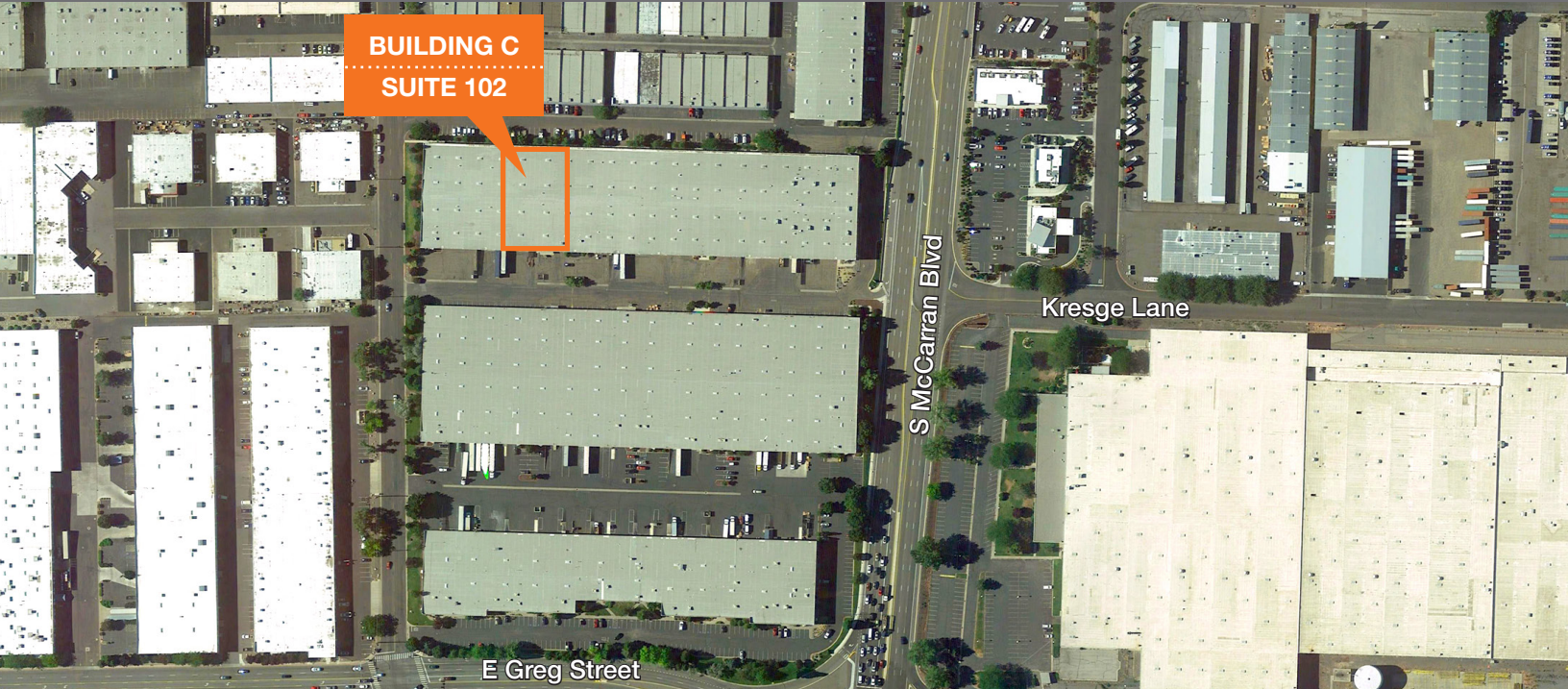


# For Lease

## Greg Center, Building C



**995 S McCarran Blvd**  
**Suite 102**  
Sparks, NV

**±25,000 SF Bulk Industrial Space Available**

\$0.40 PSF NNN; \$0.07 Estimated NNN

±520 SF office

24' clear height

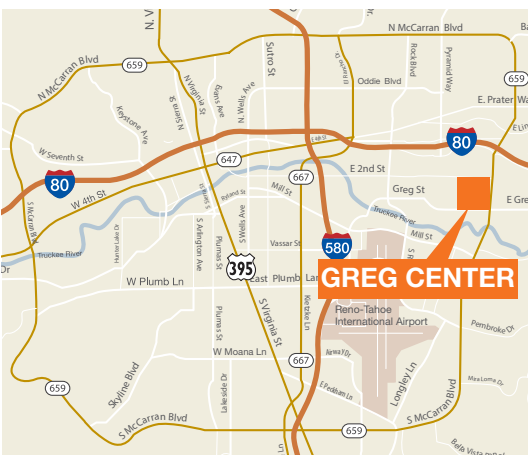
40' x 50' column spacing

400 amps, 277/480v, 3-phase power

4 dock high doors

1 drive in door

Available 9/1/2017



### Contact

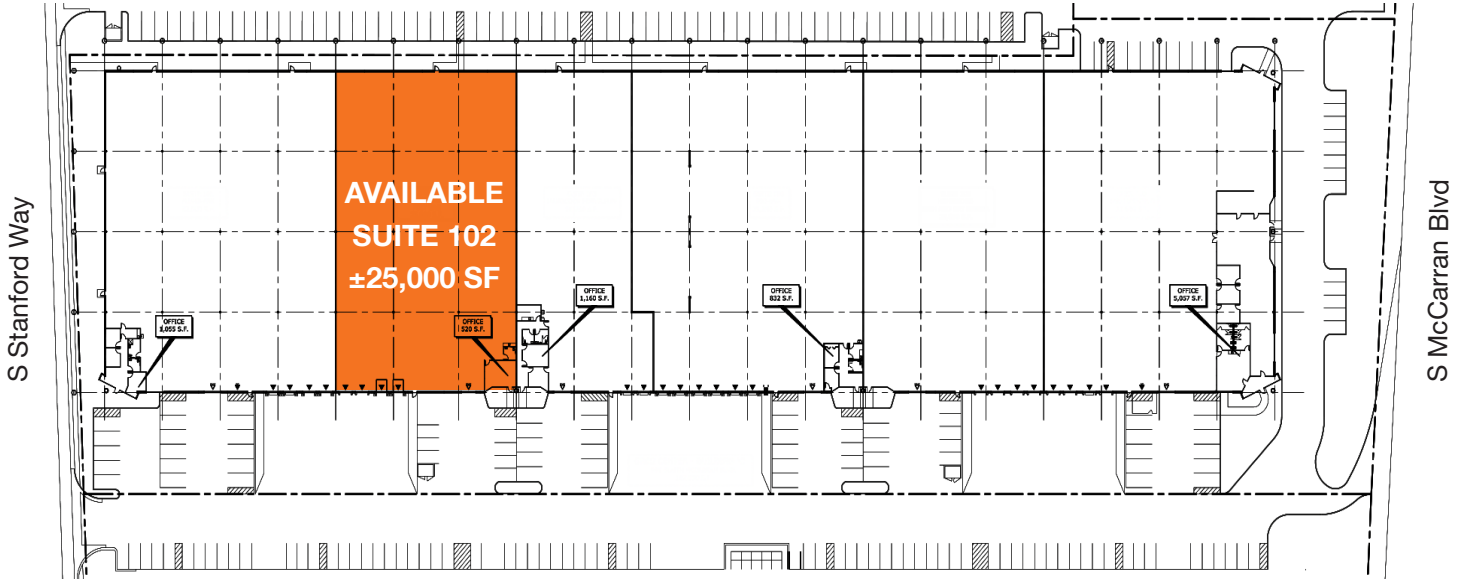
**Michael Nevis, SIOR, CCIM**  
775.470.8855  
mnevis@kiddermathews.com

**Dave Simonsen, SIOR, CCIM**  
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simonsen@kiddermathews.com

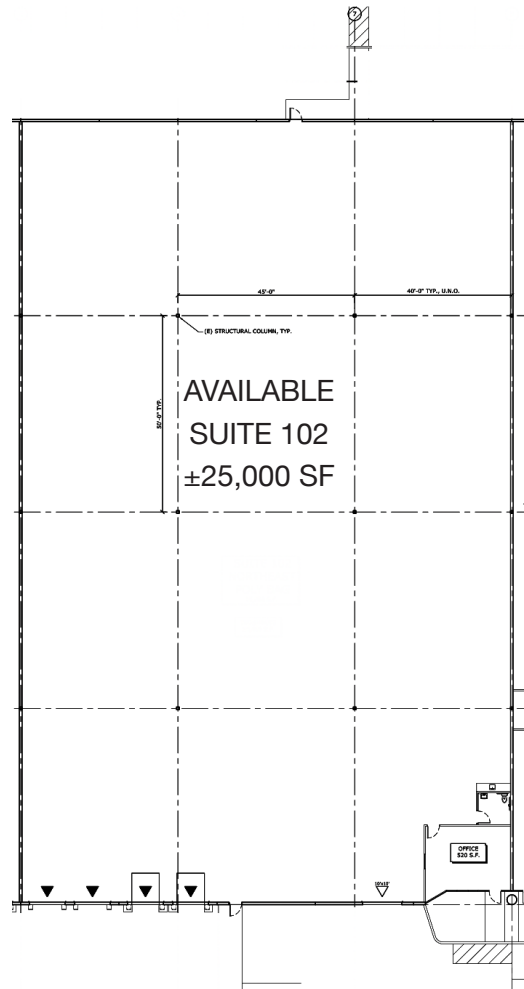
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Site Plan



Floor Plan





# For Lease

## Features

ESFR sprinkler rating

Gas-fired heating units

Zoned Industrial (I)

Built in 1996

Abundant labor pool in close proximity

Immediate access to McCarran Loop and I-80

2 million square foot portfolio

Institutionally owned

Professionally managed

## Aerial



## Transportation

AIR	
Reno-Tahoe Int'l Airport	6.1 miles
Reno-Stead FBO	8.1 miles
UPS Regional	9.4 miles
FedEx Express	7.6 miles
FedEx Ground	7.8 miles
FedEx LTL	5.9 miles

## Demographics

2016	3 mi	5 mi	10 mi
Population	83,432	206,494	387,018
Households	32,272	83,683	153,830
Median Income	\$46,450	\$44,767	\$60,236

## Business Cost Comparisons

Source: Economic Development, NV Energy - [www.nvenergy.com/economicdevelopment](http://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
Gross Receipts Tax	No	\$1.01-\$5.07	No	0.63%-1.25%	No	No	0.00138%-0.330%

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

## 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/>

## Contact

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