



FOR LEASE

Industrial Flex Warehouse Space

1625 LINDA WAY, SPARKS, NV 89431



\$0.65

LEASE RATE
PER SQUARE
FEET

11K

TOTAL AVAIL.
SQUARE FEET

18'

CLEAR
HEIGHT

1.7K

TOTAL OFFICE
SQUARE FEET

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**Kidder
Mathews**

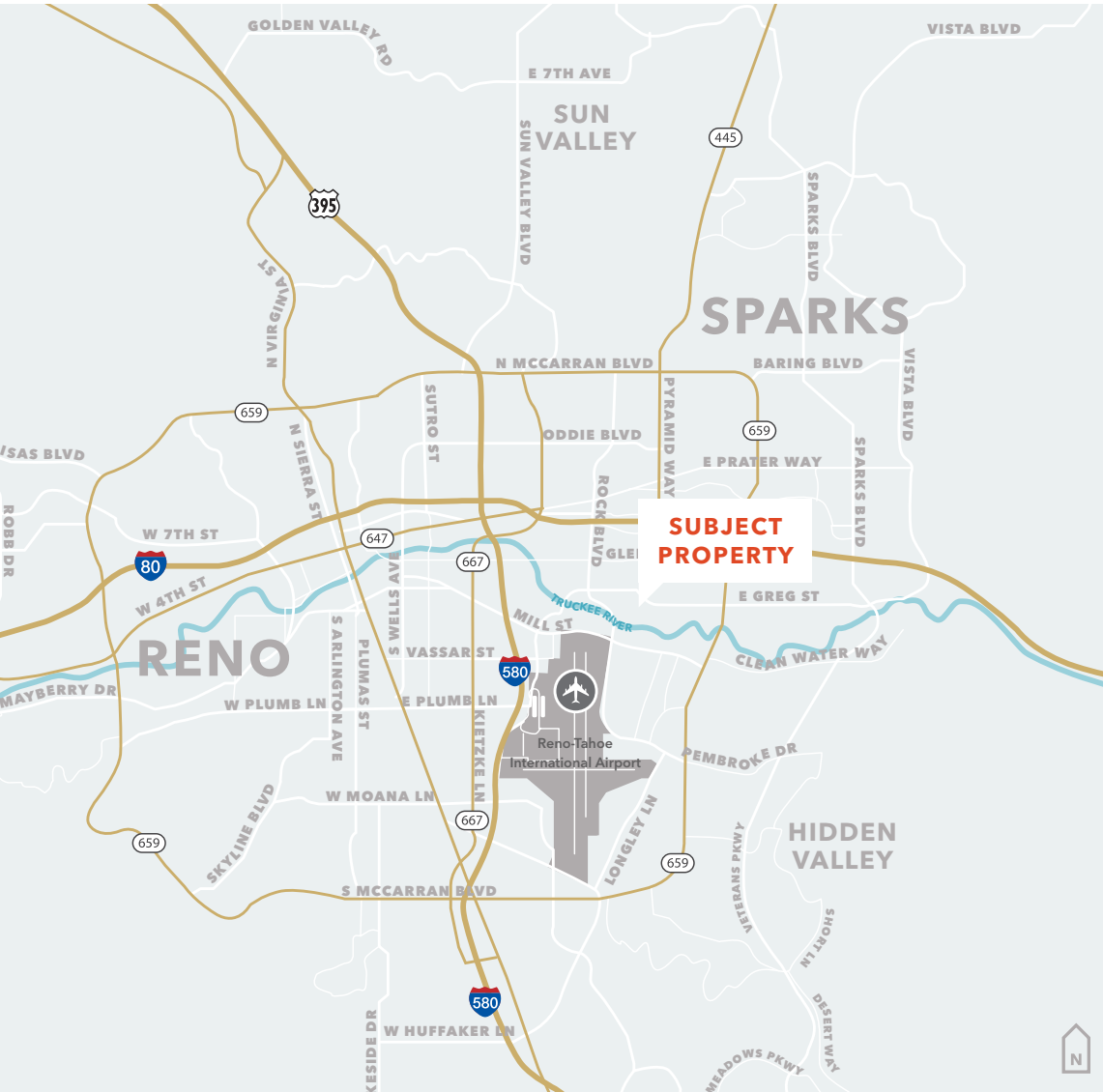
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PROPERTY FEATURES

Lease Rate	\$0.65/SF NNN
Space Available	11,618 SF
Office Size	1,685 SF
Estimated OPEX	\$0.09/SF
Date Available	Now
Year Built	1977
APN #	034-361-19

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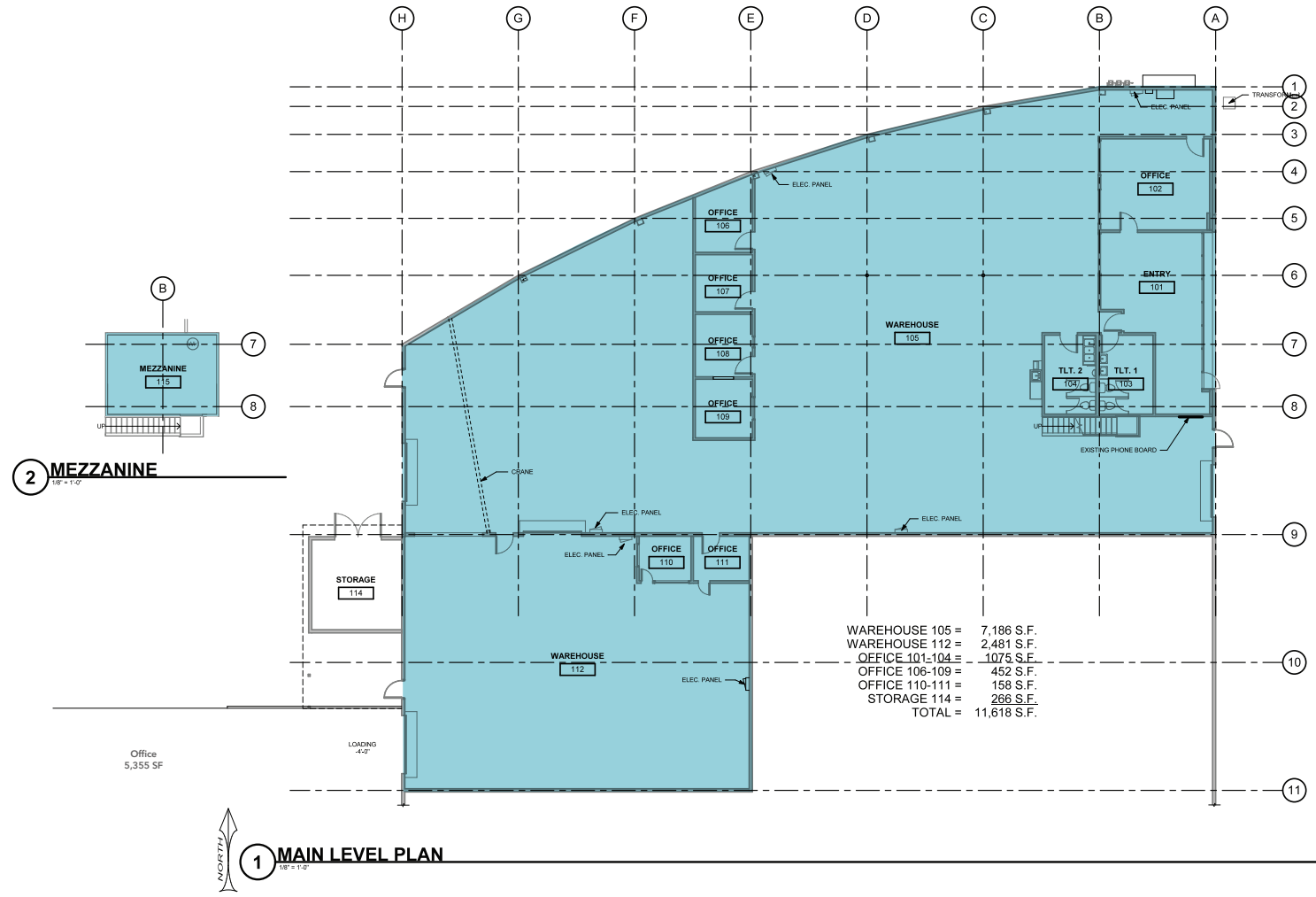


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Floor Plan



BUILDING HIGHLIGHTS

- 11,618 SF** industrial space
- 1,685 SF** of office with 2 restrooms
- HEAVY POWER** 1,200 amps, 120/208 volts, 3-phase power (TBV)
- 18'** clear height
- .33/3,000** gmp sprinklers
- ONE** dock-high door
- TWO** grade level doors (10'x12' and 10'x10')
- \$0.65/SF** asking rate
- \$0.09/SF** currently estimated NNN rate
- STORAGE** additional mezzanine
- END** cap unit

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TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	3.5
Reno-Stead FBO	13.9
UPS Regional	3.5
FedEx Express	2.2
FedEx Ground	2.3
FedEx LTL	1.0

DEMOGRAPHICS

2019	1 mi	3 mi	5 mi
Population	677	102,355	216,527
Households	225	38,549	87,510
Avg HH Income	\$42,046	\$60,269	\$70,872
Total Employees	8,300	66,549	128,064

BUSINESS COST COMPARISONS

TAX 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%-13.3%	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>
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