



FOR LEASE

# South Meadows Business Park

1150 TRADEMARK DR, STE 101, RENO, NV 89521



BULK WAREHOUSE

**±56.8K** TOTAL AVAIL. SQUARE FEET



HIGHLY DESIRABLE LOCATION

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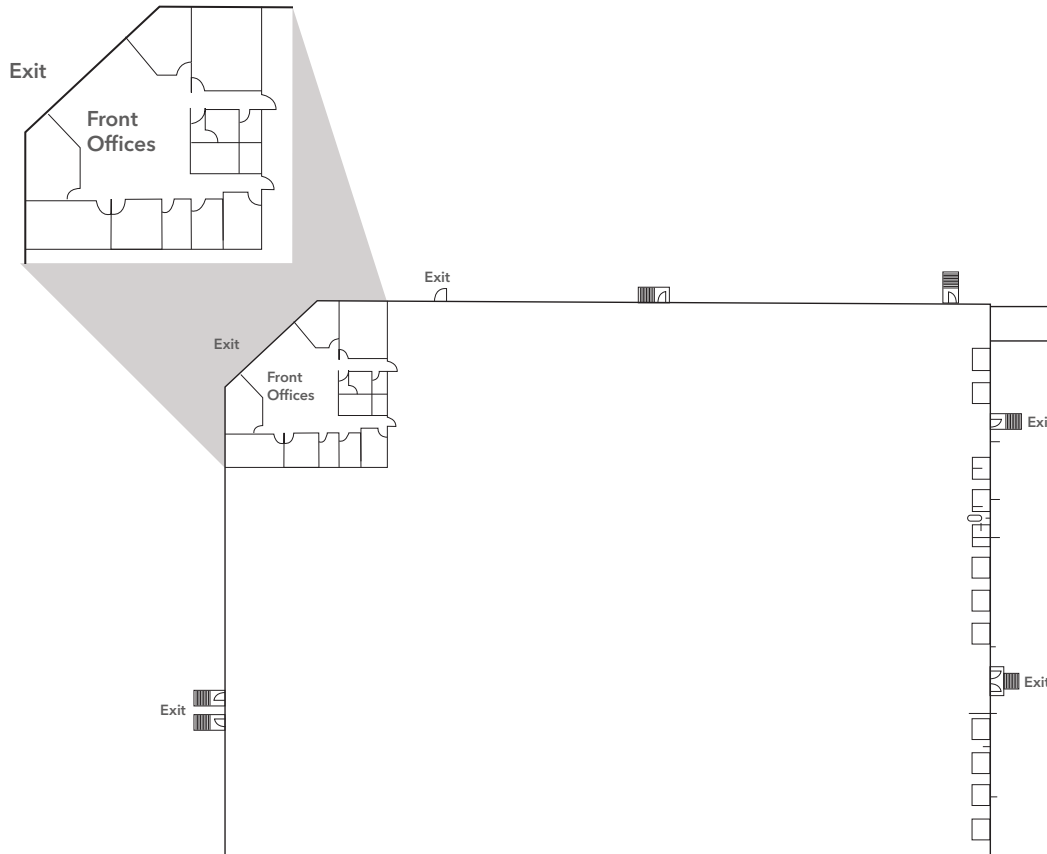
[KIDDER.COM](http://KIDDER.COM)

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## Floor Plan



### SPACE HIGHLIGHTS

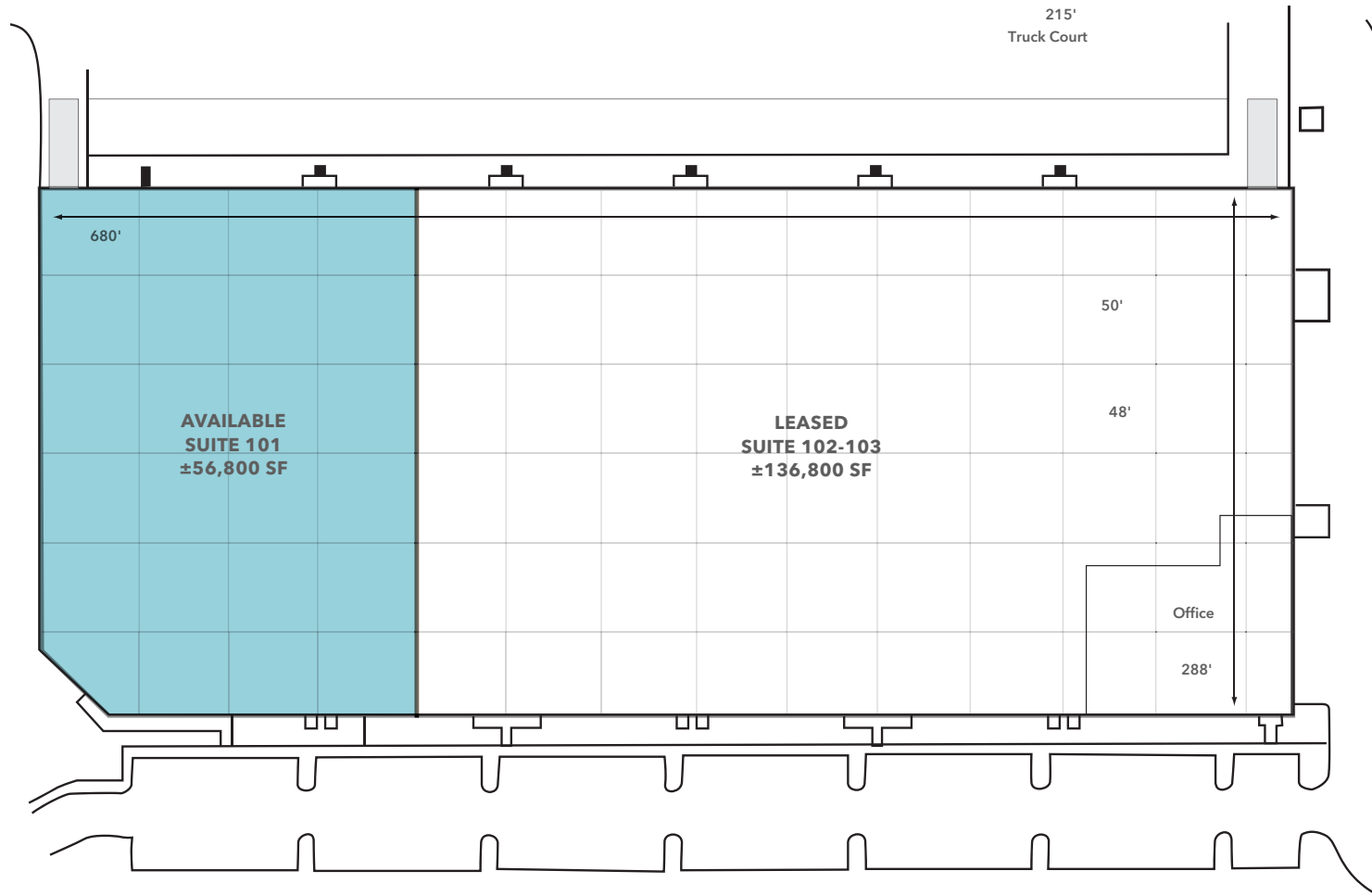
Lease Rate	\$0.45/SF NNN
Space Available	±56,800 SF
Office Size	±3,200 SF
Estimated OPEX	\$0.087/SF per month
Clear Height	24'
Sprinkler Rating	ESFR
Column Spacing	48' x 50'

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## Site Plan



### PROPERTY FEATURES

±56,800 SF industrial warehouse

±3,200 SF of office space

**DOORS** 12 rear loading dock-high doors with pit levelers & 1 drive-in door (12' x 14')

24' clear height

ESFR sprinkler rating

48' X 50' column spacing

800 amps, 480/277 volts, 3-phase power

**BUILT** in 1998

**INSULATED** warehouse

**ZONING** PUD

### AREA OVERVIEW

**LOCATED** in the highly desirable South Reno submarket

**EASY ACCESS** to Interstate 580 and numerous amenities

**LOCALIZED** labor force and bus lines

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### TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	5.5
Reno-Stead FBO	19.9
UPS Regional	9.4
FedEx Express	5.0
FedEx Ground	14.4
FedEx LTL	7.6

### DEMOGRAPHICS

2019	3 mi	5 mi	7 mi
Population	46,701	103,147	192,950
Households	18,872	41,353	80,497
Avg HH Income	\$108,857	\$106,585	\$93,453
Total Employees	29,109	61,598	123,223

### 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
<b>TAX COMPARISONS</b>							
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
<b>WORKERS' COMP RATES</b>							
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