



FOR LEASE

Mustang Industrial Park

12475 MUSTANG ROAD, MCCARRAN, NV



±560K TOTAL AVAIL. SQUARE FEET

36' CLEAR HEIGHT

\$ LEASE RATE NEGOTIABLE

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Kidder Mathews

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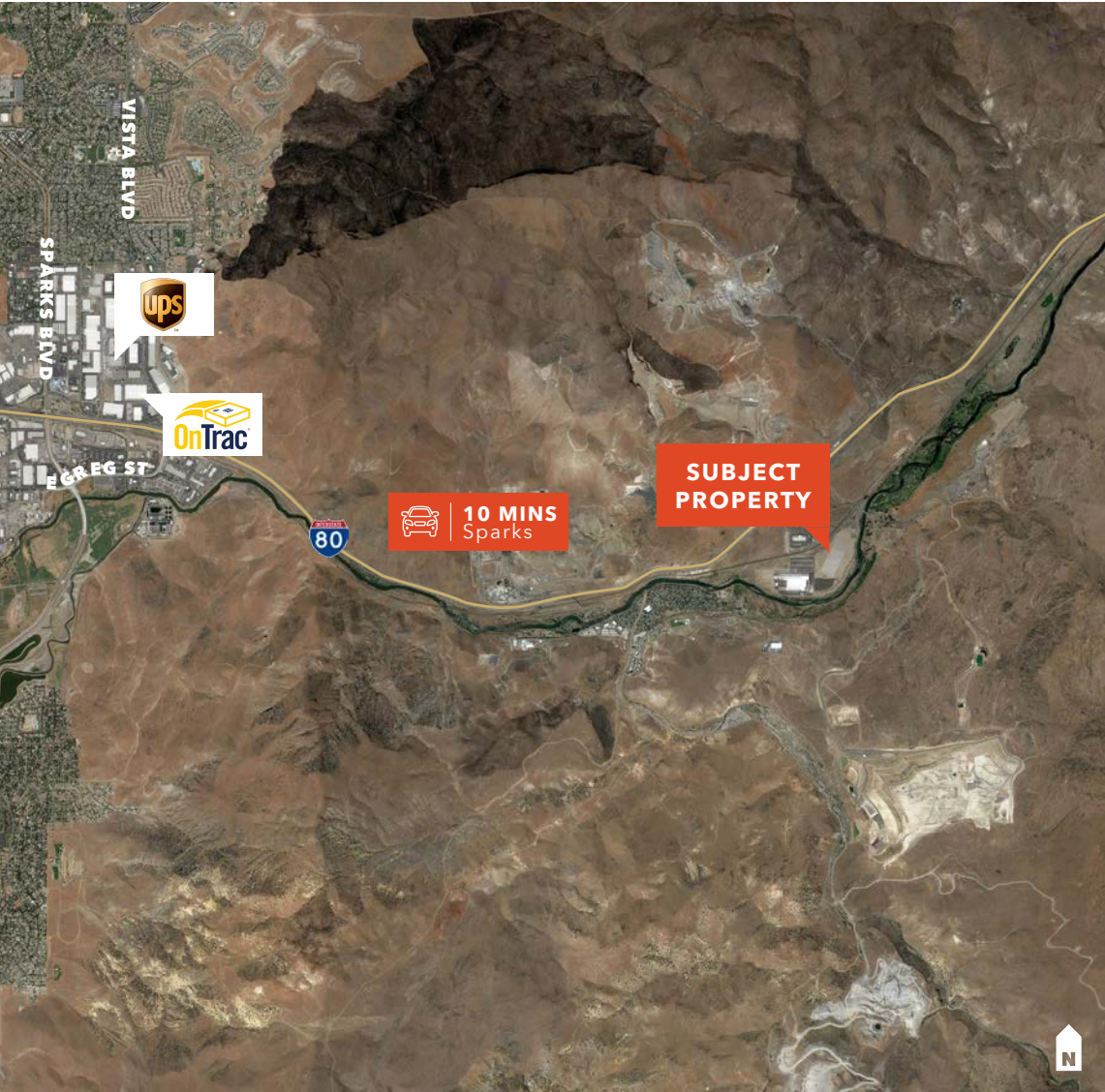
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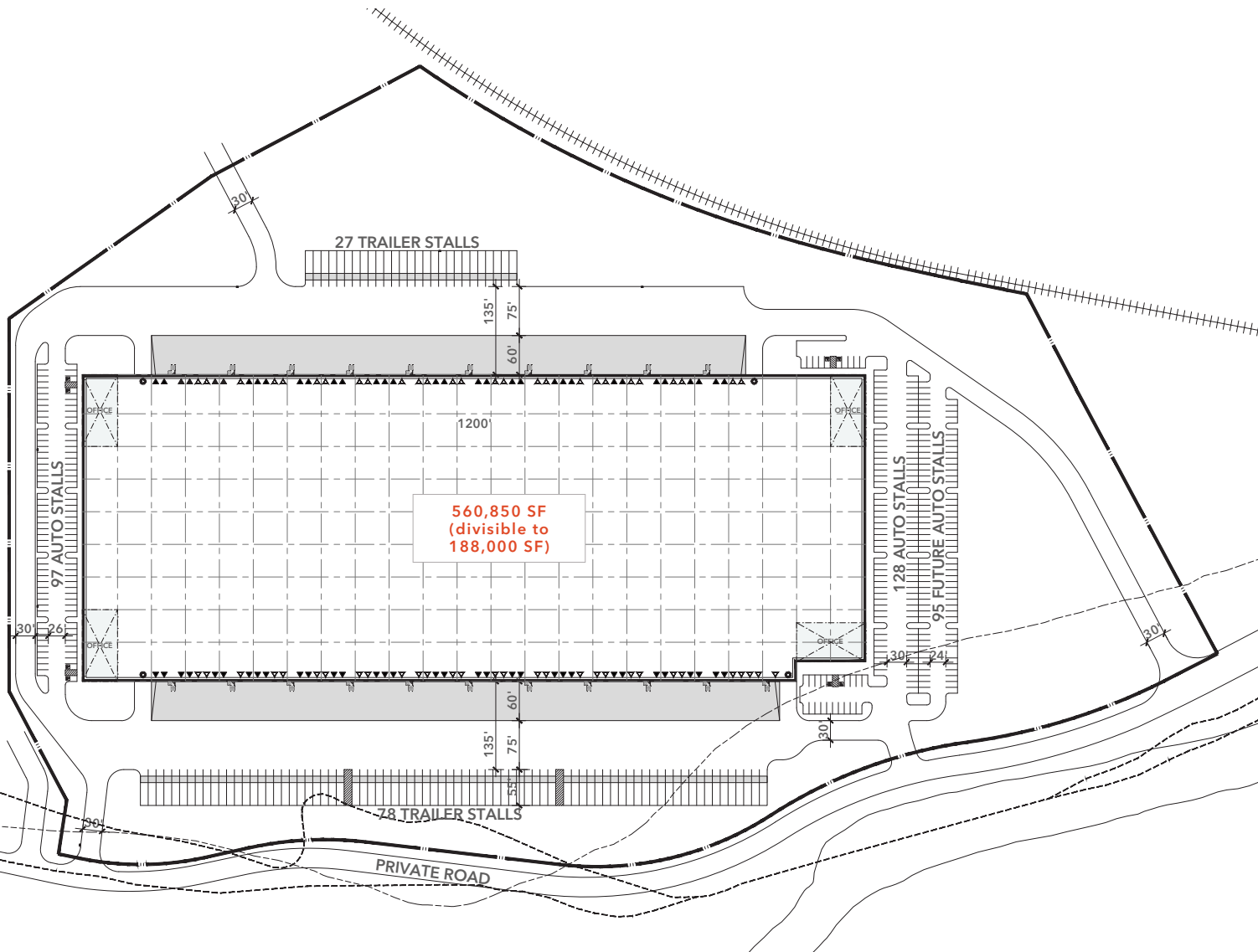
PROPERTY HIGHLIGHTS

Lease Rate	Negotiable
Space Available	560,850 SF (divisible to 188,000 SF)
Office Size	Build-to-suit office
Clear Height	36'
Sprinkler Rating	ESFR
Availability Date	Now, construction completed

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FEATURES

66 dock-high doors with an additional 53 knock-out panels for future docks

4 grade doors

POWER 3,000 amps, 277/480 volts, 3-phase

COLUMNS 50' x 52' (typical)

6" reinforced floors

SKYLIGHTS in warehouse

45 MIL, Rhinobond, TPO roof system with R-26 batt insulation

PARKING 108 trailer parking and 226 auto parking (expandable to 320)

CAMBRIDGE HEATING 4 units in warehouse

BUILDING DIMENSIONS 470' deep x 1,200' long

LOCATION OVERVIEW

LOCATED OFF Peri Ranch Rd

EASY ACCESS to I-80

5 MILES east of the Sparks submarket

RIVERFRONT setting

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TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	13.0
Reno-Stead FBO	21.5
UPS Regional	6.6
FedEx Express	10.7
FedEx Ground	0.1
FedEx LTL	10.1

DEMOGRAPHICS

2019	5 mi	10 mi	15 mi
Population	4,407	233,662	396,408
Households	1,891	88,583	155,309
Avg HH Income	\$93,418	\$80,010	\$92,659
Total Employees	4,511	117,311	167,122

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

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