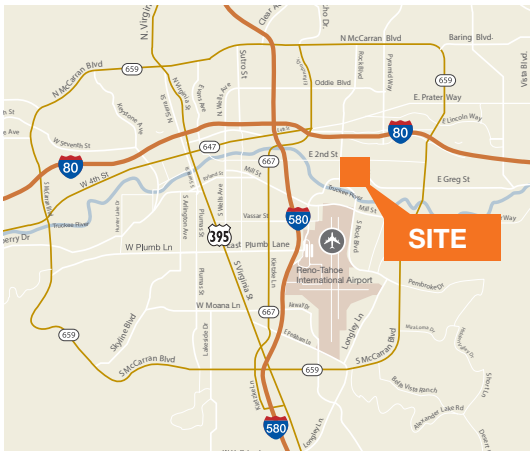


For Lease

High Visibility Industrial Space



Greg Business Park
1501-1613 Greg Street
Sparks, NV



Property Highlights

±1,400 SF industrial, manufacturing or distribution space

±300 SF office per suite

1 - 2 grade level door(s)

Excellent location on Greg Street near Rock Blvd

HVAC / AC in many offices - gas heaters in warehouse

Rate: \$0.65 PSF IG (Industrial Gross)

No additional CAM/NNN fees

Contact

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Site Plan - Greg Business Park



For Lease

Property Specifications

±1,400 - 3,200 SF industrial manufacturing or distribution space

±300 - 1,500 SF office per suite

1 - 2 grade level door(s) per suite

HVAC / AC in many offices - gas heaters in warehouse

Power varies by suite

14' minimum clear height

1 - 2 grade level door(s) per unit

T-5 lighting in some suites

Concrete tilt-up construction (built in 1974)

Zoned Industrial (I)

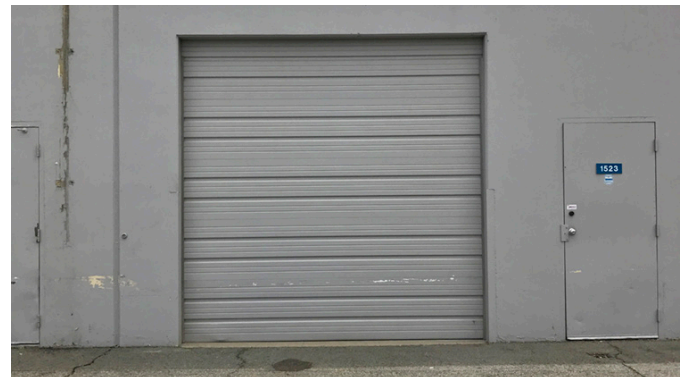
Location Highlights

Excellent central Reno/Sparks industrial location

Proximate to skilled labor pool, airport and bus routes

Proximate to FedEx / UPS terminals, freight terminals close-by

Minutes to I-80 & Hwy 395 ramps



Aerial



Transportation

AIR

Reno-Tahoe Int'l Airport	2.5 miles
Reno-Stead FBO	13.2 miles
UPS Regional	5.0 miles
FedEx Express	0.9 miles
FedEx Ground	0.2 miles
FedEx LTL	0.9 miles

Demographics

2015	1 mi	3 mi	5 mi
Population	874	88,467	207,538
Households	352	33,965	84,702
Avg HH Income	\$33,477	\$49,260	\$52,296

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

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/>

Business Cost Comparisons

Source: Economic Development, NV Energy - www.nvenergy.com/economicdevelopment

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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