



FOR SALE

1045 Telegraph St

RENO, NV 89502



±23K

SF BUILDING

\$2.8M

SALE PRICE

22'

CLEAR HEIGHT

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Kidder Mathews

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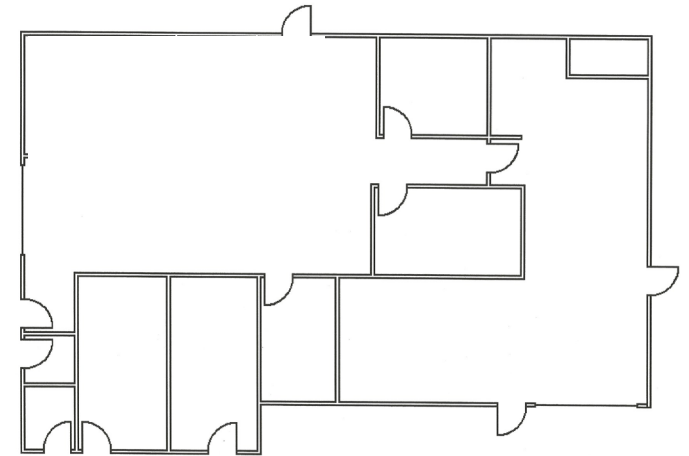
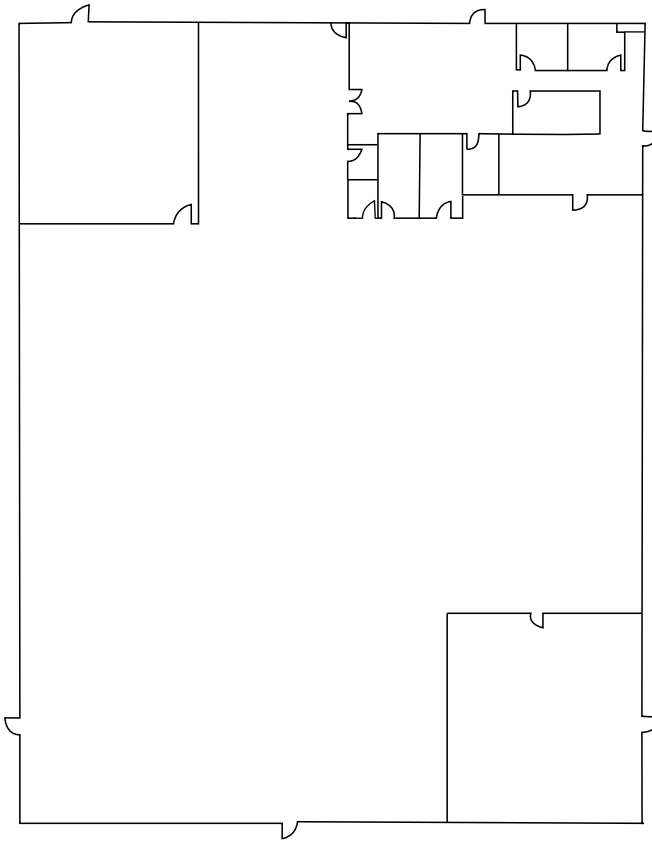
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Floor Plan



±2,470 SF - OFFICE

BUILDING AVAILABLE SPACE

Total SF	Office SF	Clear Height	Dock Doors	Grade Doors	Side Doors	Power	Built	Parking Spaces
±23,048	±2,470	22'	2, 1 with leveler	1	2	1,200 amps of 120/208 volt, 3-phase power	1982	29

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Property Highlights

- ±23,048 SF industrial
- ±2,470 SF office space
- \$2.8M sale price
- 2 dock-high doors, one with leveler
- ONE grade door
- 2 side doors
- 22' clear height
- POWER 1,200 amps of 120/208 volt | 3-phase power
- 29 parking spaces
- ZONED Industrial Commercial
- BUILT in 1982
- APN 013-323-04

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TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	
Reno-Stead FBO	
UPS Regional	
FedEx Express	
FedEx Ground	
FedEx LTL	

DEMOGRAPHICS

2019	1 mi	3 mi	5 mi
Population			
Households			
Avg HH Income			
Total Employees			

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

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/



Source: <https://www.nvenergy.com/about-nvenergy/economic-development/taxes-incentives>
Last updated: 01/2019

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%	0.711% (2018)	No	No	No	0.09%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-10.59%	0.2%-7.2%	0.4%-5.4%	1.2%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.54%	5%	Up to 7.4%	Up to 9.9%	No

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