



FOR LEASE

Sierra Commerce Park

1161-1165 E GLENDALE AVENUE, BUILDING 8, SPARKS, NV



BULK WAREHOUSE

+197K TOTAL AVAIL. SQUARE FEET



RAIL SERVED

MIKE NEVIS, SIOR, CCIM
775.470.8855
mike.nevis@kidder.com
LIC N° S.0061759

TIM GUNSTEN
775.470.8862
tim.gunsten@kidder.com
LIC N° S.0175327

Kidder Mathews

OWNED BY

LBALogistics

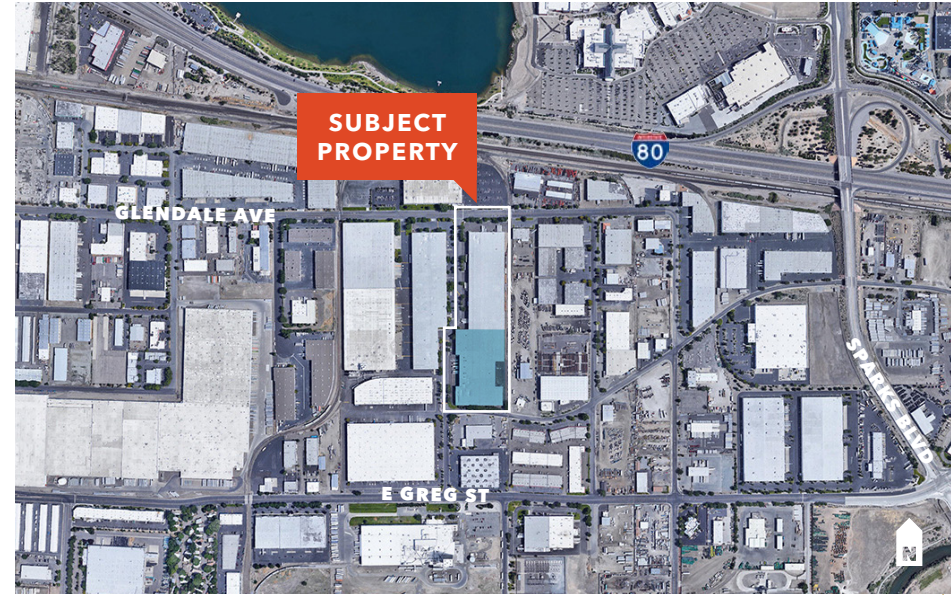
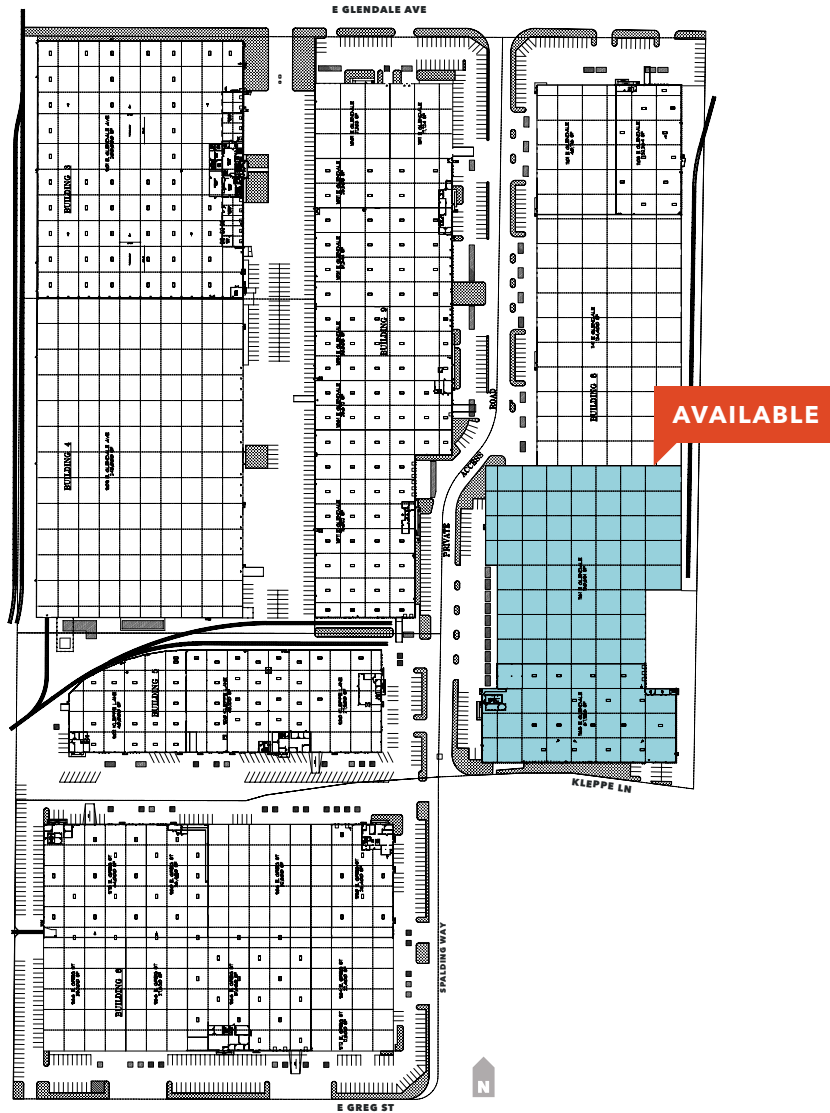
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

KIDDER.COM

FOR LEASE

Sierra Commerce Park

1161-1165 E GLENDALE AVENUE, BUILDING 8, SPARKS, NV 89431



PROPERTY FEATURES

| | |
|-----------------|---------------------|
| Lease Rate | \$0.36/SF NNN |
| Space Available | 197,278 SF |
| Office Size | 9,992 SF |
| Estimated OPEX | \$0.07/SF per month |
| Date Available | 10/1/2019 |
| Year Built | 1983 |
| APN # | 034-262-16 |

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

OWNED
BY

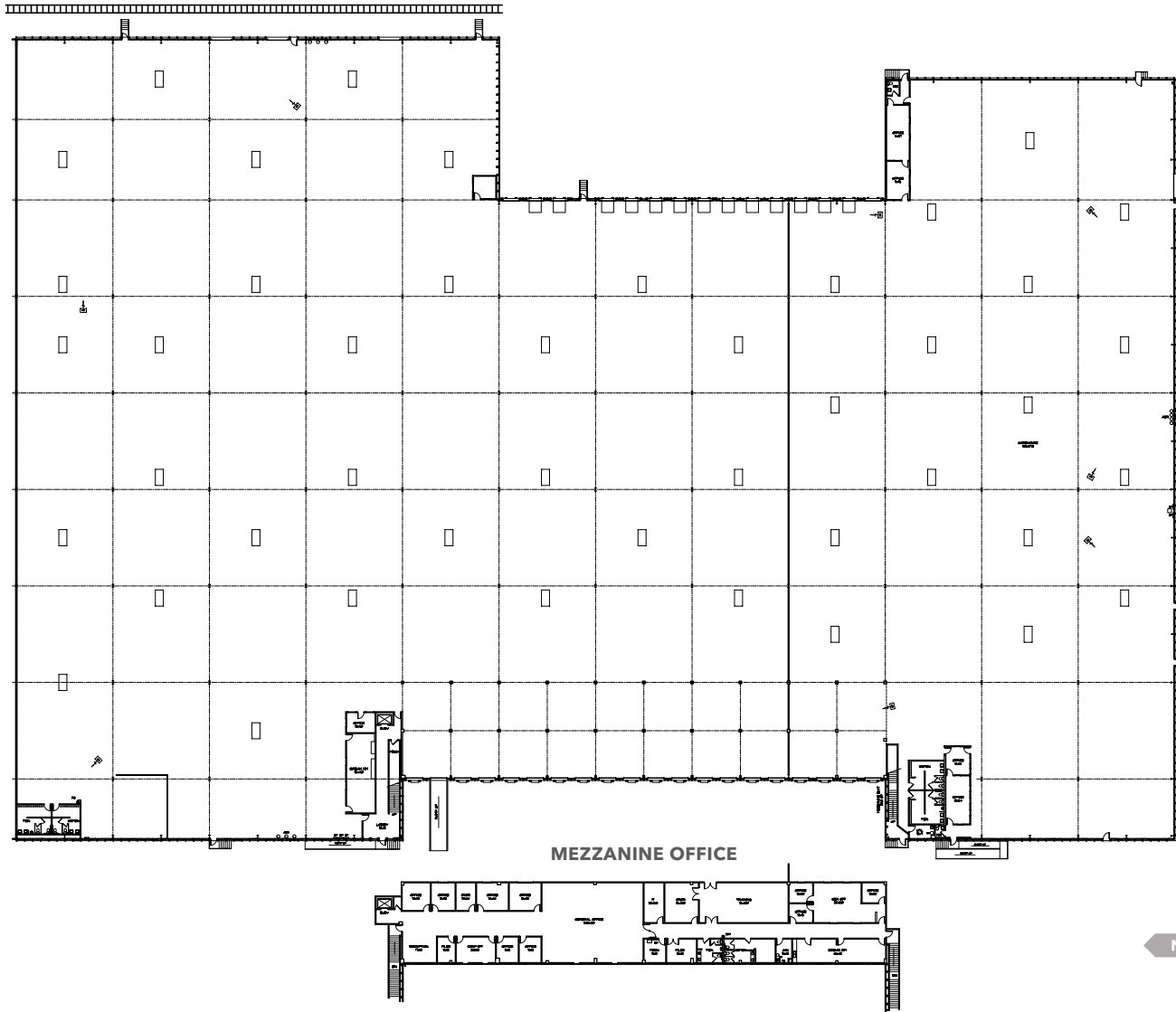
LBA Logistics

km Kidder
Mathews

FOR LEASE

Sierra Commerce Park

1161-1165 E GLENDALE AVENUE, BUILDING 8, SPARKS, NV 89431



BUILDING HIGHLIGHTS

197,278 SF industrial warehouse space available

9,992 SF of office space

33 dock-high doors

2 ramped doors

24' clear height

48' X 48' column spacing

.33/3,000 gpm sprinkler rating

POWER 277/480 volts, 3-phase (Amps TBV)

PROFESSIONALLY managed 1.5M square feet project

AREA OVERVIEW

GREAT LOCATION in Sparks

EXCELLENT ACCESS to Interstate 80 and the McCarran loop

LOCALIZED labor force

FOR LEASE

Sierra Commerce Park

1161-1165 E GLENDALE AVENUE, BUILDING 8, SPARKS, NV 89431

TRANSPORTATION

| Ground | Miles |
|--------------------------|-------|
| Reno-Tahoe Int'l Airport | 4.8 |
| Reno-Stead FBO | 14.3 |
| UPS Regional | 2.5 |
| FedEx Express | 2.9 |
| FedEx Ground | 9.0 |
| FedEx LTL | 2.5 |

DEMOGRAPHICS

| 2019 | 3 mi | 5 mi | 7 mi |
|-----------------|----------|----------|----------|
| Population | 68,716 | 178,556 | 300,866 |
| Households | 26,207 | 69,842 | 119,347 |
| Avg HH Income | \$76,208 | \$66,439 | \$80,280 |
| Total Employees | 47,141 | 110,950 | 142,830 |

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

| | NV | CA | AZ | UT | ID | OR | WA |
|--|-----------|---------------|--------------|-----------|------------|------------|-----------|
| TAX COMPARISONS | | | | | | | |
| 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 |
| WORKERS' COMP RATES | | | | | | | |
| 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 |