

# For Sale or Build-to-Suit

## Red Rock Business Center



### Red Rock 147 On Moya Blvd, Reno, NV



### Features

±8.33 acres of industrial land

APN: 090-030-26

½ acre foot/acre water rights

All utilities available

Zoned PUD (Industrial)

Flat, readily developable

13.2 miles from I-80 interchange & US 395

### Contact

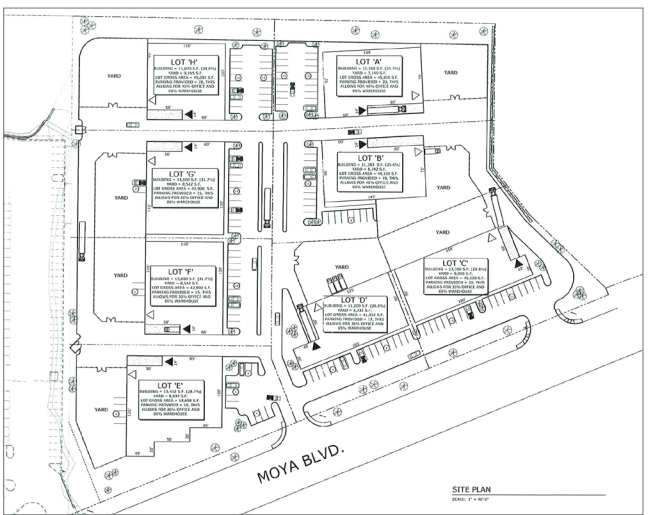
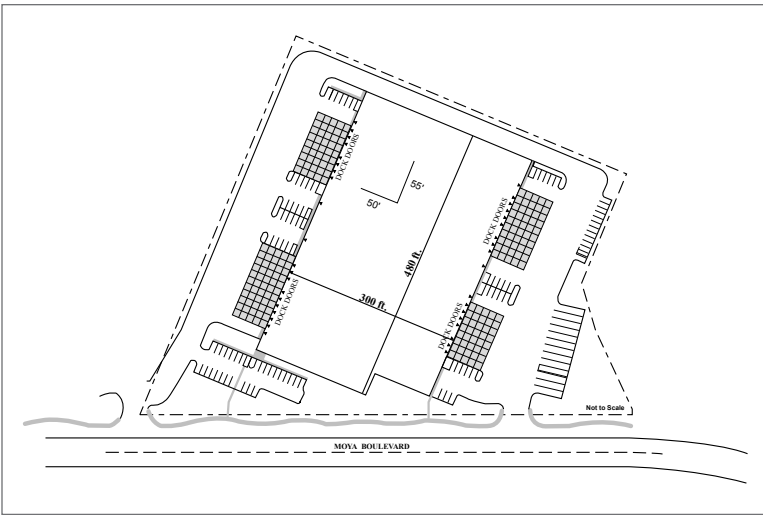
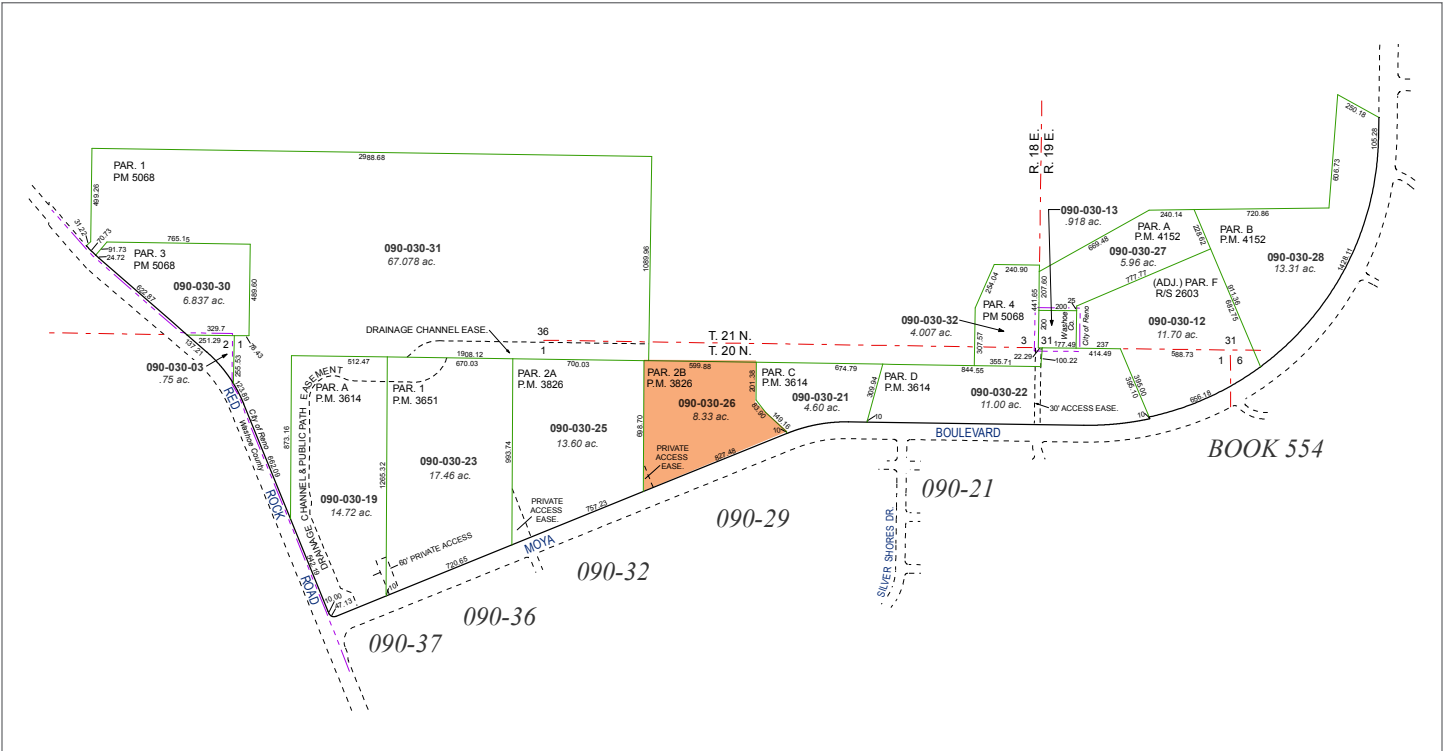
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Site Plans



# For Sale

## Features

1.4 miles from Red Rock 200

Located within the Red Rock Business Center off US Hwy 395 and just 15 minutes from I-80 interchange

The North Valley's submarket is home to numerous nationally known companies such as Clorox, Michelin, General Motors, Cardinal Health, Pentair, Urban Outfitters, Jardin and JCPenney

## Aerial



## Transportation

AIR	
Reno-Tahoe Int'l Airport	15.3 miles
Reno-Stead FBO	2.4 miles
UPS Regional	16.8 miles
FedEx Express	16.1 miles
FedEx Ground	16.4 miles
FedEx LTL	14.6 miles

## Demographics

	3 mi	5 mi	10 mi
Population	24,194	40,909	217,420
Households	8,021	13,947	83,295
Median Income	\$58,342	\$61,067	\$51,621

## 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



## Helpful Links

Business Costs: [www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business](http://www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business)

Business Incentives: [edawn.org/why-nevada/business-advantage/](http://edawn.org/why-nevada/business-advantage/)

Financial Advantage: [edawn.org/why-nevada/financial-advantage/](http://edawn.org/why-nevada/financial-advantage/)

Quality of Life: [edawn.org/live-play/](http://edawn.org/live-play/)

Source: Economic Development, NV Energy - [www.nvenergy.com/business/economicdevelopment](http://www.nvenergy.com/business/economicdevelopment)

## Business Cost Comparisons

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	6.50%	5%	7.4%	6.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	0%-1.17%	1.5%	No	No	No	0.09%	No
Monthly Property Tax (Based on \$25M Market Value)	\$22,969	\$22,917	\$71,261	\$22,917	\$27,083	\$32,688	\$20,833
Unemployment Insurance Tax	0.25%-5.4%	1.5%-6.2%	0.03%-7.17%	0.4%-7.4%	0.78%-6.8%	1.8%-5.4%	0.17%-5.84%
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.	\$2.76	\$9.18	\$3.35	\$1.76	\$3.82	\$3.77	\$1.69
Class 3632 - Machine Shop NOC	\$2.57	\$5.46	\$2.79	\$2.04	\$4.92	\$2.35	\$1.22
Class 8810 - Clerical Office Employees NOC	\$0.30	\$0.56	\$0.24	\$0.12	\$0.29	\$0.14	\$0.14

## Contact

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