



Land For Sale



Sale Price: \$3.50 PSF

±13.74 acres, APN: 570-200-06

Zoned MUN (Mixed Use Neighborhood)

Super pad site with all off-site work complete

Located in the North Valley Commerce Center Phase I off US Hwy 395 and just 10 minutes from the I-80 interchange

The North Valleys submarket is home to numerous nationally known companies such as Clorox, Michelin, General Motors, Cardinal Health, Pentair, Urban Outfitters, Jardin and JC Penney

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Tenants in the Market Aerial



Site Aerial



For Sale

What Makes Reno Different?

Close proximity to UPS and other carriers

Business friendly philosophy, reduced bureaucracy

No corporate, personal, inventory, or unitary tax

National tier 1 university and medical school, community college, & 3 business colleges

Liberal right-to-work laws, wages at or below national average

Refreshing outdoor lifestyle, minutes from Lake Tahoe & the majestic Sierra Nevada's

Remarkable low cost of living

North Valley Submarket Overview

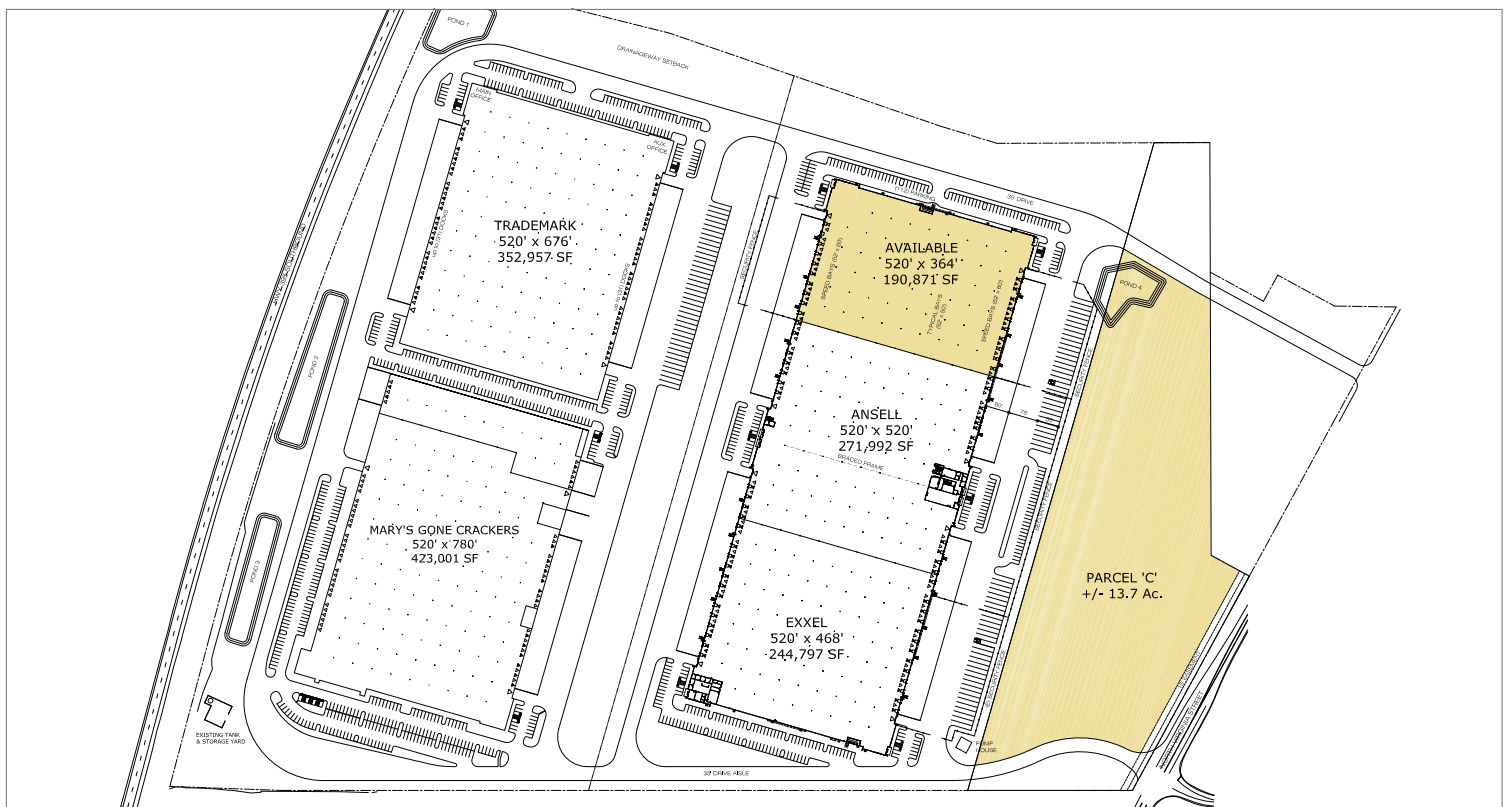
The North Valleys is the preferred location for large corporate distribution centers in the region. With close to 16 million square feet, it is strategically located to service growing west coast markets.

The North Valleys submarket has close to 55,000 residents within 3 miles and full service amenities.

Located along US 395 and 7 miles from the I-80 interchange, the primary east-west Interstate connecting San Francisco to New York.

The North Valleys submarket has attracted marquee national users (General Motors, Urban Outfitters, Clorox, Michelin, Jarden, JCPenney, Sally's Beauty, Pentair, Amazon, and Petco).

Site Plan



Transportation

GROUND	
Reno-Tahoe Int'l Airport	10.0 miles
Reno-Stead FBO	5.1 miles
UPS Regional	12.7 miles
FedEx Express	11.7 miles
FedEx Ground	11.8 miles
FedEx LTL	9.75 miles

Demographics

2018	3 mi	5 mi	10 mi
Population	85,027	210,120	395,266
Households	32,501	82,662	153,786
Avg HH Income	\$54,791	\$60,752	\$74,062

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



Helpful Links

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

Business Incentives: <http://edawn.org/why-nevada/business-advantage/>

Cost of Living: <http://opportunitynevada.files.wordpress.com/2017/11/costofliving.pdf>

Quality of Life: <http://edawn.org/live-play/>

Business Cost Comparisons

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	4.9%	5%	7.4%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	1.475%	0.83% (SF Only)	No	No	No	0.09%	No
Monthly Property Tax (Based on \$25M Market Value)	\$22,969	\$22,917	\$71,667	\$22,917	\$33,333	\$32,688	\$20,833
Unemployment Insurance Tax	0.25%-5.4%	1.5%-6.2%	0.03%-8.91%	0.2%-7.2%	0.43%-5.4%	1.11%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	2.59%-4.54%	5%	Up to 7.4%	5%-9.9%	No
WORKERS' COMP RATES	NV	CA	AZ	UT	ID	OR	WA
Class 2915 - Veneer Products Mfg.	\$2.45	\$11.33	\$2.65	\$1.48	\$3.32	\$3.09	\$1.70
Class 3632 - Machine Shop NOC	\$2.88	\$4.92	\$2.20	\$1.64	\$4.51	\$2.01	\$1.23
Class 8810 - Clerical Office Employees NOC	\$0.21	\$0.39	\$0.20	\$0.09	\$0.28	\$0.10	\$0.14

Source: <https://www.nvenergy.com/about-nvenergy/economic-development/taxes-incentives>
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