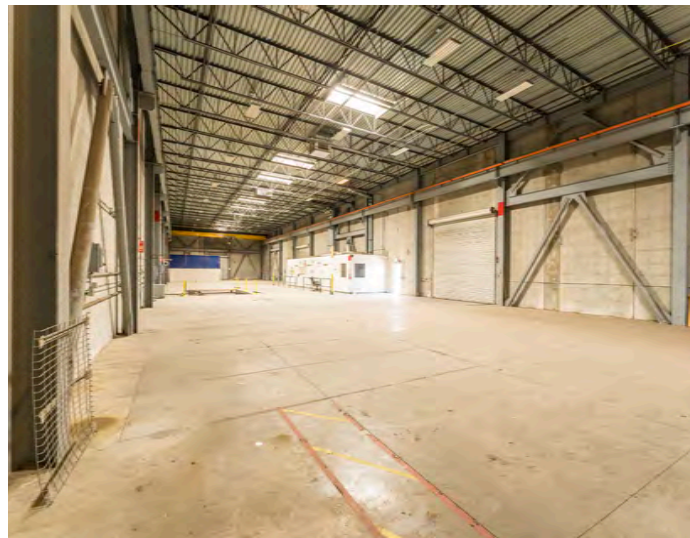
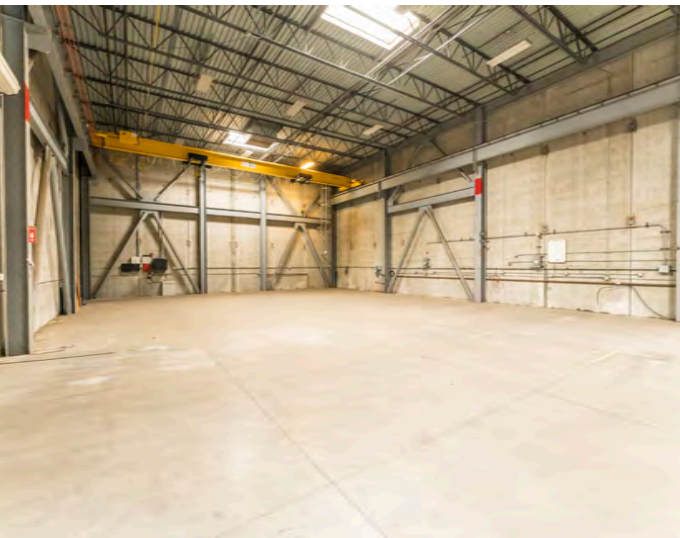
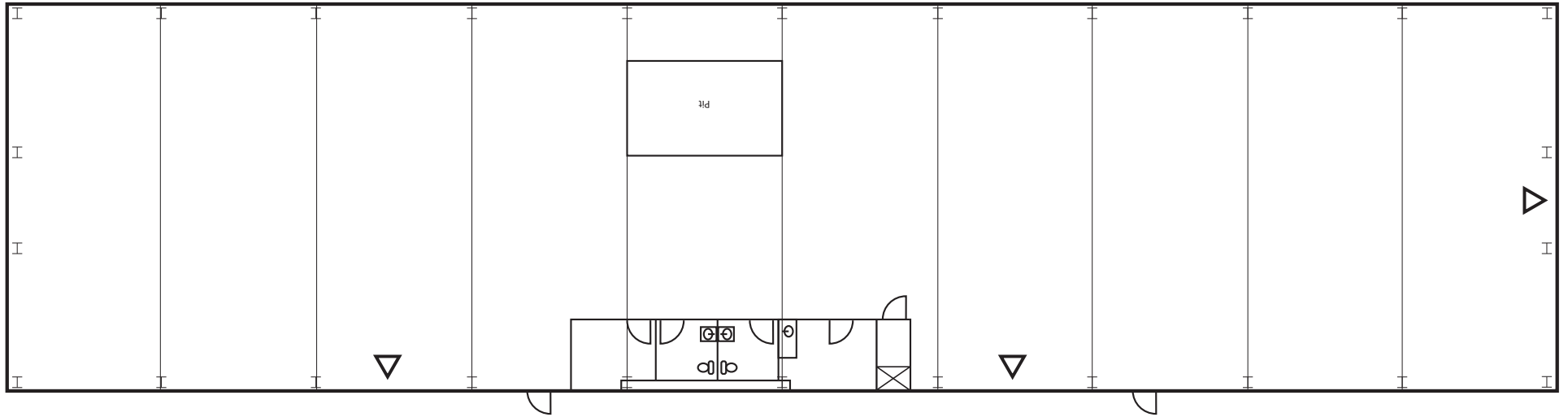


Building A – Second Floor

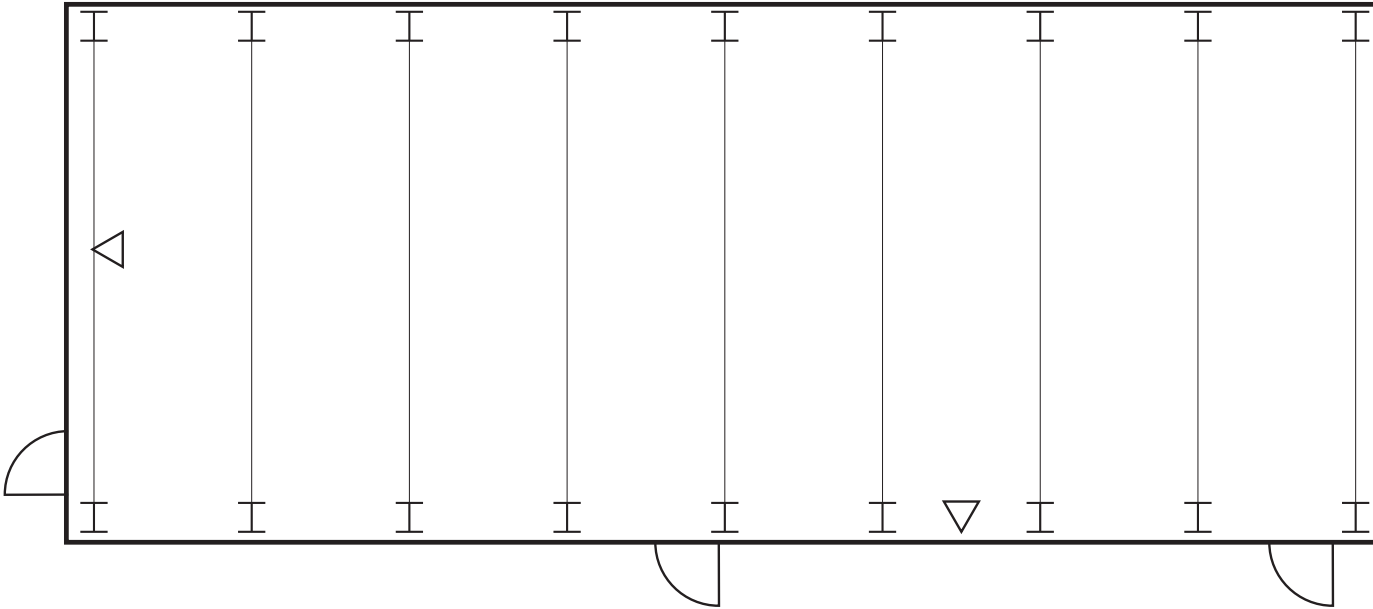


PROPERTY PLANS

Building B – Manufacturing

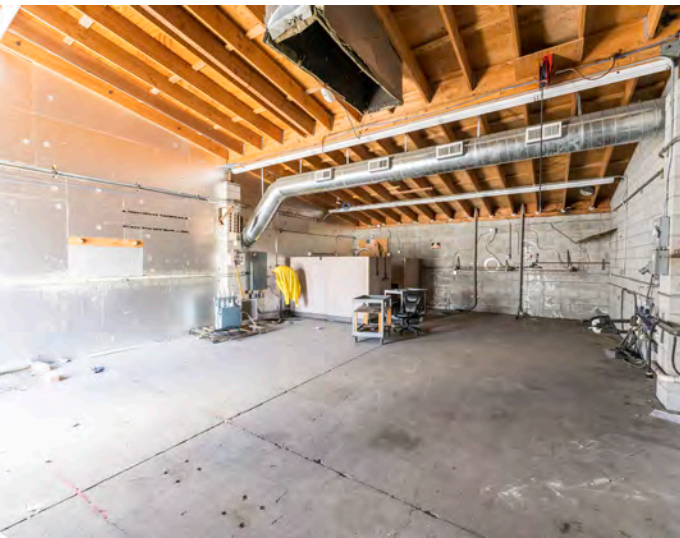
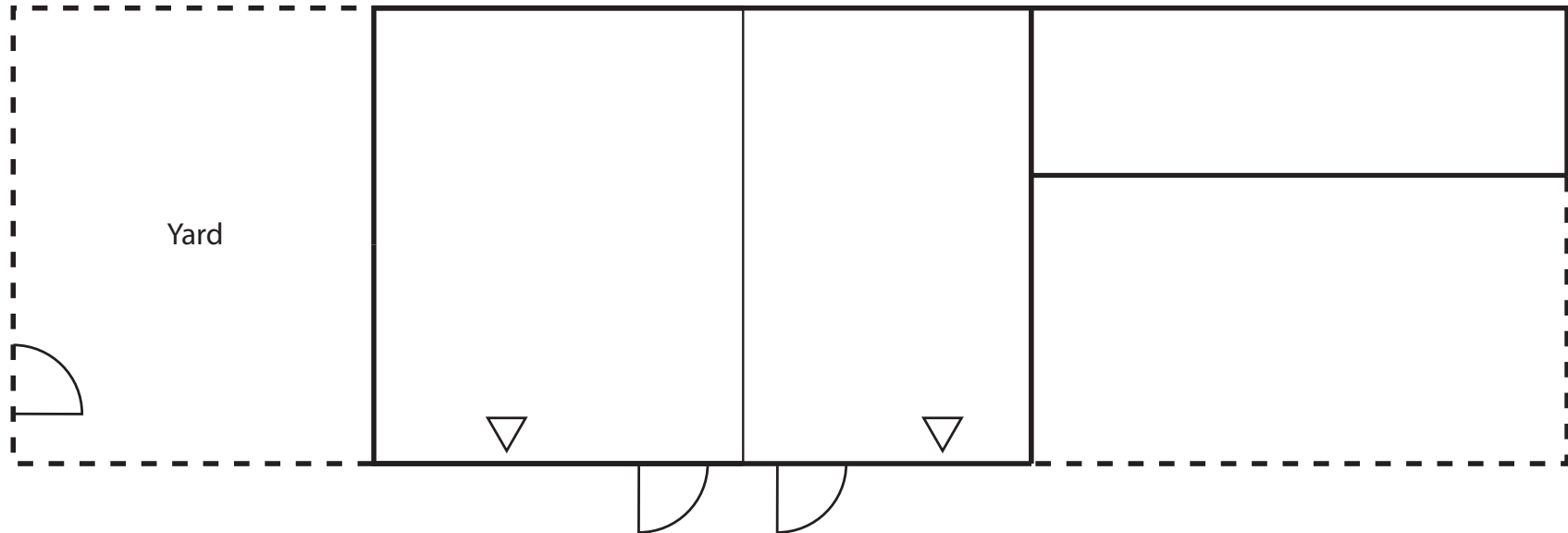


Building C – Storage Warehouse



PROPERTY PLANS

Building D





D

A

C

B

Salomon Circle

NEARBY AMENITIES

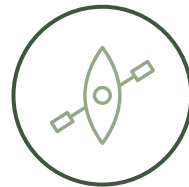
Vista Ridge Corporate Campus is located in Sparks, Nevada. The area offers a plethora of amenities that cater to diverse interests. With its proximity to an array of retail centers, residents and visitors alike can enjoy a convenient shopping experience, exploring a wide range of shops, boutiques, and entertainment options. Additionally, the city boasts abundant access to outdoor activities, making it a haven for nature enthusiasts. From the picturesque beauty of the Sparks Marina Park to the breathtaking trails and recreational opportunities at nearby Lake Tahoe and the Sierra Nevada Mountains, outdoor adventures are easily within reach. Moreover, Sparks provides excellent connectivity with major freeways, allowing for seamless travel and convenient commutes. The city's strategic location provides easy access to surrounding hubs, including Reno and its vibrant cultural scene, as well as the Tahoe-Reno Industrial center, home to Tesla, Google, Switch and many other large tech companies.



Easy Access
to I-80



Nearby Abundant
Amenities



Close to Outdoor
Activities





Lake Tahoe
37.4 Mi

Wild Island Family
Adventure Park

Downtown Reno
7.9 Mi

Sparks Marina
Park Lake

Legends at
Sparks Marina

Scheels Sporting
Goods

Sparks Boulevard



Vista Boulevard

Vista Boulevard



Salomon Circle



VISTA RIDGE
CORPORATE CAMPUS





Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2023 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » No unitary tax
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.4%

UNEMPLOYMENT RATE
AS OF MARCH 2023

213,379

RENO/SPARKS TOTAL
EMPLOYMENT

502,037

RENO/SPARKS POPULATION
AS OF MAY 2023

\$540,000

MEDIAN HOME PRICE
AS OF MAY 2023



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