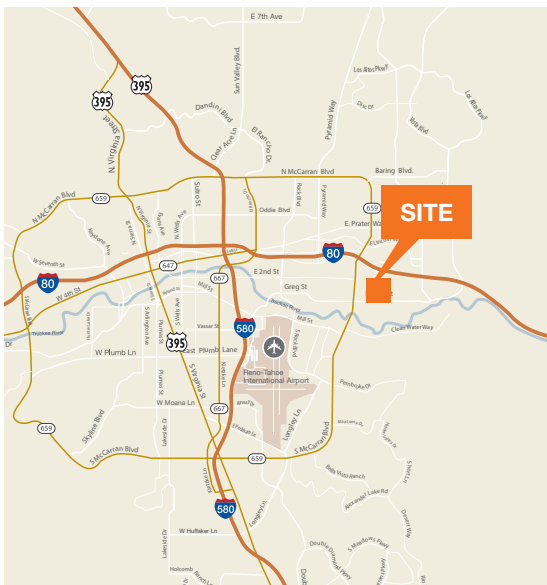


# Available For Lease



**Lease Rate \$0.58/mo PSF**

.33/3,000 sprinkler rating

20' clear height

20' x 50' column spacing

Zoned Industrial (I)

Highly desirable Sparks submarket

Close proximity to I-80 & Hwy 395/I-580

Access to large labor pools and services for employees

Estimated NNN's: \$0.078/mo PSF

[kiddermathews.com](http://kiddermathews.com)

## Contact

**Steve Kucera, CCIM**  
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Site Plan



# For Lease

## 992 Packer Way Features | Available 1/1/18

±9,450 SF available

±848 SF office

1 grade door

2 dock-high doors

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

Front loading

## 994 Packer Way Features | Available 1/1/18

±11,250 SF available

±1,620 SF office

1 grade door & 2 dock-high doors

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

T-5 lights on motion sensors

Front loading

## Aerial



## Transportation

### DRIVING

Reno-Tahoe Int'l Airport	4.4 miles
Reno-Stead FBO	14.5 miles
UPS Regional	3.0 miles
FedEx Express	2.9 miles
FedEx Ground	2.8 miles
FedEx LTL	2.2 miles

## Demographics

2017	3 MI	5 MI	10 MI
Population	71,449	188,972	382,992
Households	27,519	74,560	150,118
Avg HH Income	\$60,543	\$55,548	\$73,974

## 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 workmans compensation rates



## Helpful Links

Business Costs: <http://www.flipsnack.com/EDAWN/why-nevada-2015-v3.html>

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

Cost of Living: <http://edawn.org/live-play/cost-of-living/>

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

Source: Economic Development, NV Energy - [www.nvenergy.com/economicdevelopment](http://www.nvenergy.com/economicdevelopment)

## Business Cost Comparisons

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	6.50%	5%	7.4%	6.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	0%-1.17%	1.5%	No	No	No	0.09%	No
Monthly Property Tax (Based on \$25M Market Value)	\$22,969	\$22,917	\$54,322	\$22,917	\$27,083	\$32,688	\$20,833
Unemployment Insurance Tax	0.25%-5.4%	1.5%-6.2%	0.02%-6.38%	0.4%-7.4%	0.96%-6.8%	2.2%-5.4%	0.14%-5.84%
Capital Gains Tax	No	Up to 13.3%	2.59%-4.54%	5%	Up to 7.4%	5%-9.9%	No

WORKER'S COMP RATES	NV	CA	AZ	UT	ID	OR	WA
Class 2915 - Veneer Products Mfg.	\$2.84	\$8.85	\$3.35	\$1.76	\$3.82	\$3.77	\$1.69
Class 3632 - Machine Shop NOC	\$2.73	\$6.31	\$2.79	\$2.04	\$4.92	\$2.35	\$1.22
Class 8810 - Clerical Office Employees NOC	\$0.32	\$0.60	\$0.24	\$0.12	\$0.29	\$0.14	\$0.14

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