

For Lease

South Sparks Business Park



1498 Kleppe Lane Sparks, NV



Contact

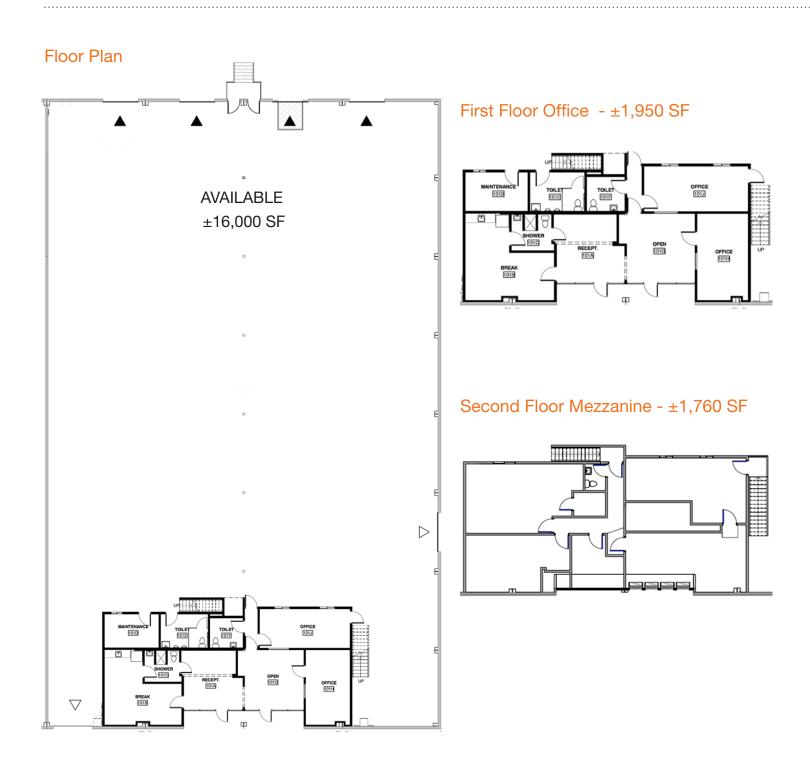
Steve Kucera, CCIM 775.470.8866 skucera@kiddermathews.com

Rate: \$0.48/PSF, NNN

±16,000 SF industrial
\pm 3,710 SF 2-story office (\pm 1,950 SF ground floor, \pm 1,760 SF mezzanine)
4 dock-high doors
2 grade level doors
.237/2151 sprinkler rating
24' clear height
400 amps 480 volt 3-phase power (TBV)
Estimated OPEX \$0.09 PSF

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Features

±16,000 SF
T-5 lighting
Rear loading
20' x 50 ' column spacing
Sparks Submarket

Location

Industrial zoning
Close proximity to I-80 on/off ramps
Excellent location within metro industrial area
Proximity to FedEx & UPS shipping hubs
Access to large labor pool & services for employees

Aerial



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Transportation

AIRReno-Tahoe Int'l Airport5.4 milesReno-Stead FBO15.4 milesUPS Regional2.6 milesFedEx Express3.0 milesFedEx Ground3.1 milesFedEx LTL3.0 miles

Demographics

	3 mi	5 mi	10 mi
Population	58,242	183,832	377,627
Households	22,989	74,407	150,477
Median Income	\$49,895	\$43,994	\$59,974

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 workmans compensation rates

Helpful Links

SEATTLE 751 milee PORTLAND 579 miles OR		HELENA So mics	T	
SACRAMENTO 129 mis	SALT I RENO NV SASVEC STREE (1) MACELES (3) MACELES	LAKE CITY & View Stember Stember AS s AZ • PHOENX * PHOENX	CHEYENE • 949 mids 	ENVER 046 miles

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://edawn.org/live-play/cost-of-living/

Quality of Life: http://edawn.org/live-play/

Source: Economic Development, NV Energy - www.nvenergy.com/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
WORKMAN'S 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

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