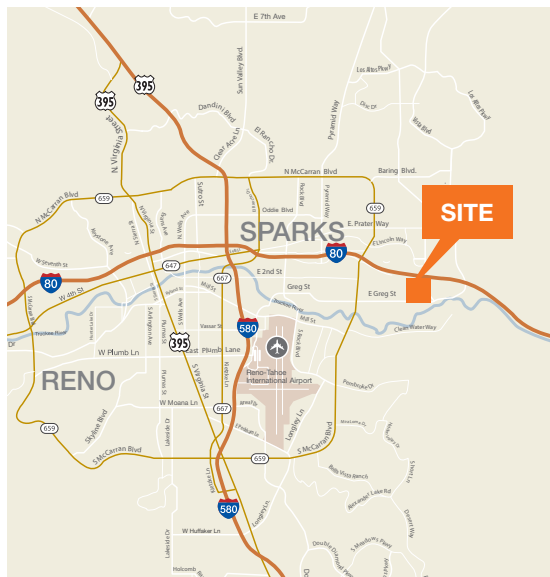




Available For Lease



Lease Rate \$0.65/SF NNN

±8,000 SF industrial space with a ±963 SF office

2 dock high doors | 1 grade level door

200 amps | 480 volts | 3-phase power (TBV)

.237/2,151 sprinkler rating (TBV)

20' x 50' column spacing

24' clear height

Estimated OPEX \$0.09 PSF

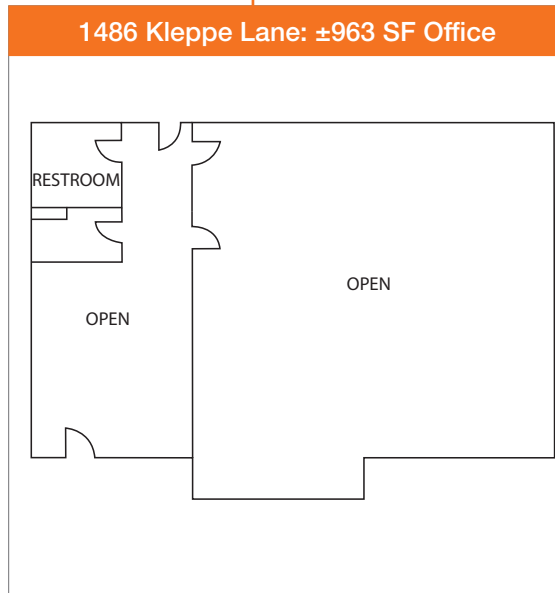
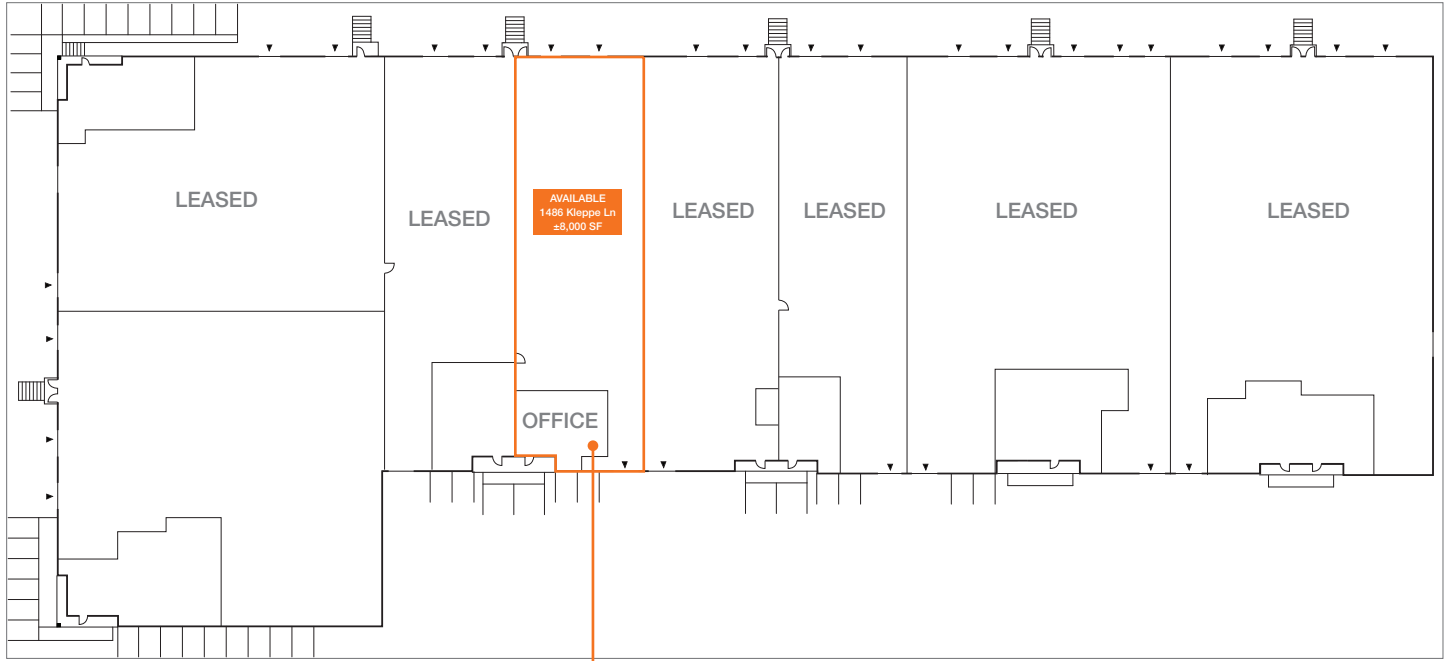
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Site Plan



For Lease

Property Features

±8,000 SF available for lease

±963 SF office

2 dock-high doors

1 grade door

T-5 lighting

200 amps | 480 volts | 3-phase power (TBV)

Rear loading

Sparks Submarket

Aerial



Transportation

GROUND	
Reno-Tahoe Int'l Airport	5.2 miles
Reno-Stead FBO	16.1 miles
UPS Regional	1.8 miles
FedEx Express	3.3 miles
FedEx Ground	3.2 miles
FedEx LTL	2.7 miles

Demographics

2018	3 mi	5 mi	10 mi
Population	54,454	159,900	381,460
Households	21,278	60,875	149,760
Avg HH Income	\$65,227	\$58,094	\$76,679

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%	0.711% (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 Insurance 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

WORKERS' COMP RATES	NV	CA	AZ	UT	ID	OR	WA
Class 2915 - Veneer Products Mfg.	\$2.70	\$10.63	\$2.44	\$1.39	\$3.21	\$2.52	\$7.83
Class 3632 - Machine Shop NOC	\$2.69	\$5.98	\$1.93	\$1.43	\$4.14	\$1.68	\$4.68
Class 8810 - Clerical Office Employees NOC	\$0.20	\$0.63	\$0.16	\$0.09	\$0.27	\$0.08	\$0.16

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

Last updated: 01/2019

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