



FOR SALE

5.284 Acres of Land/Build-to-Suit

37 ISIDOR COURT, SPARKS, NV



Features

5.284 acres of land

BUILD-TO-SUIT or sale or lease potential

LOCATION corner lot

LEVEL SITE ready to build

PARCEL can support up to 92,000 SF building

ZONING industrial (I)

ALL utilities available to site

LISTED AT \$862,000.00

15 MILES outside of Reno

\$3.745/SF

LEASE RATE

BRAD LANCASTER
VP Industrial Services
Shareholder
775.690.0535
brad.lancaster@kidder.com
LIC N° B.0144389.CORP

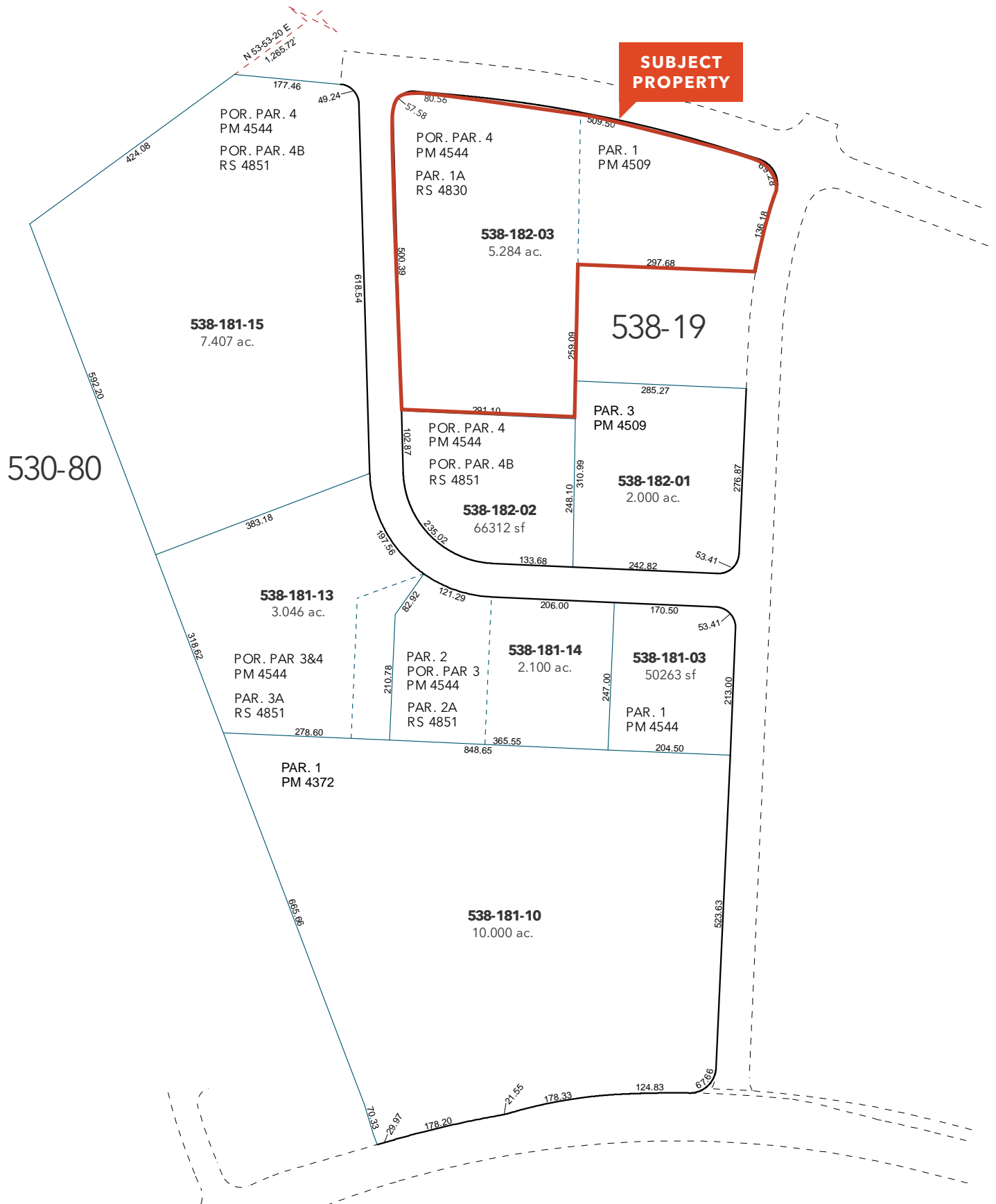
KIDDER.COM

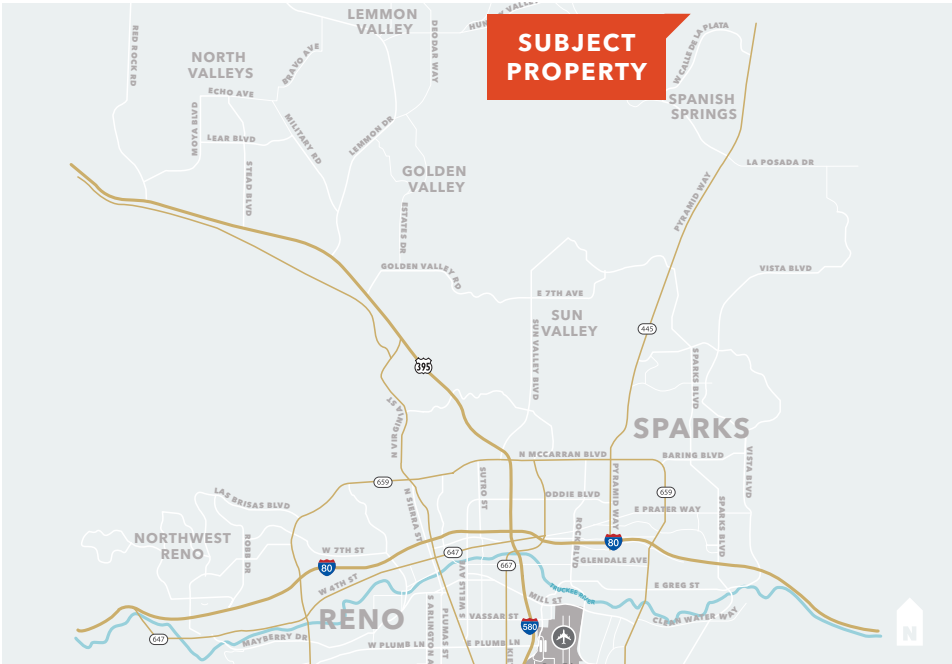
Kidder Mathews

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PROPERTY INFO

Plat Map





SPECIFICATIONS

LEVEL SITE ready to build

LOCATION corner lot

PROXIMITY to many well established distribution centers, manufactures and office users

ALL utilities available to site

EASY access to I-80 and US-395/I-580

DIVERSE and accessible labor pool

PARCEL can support up to 92,000 SF building

5.284 ACRES of land

ZONED industrial (I)

APN 530-491-07

WITHIN Spanish Springs Business Center



TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	37.8
Reno-Stead FBO	44.9
UPS Regional	30.3
FedEx Express	34.2
FedEx Ground	34.2
FedEx LTL	34.3

SITE DESCRIPTION

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

2019	5 Mile	10 Miles	15 Miles
Population	31,876	198,067	381,650
Households	10,814	70,395	146,663
Average HH Income	\$122,638	\$85,157	\$83,500
Total Employees	3,800	55,052	145,128

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/

BUSINESS COST 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%-13.1%	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	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Insurance 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 Employee NOC	\$0.20	\$0.63	\$0.16	\$0.09	\$0.27	\$0.08	\$0.16

Source: <https://www.nvenergy.com/about-nvenergy/economic-development/taxes-incentives>
Last updated: 01/2019

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