



FOR LEASE

North Valleys Commerce Center

BUILDING F | 9595 NORTH VIRGINIA STREET, RENO, NV 89506



RENDERING



AVAILABLE
Q1 2020

405K TOTAL AVAIL.
SQUARE FEET



LEASE RATE
NEGOTIABLE

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DEVELOPED
BY



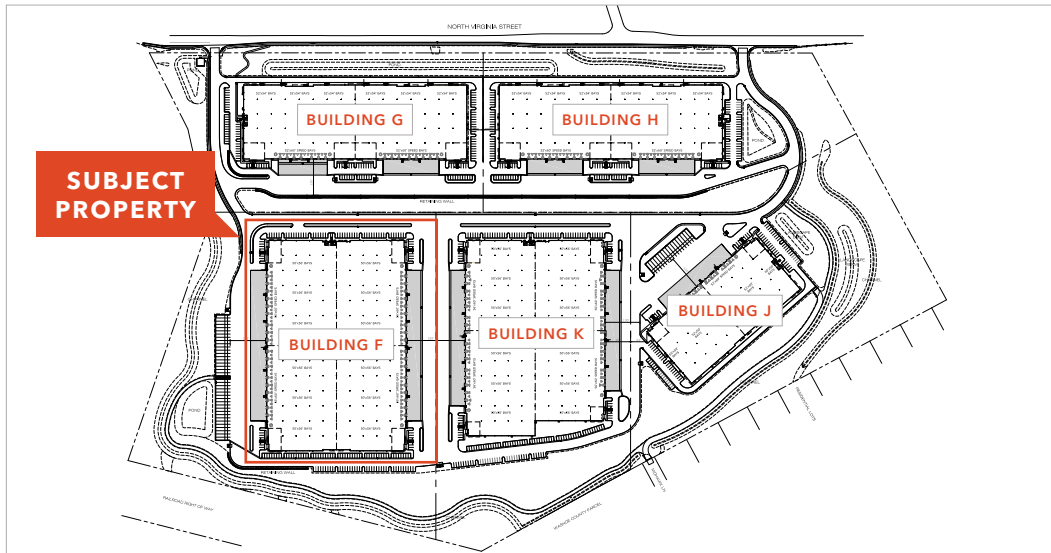
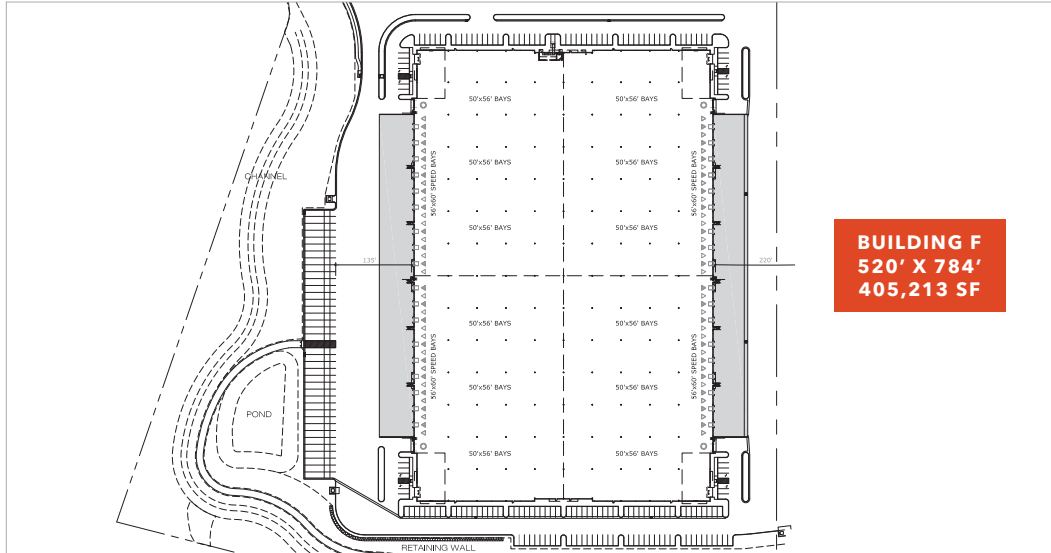
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PROPERTY FEATURES

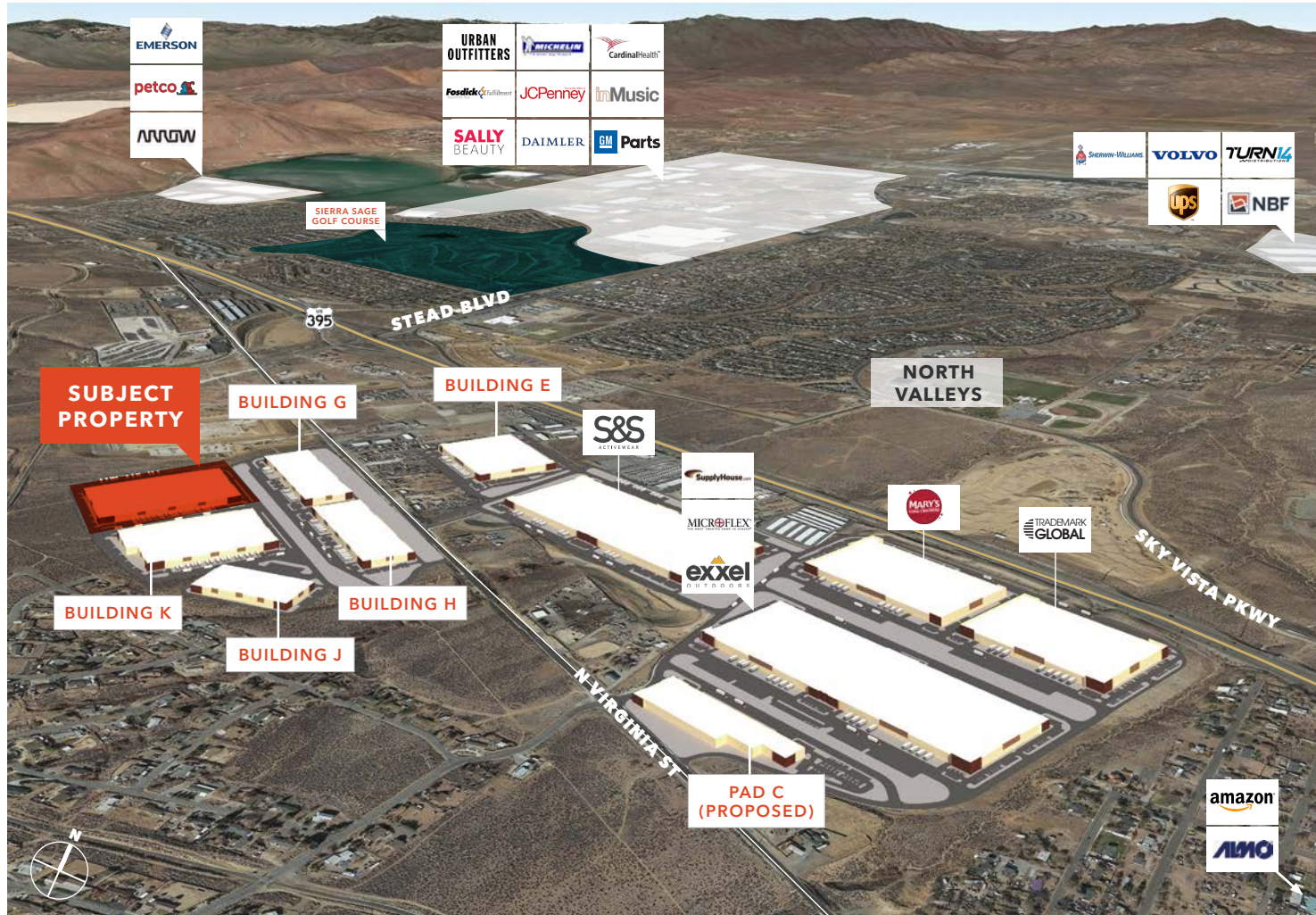
List Price	Negotiable
Space	405,213 SF (divisible to 202,606 SF)
Office Size	Build-to-suit
Estimated OPEX	\$0.07/SF
Delivery Date	Q1 2020 (under construction)
Property Website	WWW.NVCCNEVADA.COM

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Tenant Aerial



BUILDING HIGHLIGHTS

36 dock high doors with mechanical pit type levelers

42 knock out panels for future dock doors

50' X 56' columns (typical)

4 drive in doors

4,000 amps, 277/480 volts, 3-phase power

ESFR sprinkler system

36' clear height at first column

CROSS docked, 60' speed bays

166 auto parking spaces, 38 trailer storage spaces

7" slab

LED lighting (30 fc at 36" AFF unobstructed) with motion sensors and photocells for daylight harvesting

ROOF SYSTEM 60 mil single ply TPO roof membrane with R-19 rigid insulation above deck

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TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	11.2
Reno-Stead FBO	3.9
UPS Regional	12.6
FedEx Express	12.0
FedEx Ground	13.7
FedEx LTL	11.0

DEMOGRAPHICS

2019	5 mi	10 mi	15 mi
Population	50,448	335,338	421,597
Households	16,837	128,577	163,232
Avg HH Income	\$87,048	\$83,955	\$90,898
Total Employees	8,716	119,692	162,349

BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISONS							
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%	0.711% (2018)	No	No	No	0.09%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-10.59%	0.2%-7.2%	0.4%-5.4%	1.2%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.54%	5%	Up to 7.4%	Up to 9.9%	No

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

State-qualified employee hiring incentive

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/>



Source: <https://www.nvenergy.com/about-nvenergy/economic-development/taxes-incentives>
Last updated: 01/2019