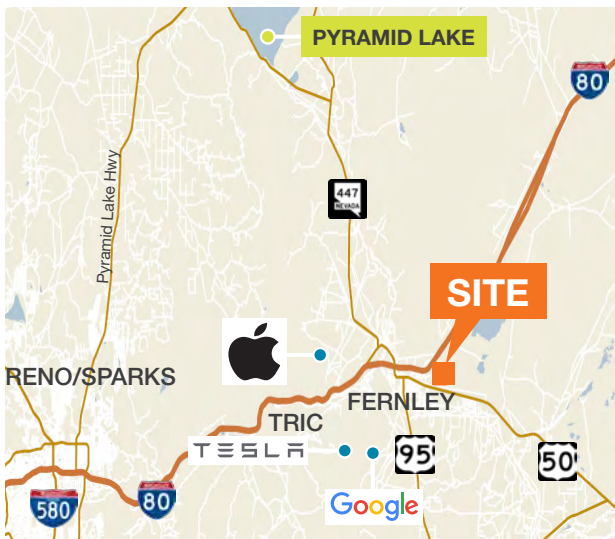


For Sale

Sale Price: \$14,848,000



2275 E Newlands Road, Fernley, NV



±256,000 SF distribution/manufacturing space available

Proximate to Tesla, Apple, Switch, Google, Daehan Solutions and many more high profile, new corporate citizens to Northern Nevada.

Stand alone building with ample trailer & auto parking

Cross-docked; 30 dock doors & 2 grade-level doors

Room for 36 additional docks (66 total)

ESFR sprinkler system

3,000 amps | 480 volt | 3-phase power

±10,000 SF office with multiple privates, reception, large conference room, break area and locker room

Proximate to I-80 east/west arterial

Contact

Brad Lancaster
Vice President, Industrial Services
O: 775.301.1300 | C: 775.690.0535
bradl@kiddermathews.com

Michael Nevis, SIOR, CCIM
Senior Vice President, Partner
O: 775.301.1300 | D: 775.470.8855
mnevis@kiddermathews.com



Property Features & Advantages

Stand alone building with ample trailer and auto parking

One day truck service to 7 western states,
2 day service to 4 additional states

Proximate to I-80 east/west arterial

Cross-docked for efficient workflow

Employee / visitor entrance with key card access

Well designed and highly functional office areas,
break rooms, locker rooms and large restrooms

Radio frequency (RF) wireless inventory/personnel
control system in place

±10,000 SF office with multiple privates, reception,
large conference room, break area, locker room and
large restrooms

±877 SF shipping office/trucker's lounge with
bathrooms



Building/Property Specifications

±256,000 SF building

ESFR sprinkler system to allow flammable inventory

4 bulb T-5 lighting with motion sensors

30 dock positions/doors (room for 36 additional
for 66 total)

2 grade-level drive-in doors

3,000 amps | 480 volt | 3-phase power

30' clear height at the first column line

60' speed bays with 40' x 40' column spacing

Cambridge heating units plus additional air
handling and ventilation equipment

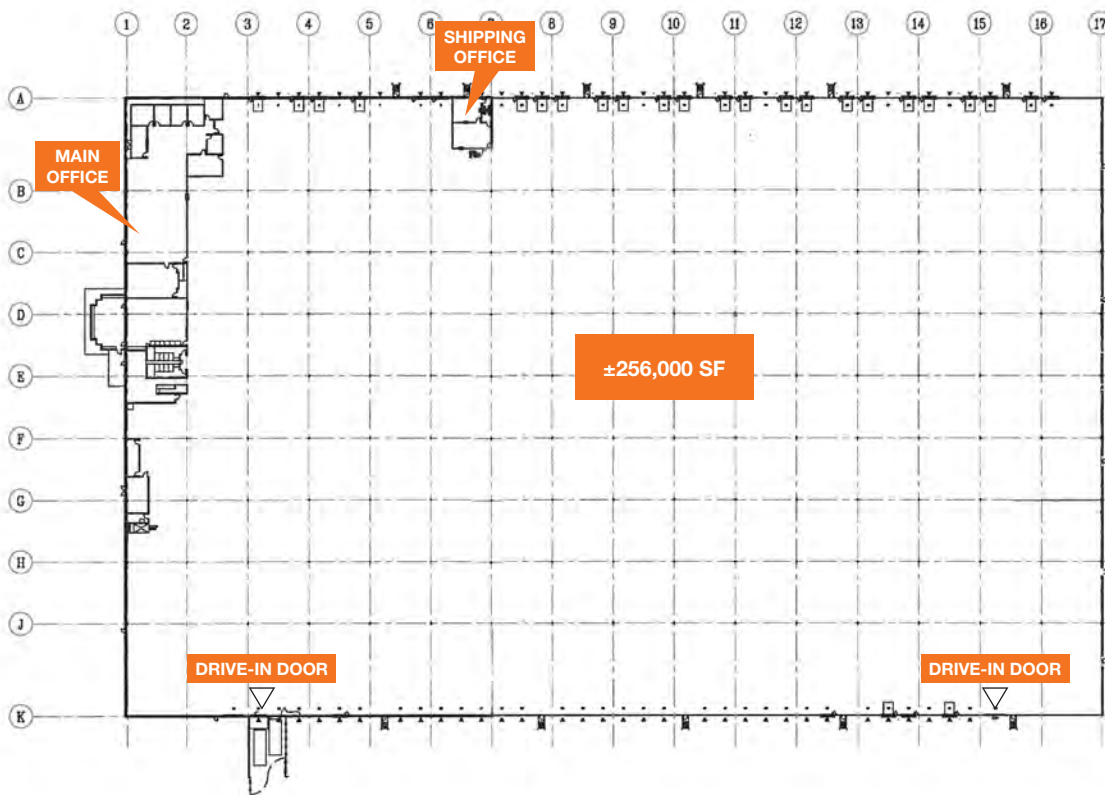
Built in 1997

For Sale

Aerial - Fernley Industrial Area



Floor Plan



Transportation

GROUND

Reno-Tahoe Int'l Airport	39.5 miles
Reno-Stead FBO	46.7 miles
UPS Regional	27.7 miles
FedEx Express	1.75 miles
FedEx Ground	1.75 miles
FedEx LTL	36.1 miles

Demographics

	3 mi	5 mi	10 mi
Population	15,692	20,651	21,740
Households	5,426	7,511	7,913
Median Income	\$53,182	\$53,229	\$52,418

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 workers' 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://opportunitynevada.files.wordpress.com/2017/11/costofliving.pdf>

Quality of Life: <http://edawn.org/live-play/>

Business Cost Comparisons

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	4.9%	5%	7.4%	6.6-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	1.475%	0.83% (SF Only)	No	No	No	0.09%	No
Monthly Property Tax (Based on \$25M Market Value)	\$22,969	\$22,917	\$71,667	\$22,917	\$33,333	\$32,688	\$20,833
Unemployment Insurance Tax	0.25%-5.4%	1.5%-6.2%	0.03%-8.91%	0.2%-7.2%	0.43%-5.4%	1.11%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	2.59%-4.54%	5%	Up to 7.4%	5%-9.9%	No
WORKERS' COMP RATES	NV	CA	AZ	UT	ID	OR	WA
Class 2915 - Veneer Products Mfg.	\$2.46	\$11.33	\$2.65	\$1.48	\$3.32	\$3.09	\$1.70
Class 3632 - Machine Shop NOC	\$2.88	\$4.92	\$2.20	\$1.64	\$4.51	\$2.01	\$1.23
Class 8810 - Clerical Office Employees NOC	\$0.21	\$0.39	\$0.20	\$0.09	\$0.28	\$0.10	\$0.14

Source: <https://www.nvenergy.com/about-nvenergy/economic-development/taxes-incentives>

Last updated: 07/2017

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