



FOR LEASE

# 725 Greg Street

SPARKS, NV 89431



AVAILABLE  
JANUARY 2020

**±76K** TOTAL AVAIL.  
SQUARE FEET



EXCELLENT ACCESS  
TO I-80 & SOUTH  
MCCARRAN BLVD

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**Kidder  
Mathews**

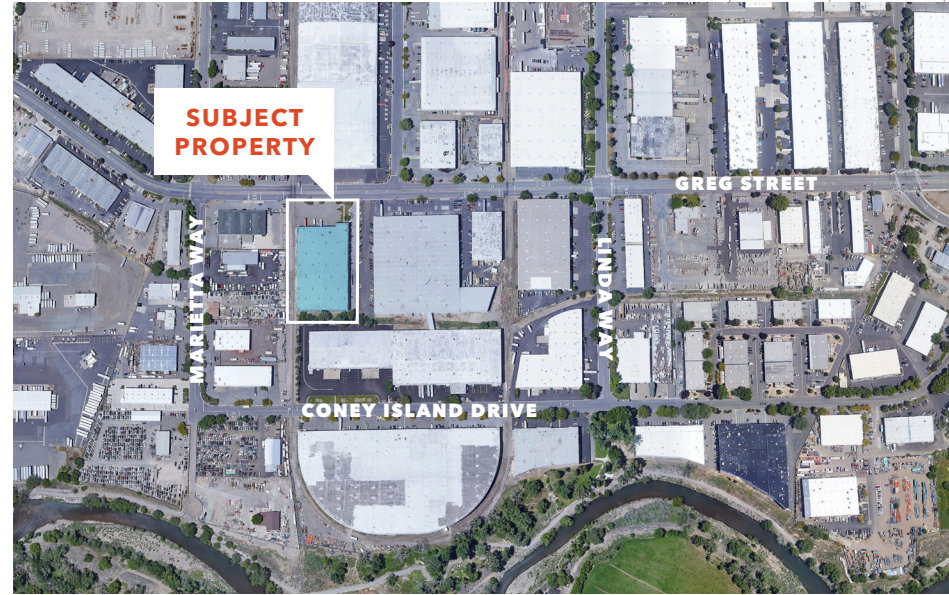
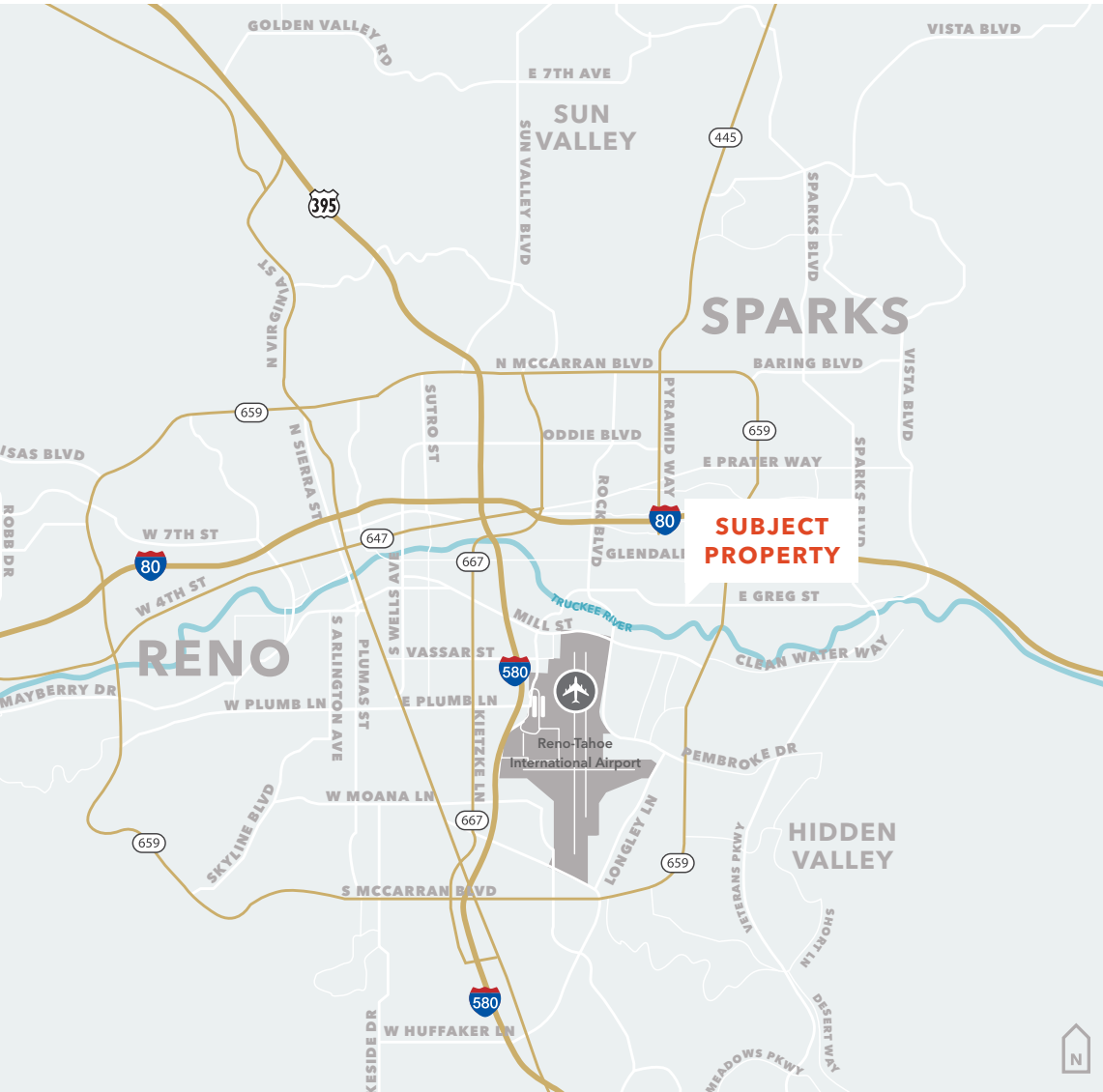
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## PROPERTY FEATURES

Lease Rate	\$0.39/SF NNN
Space Available	76,505 SF
Office Size	3,328 SF
Estimated OPEX	\$0.042/SF per month
Date Available	January 2020
Year Built	1981
Zoning	Industrial (I)

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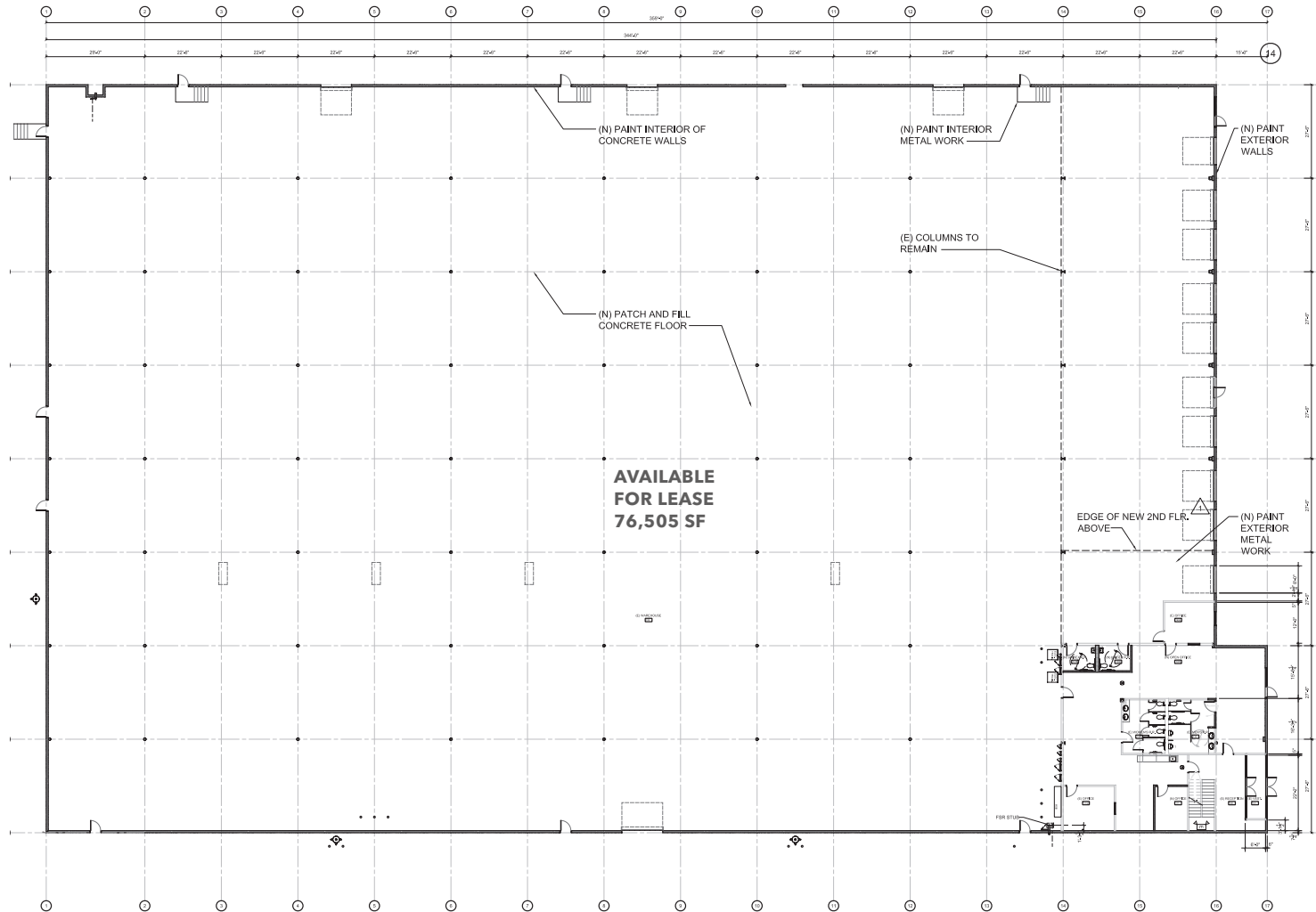


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## Floor Plan



### BUILDING HIGHLIGHTS

**76,505 SF** stand alone warehouse

**3,328 SF** of office space downstairs

**4,537 SF** mezzanine office

**3.42 acres** land area

**28'** clear height

**28' X 44'** columns

**OPEX** estimated at \$0.042

**NEW LED** lights in warehouse

**.33/2,000** sprinkler rating

**1,200** amps and 480 volts

**10** dock high doors

**ONE** grade door

**ZONED** industrial (I)

**36** parking spaces

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### TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	3.1
Reno-Stead FBO	13.2
UPS Regional	3.6
FedEx Express	3.0
FedEx Ground	13.8
FedEx LTL	0.6

### DEMOGRAPHICS

2019	1 mi	3 mi	5 mi
Population	1,795	109,623	228,206
Households	767	42,045	92,685
Avg HH Income	\$59,516	\$52,029	\$61,252
Total Employees	8,300	69,710	129,583

### 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

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