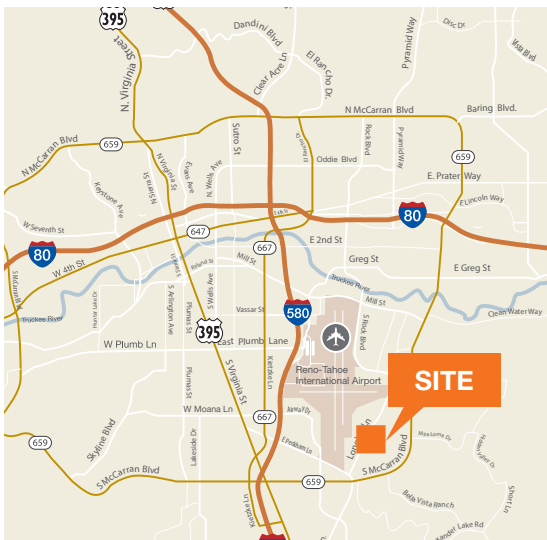




Available For Lease



kiddermathews.com

±5,666 SF available warehouse

Listed at \$0.65/SF

±1,071 SF of office

225 amps | 277/480 volt | 3-phase power (TBV)

48' x 50' column spacing | 2 dock high doors

Swamp cooler

.33/3,000 sprinkler rating

Available August 1, 2019

Contact

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Owned by
GLP 

Site Plan



For Lease

Additional Property Features

Rear loading

Built in 1987

Entrances off of Longley Lane and Boynton Lane

Located in Reno airport submarket



Aerial



Transportation

GROUND	
Reno-Tahoe Int'l Airport	4.0 miles
Reno-Stead FBO	15.9 miles
UPS Regional	5.9 miles
FedEx Express	1.5 miles
FedEx Ground	11.7 miles
FedEx LTL	4.1 miles

Demographics

2019	3 mi	5 mi	7 mi
Population	71,070	198,705	295,428
Households	28,955	82,645	119,952
Avg HH Income	\$73,036	\$79,982	\$87,672

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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