

# For Lease

## Class A Industrial Spaces - Brookside Corporate Center



1155 South Rock Blvd  
Reno, NV

**±23,000 SF Class A Industrial Space**

Divisible to 7,763 SF or 15,237 SF

Quality location - excellent first impression property

Monument signage available for tenants

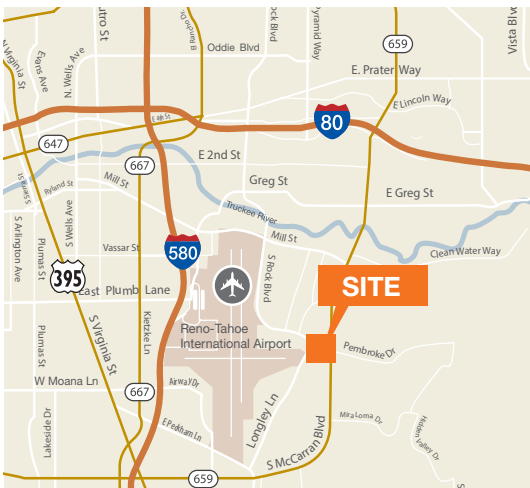
Excellent access - large truck courts and driveways from three arterial streets

Existing offices include reception, showroom, private offices, conference rooms and restrooms

One dock door per suite (3 total)

One 12'x14' or 12'x12' grade-level door per suite (3 total)

Lease Rate: Negotiable | \$0.20 est. 2019 NNN

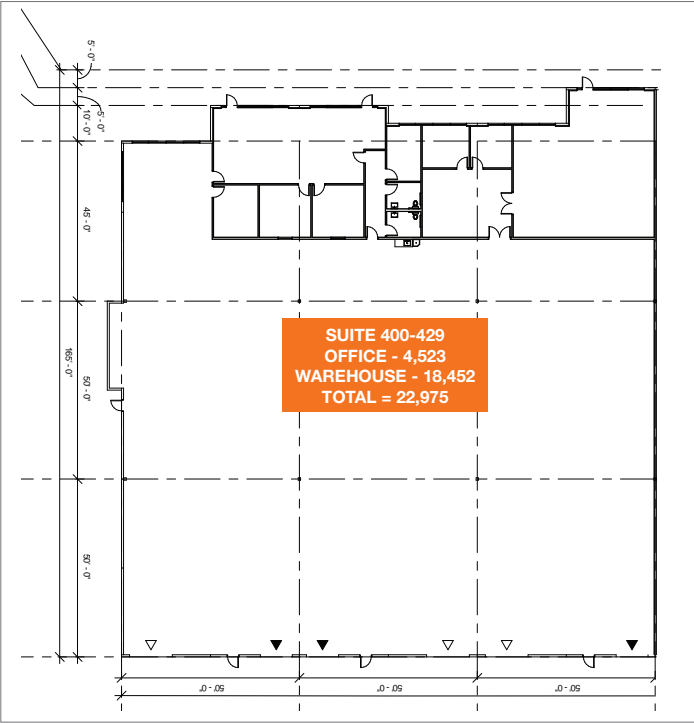


### Contact

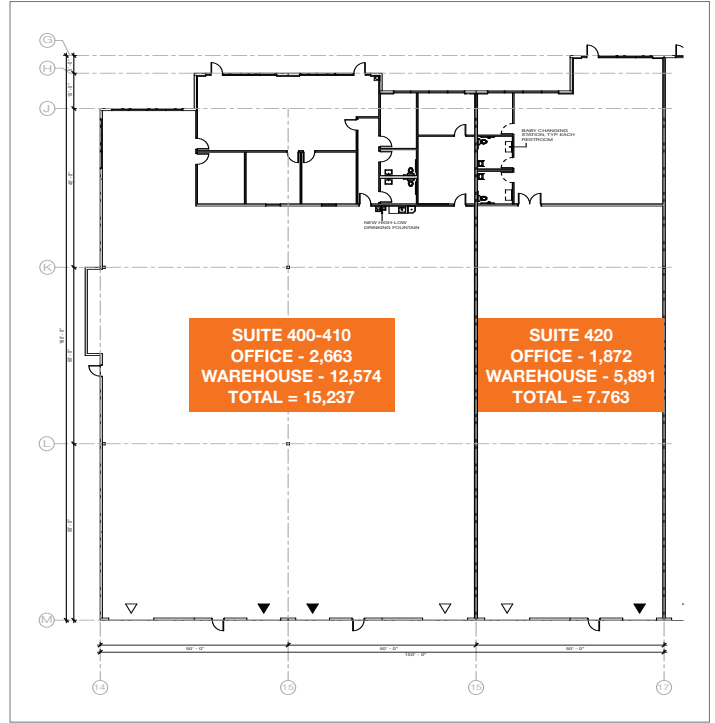
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Option 1



Option 2



Site



# For Lease

## Specifications

- ±23,000 SF industrial distribution space (divisible to 7,763 SF or 15,237 SF)
- 200-600 amp | 480 volt | 3-phase power (Tenant to Verify)
- 50' x 50' column spacing
- One dock door per suite (3 total)
- One 12' x 14' or 12'x12' grade-level door per suite (3 total)
- T-5 lighting
- .33/3000 Sprinkler System
- 18' - 22' clear height
- Constructed in 2007

## Location Advantages

- Major arterial street visibility
- Proximity to I-80 & Hwy 395/I-580 on/off ramps
- Arterial S McCarran traffic visibility with 25,590 daily traffic count\*
- Within desirable metro industrial area
- Proximity to FedEx & UPS shipping hubs
- Access to large labor pool & services for employees
- Proximity to Reno-Tahoe International Airport Private and Commercial Terminals
- Proximity to Tesla, Switch, Apple, Google and many other high-profile corporate citizens

\*Source: <http://www.costar.com/>  
Last updated: 2016

## Aerial



## Transportation

GROUND	
Reno-Tahoe Int'l Airport	3.6 miles
Reno-Stead FBO	14.6 miles
UPS Regional	4.8 miles
FedEx Express	2.7 miles
FedEx Ground	10.4 miles
FedEx LTL	3.1 miles

## Demographics

2019	3 mi	5 mi	7 mi
Population	55,272	186,849	378,638
Households	21,937	74,713	148,688
Avg HH Income	\$59,358	\$56,368	\$73,893

## 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%	0.711% (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 Insurance 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
WORKERS' COMP RATES	NV	CA	AZ	UT	ID	OR	WA
Class 2915 - Veneer Products Mfg.	\$2.70	\$10.63	\$2.44	\$1.39	\$3.21	\$2.52	\$7.83
Class 3632 - Machine Shop NOC	\$2.69	\$5.98	\$1.93	\$1.43	\$4.14	\$1.68	\$4.68
Class 8810 - Clerical Office Employees NOC	\$0.20	\$0.63	\$0.16	\$0.09	\$0.27	\$0.08	\$0.16

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

Last updated: 01/2019

## Contact

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