

For Lease

Greg Park, Building E



1315 Greg St
Suite 101-103
Sparks, NV

±12,800 SF Industrial Flex Space Available

\$0.52/SF NNN

±4,800 SF office

20' clear height

40' x 48' column spacing

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

1 dock high door

2 drive in doors

Available April 1, 2016



Contact

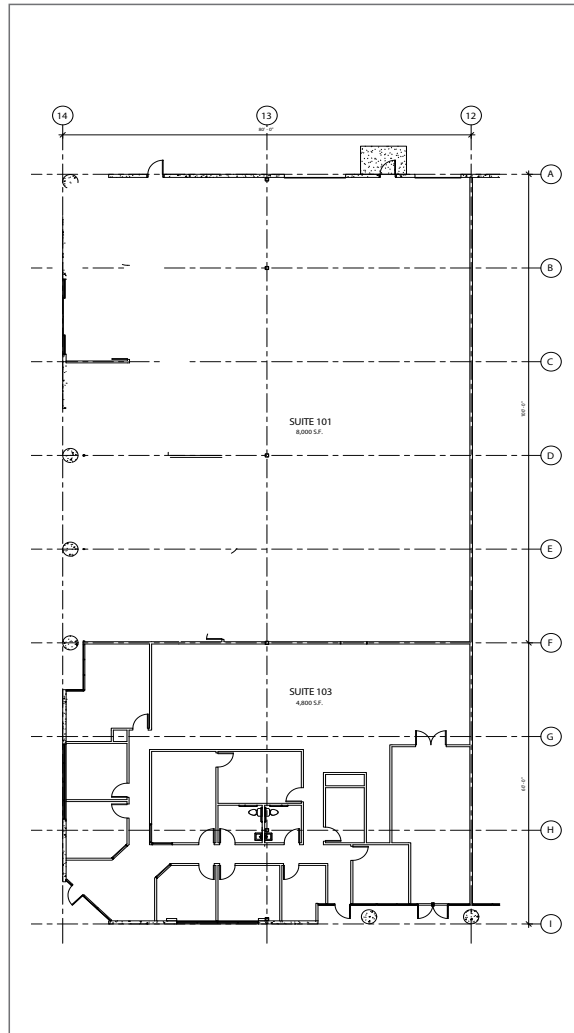
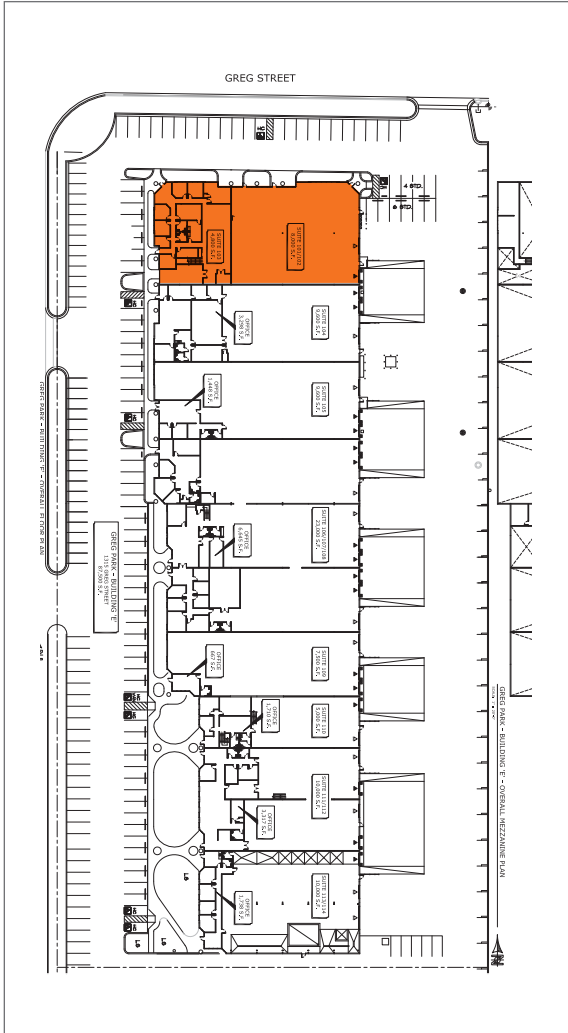
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Site Plan



SUITE 101-103
±12,800 SF
AVAILABLE

For Lease

Features

0.33 GPM/3,000 SF sprinkler rating

Gas-fired heating units

Rear loading

\$0.12/SF estimated OPEX

Zoned Industrial (I)

Immediate access to Greg St / close to I-80

Abundant labor pool in close proximity

2 million square foot portfolio

Institutionally owned

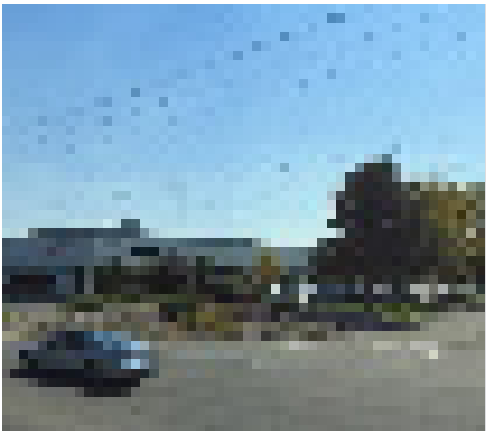
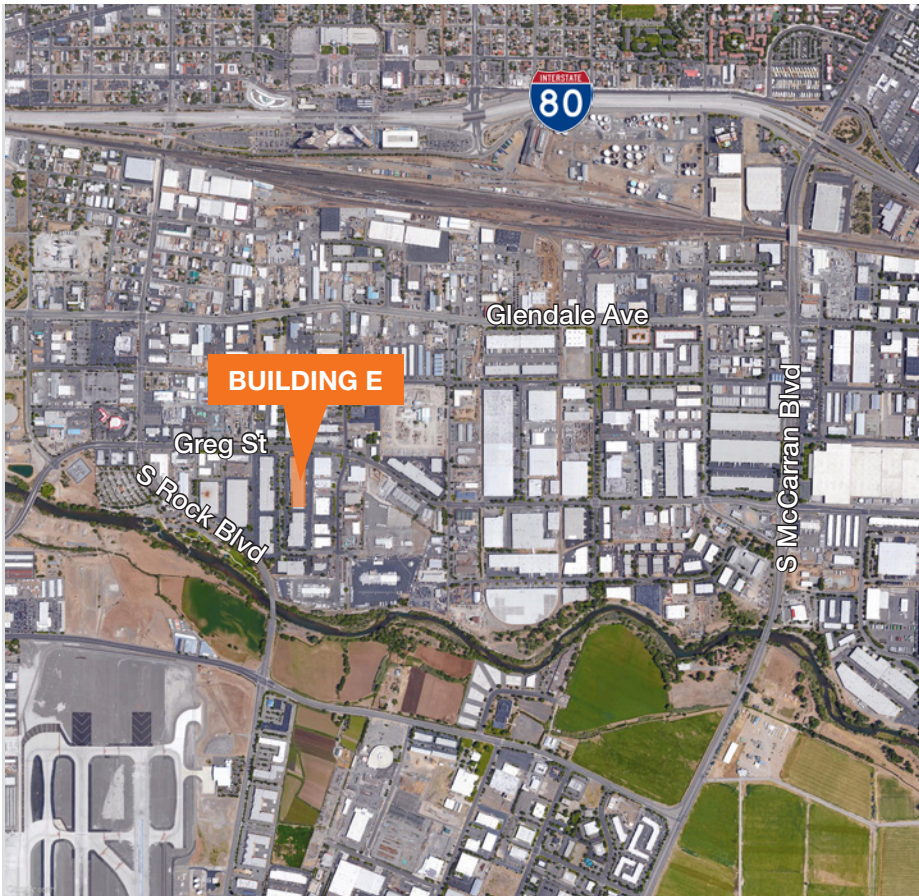
Professionally managed

Located in the largest submarket of the Reno / Sparks MSA

Built in 1994

Project has high speed fiber connectivity available from Charter Communications

Aerial



Transportation

AIR	
Reno-Tahoe Int'l Airport	2.0 miles
Reno-Stead FBO	13.1 miles
UPS Regional	5.2 miles
FedEx Express	2.6 miles
FedEx Ground	2.8 miles
FedEx LTL	0.5 miles

Demographics

	1 mi	3 mi	5 mi
Population	1,492	109,689	219,622
Households	678	42,775	87,821
Median Income	\$32,094	\$31,435	\$38,223

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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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.flipsnack.com/EDAWN/why-nevada-2015-v3.html>

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/>