

For Lease

Class A Industrial Flex Building



1020 South Rock Blvd
Reno, NV

Lease Rate: \$0.68/SF NNN

±3,489 SF Suite A industrial flex space with ±2,492 SF office

±4,490 SF Suite D industrial flex space with ±1,700 SF office

Rear loading drive in door (12' x 14')

18.5' clear height

200 amps, 208 volt, 3-phase power

Excellent signage and visibility on major arterial

Contact

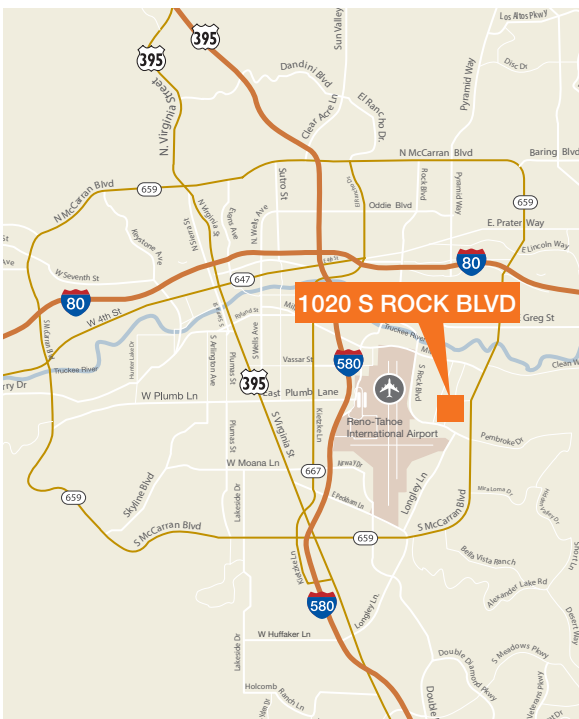
Brad Lancaster

Vice President

Industrial Services

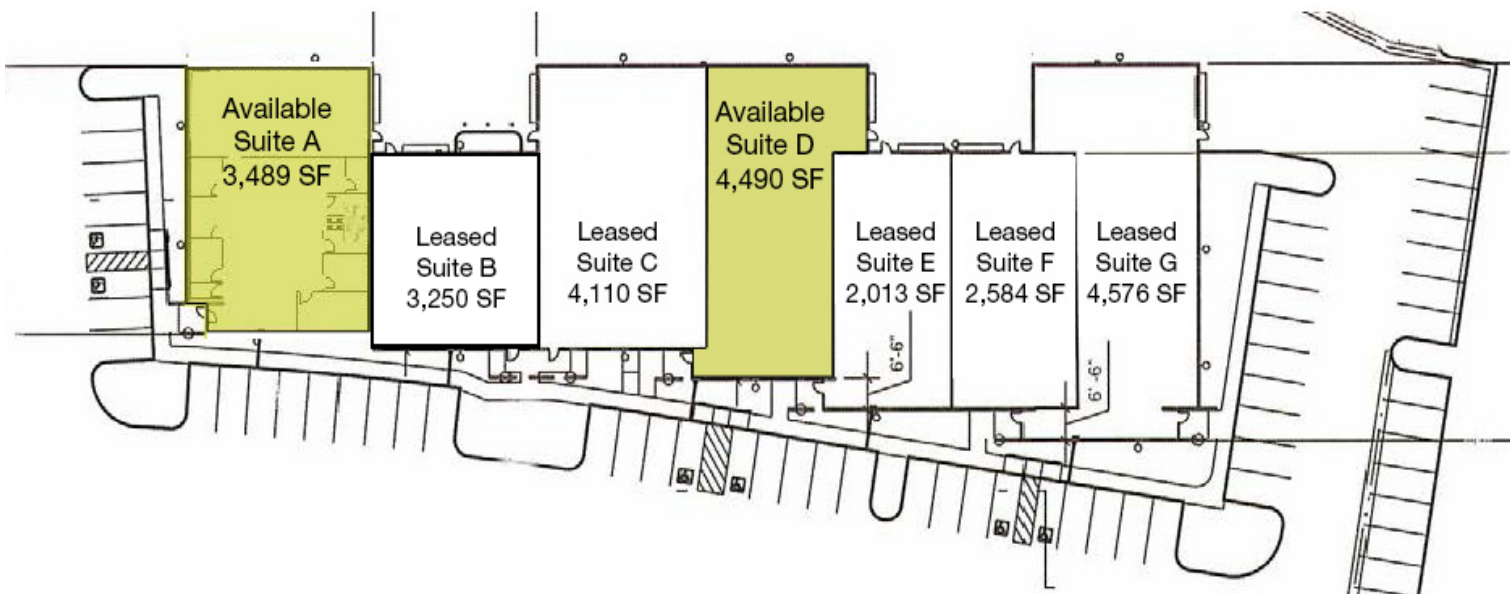
775.470.8856

bradl@kiddermathews.com





Floor Plan



Contact

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Location Features

Zoned industrial commercial (IC)

Built in 2003

Two building project totaling ±61,218 SF

Easy access to I-80 & US Hwy 395 via
McCarran loop

Located in the airport submarket

Accessible to large labor force



Aerial



Transportation

AIR	
Reno-Tahoe Int'l Airport	3.8 miles
Reno-Stead FBO	14.4 miles
UPS Regional	5.6 miles
FedEx Express	2.8 miles
FedEx Ground	5.6 miles
FedEx LTL	2.8 miles

Demographics

2016	1 mi	3 mi	5 mi
Population	3,359	70,659	214,205
Households	1,276	28,548	89,189
Avg HH Income	\$74,072	\$45,366	\$58,071

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.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/>