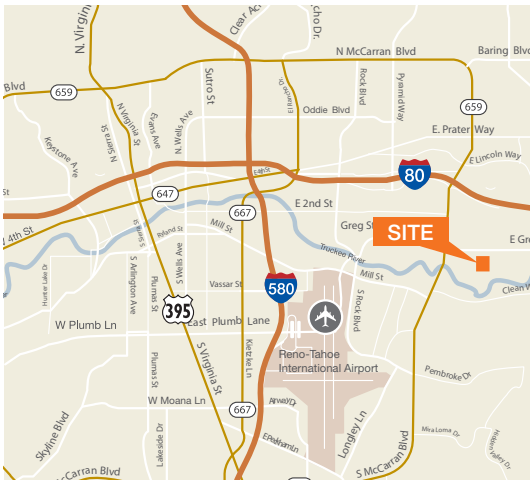


For Lease

Sierra Commerce Park I Building 6



978 E Greg Street
Sparks, NV



Lease Rate \$0.32/SF NNN

±44,379 SF available with ±1,747 SF office

22' clear height and 40' x 40' column spacing

4 dock doors (1 interior)

0.33/3000 sprinkler rating

New 2,500 amp electrical service to building - power available in 400 - 800 amp increments at additional cost

\$0.07 PSF estimated NNN

Excellent access to Interstate 80 and the McCarran Loop

Professionally managed 1.5M SF project

Contact

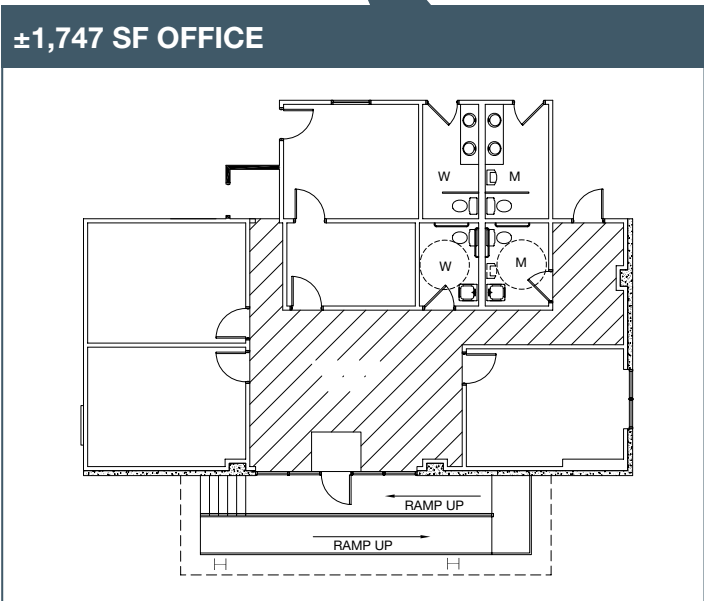
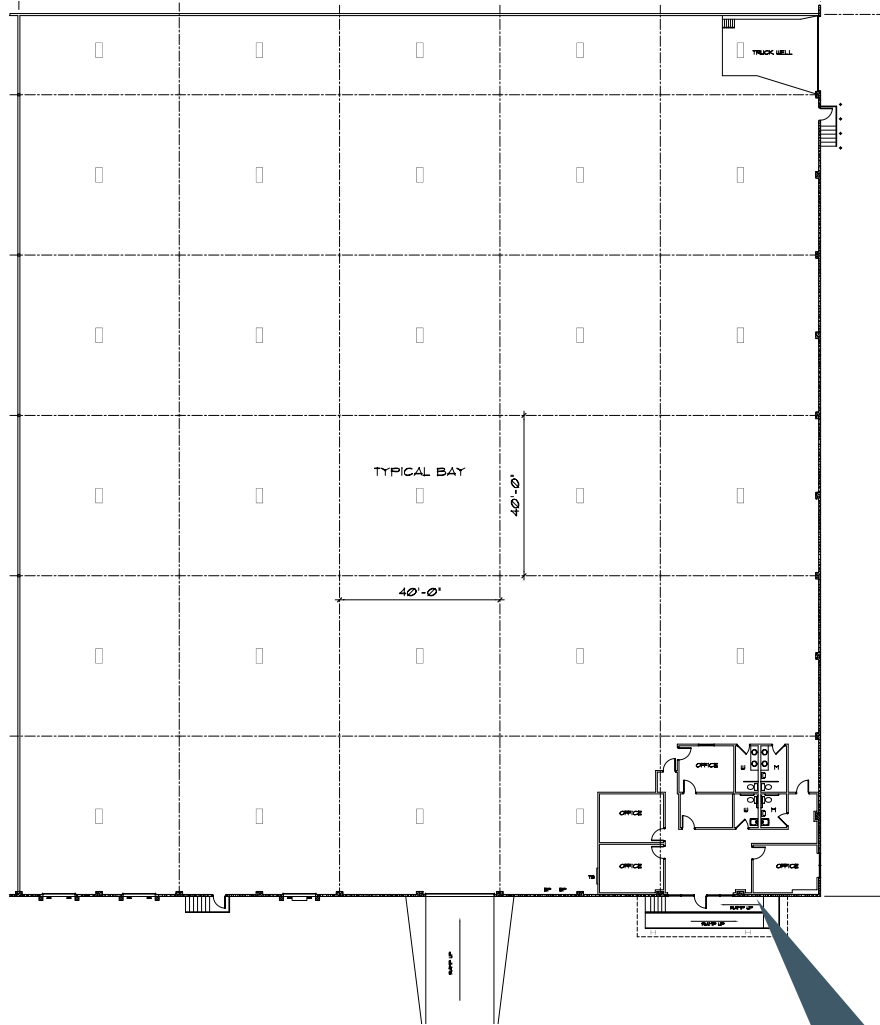
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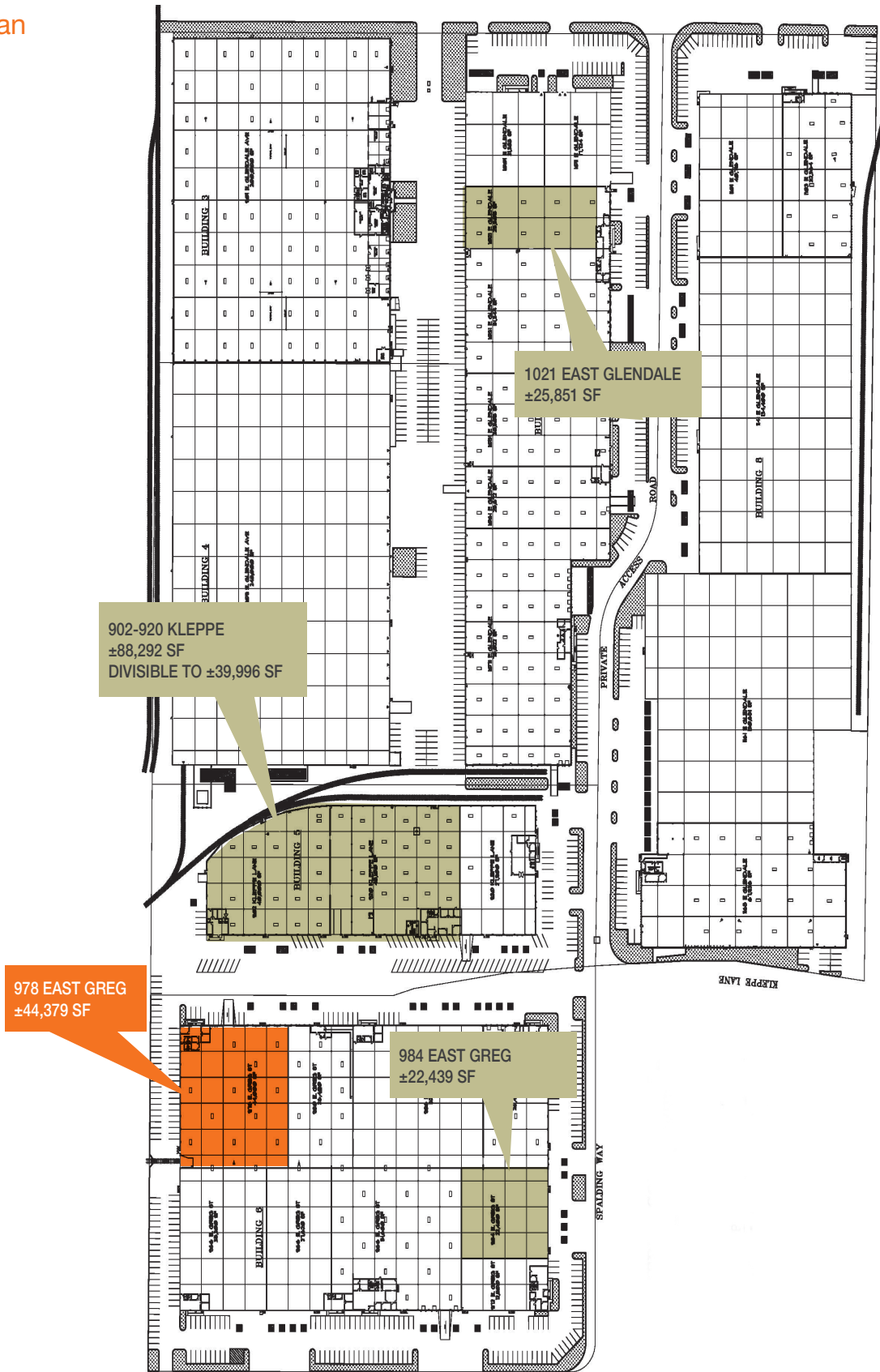


±44,379 SF Available



For Lease

Site Plan



Transportation

| AIR | |
|--------------------------|------------|
| Reno-Tahoe Int'l Airport | 4.6 miles |
| Reno-Stead FBO | 15.4 miles |
| UPS Regional | 2.3 miles |
| FedEx Express | 2.6 miles |
| FedEx Ground | 2.6 miles |
| FedEx LTL | 2.1 miles |

Demographics

| | 3 mi | 5 mi | 10 mi |
|---------------|----------|----------|----------|
| Population | 64,706 | 181,026 | 376,673 |
| Households | 25,115 | 72,578 | 150,066 |
| Median Income | \$49,273 | \$42,466 | \$58,829 |

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/>

