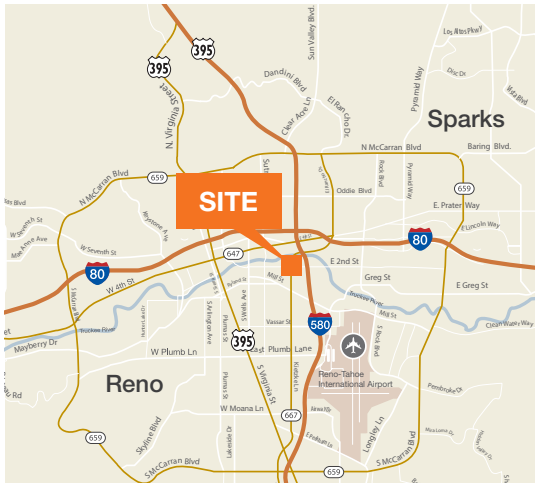
Kidder Mathews

For Sale

±13,234 SF Two Building Autoplex

335 & 355 Kietzke Lane
Reno, NV



Asking Price: $2,275,000

- ±13,234 SF owner/user two building autoplex
- Fully fenced property
- 335 Kietzke Lane: ±6,840 SF; 355 Kietzke Lane: ±6,394 SF
- Central location on Kietzke Lane, close to Mill Street with easy access to I-580
- 30 parking spaces
- Situated on 0.877 acres (APN: 012-165-10)
- Zoned MUWM
- Traffic Count: 17,000 ADT (NDOT 2016 estimated values)

Contact

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Photos: 355 Kietzke Lane

Photos: 335 Kietzke Lane

Aerial

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For Sale

Property Features: 335 Kietzke Lane

- ±6,840 SF with ±3,000 SF office/showroom
- 4 insulated drive in doors (16' x 14')
- 400 amps | 120/208 volt | 3 phase
- 14' clear height
- Oil interceptor
- Built in 1995
- 3 lifts and a compressor can remain (separate price negotiable)

Property Features: 355 Kietzke Lane

- ±6,394 SF with ±800 SF office
- Currently occupied by two tenants on short term leases | 355A Infinite Car Audio ±1,894 SF | 355B Silver State Brake and Alignment ±4,500 SF
- 7 drive in doors: 5 doors (16'x14'), 2 doors (12' x 10')
- 300 amps | 120/208 volt | 3 phase
- 15' clear height
- Energy logic waste oil heater
- Built in 1990

Aerial

d 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.

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For Lease

Transportation

AIR	
Reno-Tahoe Int'l Airport	2.7 miles
Reno-Stead FBO	11.6 miles
UPS Regional	5.9 miles
FedEx Express	3.3 miles
FedEx Ground	3.6 miles
FedEx LTL	2.4 miles

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

Demographics

2017	3 MI	5 MI	10 MI
Population	131,745	248,139	409,244
Households	53,889	99,631	159,249
Avg HH Income	$49,006	$67,722	$74,183

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: https://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%	0.83% (SF Only)	No	No	No	0.09%	No
Monthly Property Tax (Based on $25M Market Value)	$22,969	$22,917	$71,667	$22,917	$33,333	$32,688	$20,833
Unemployment Insurance Tax	0.25%-5.4%	1.5%-6.2%	0.03%-8.91%	0.2%-7.2%	0.43%-5.4%	1.11%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	2.59%-4.54%	5%	Up to 7.4%	5%-9.9%	No

WORKERS' COMP RATES	NV	CA	AZ	UT	ID	OR	WA
Class 2915 - Veneer Products Mfg.	$2.45	$11.33	$2.65	$1.48	$3.32	$3.09	$1.70
Class 3632 - Machine Shop NOC	$2.88	$4.92	$2.20	$1.64	$4.51	$2.01	$1.23
Class 8810 - Clerical Office Employees NOC	$0.21	$0.39	$0.20	$0.09	$0.28	$0.10	$0.14

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

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