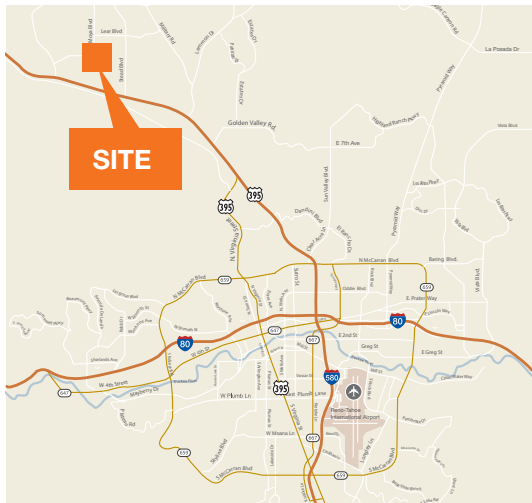


For Lease

±56,550 SF Industrial Space



Lear 200 Industrial Center
6645 Echo Ave, Suite D
Reno, NV



Lease Rate \$0.42/SF NNN

±56,550 SF available with ±1,026 SF office

8 insulated vertical lift dock high doors measuring 9'x10', each equipped with an in-pit leveler and vehicle restraint

Suite has an additional 2 knock out panels for future doors

2 grade level doors measuring 12'x14'

400 amps | 277/480 volt | 3-phase power

50' x 50' column spacing

30' clear height

ESFR fire suppression system

Estimated OPEX \$0.08/SF/MO

Contact

Michael Nevis, SIOR, CCIM
775.470.8855
mnevis@kiddermathews.com

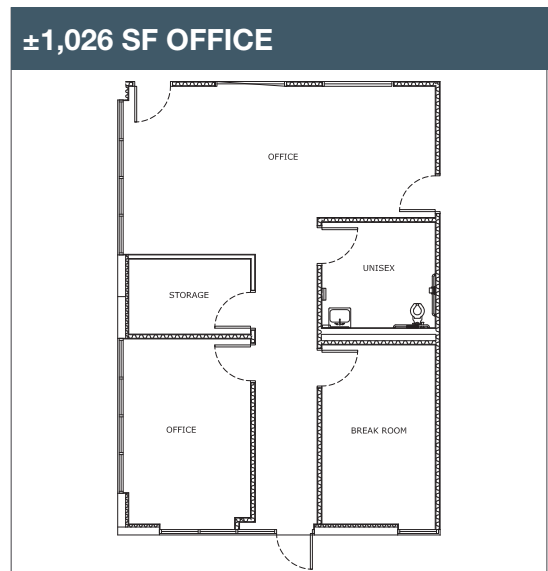
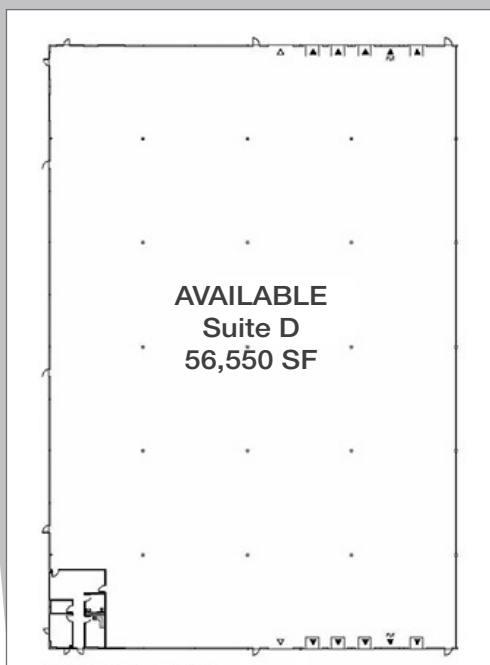
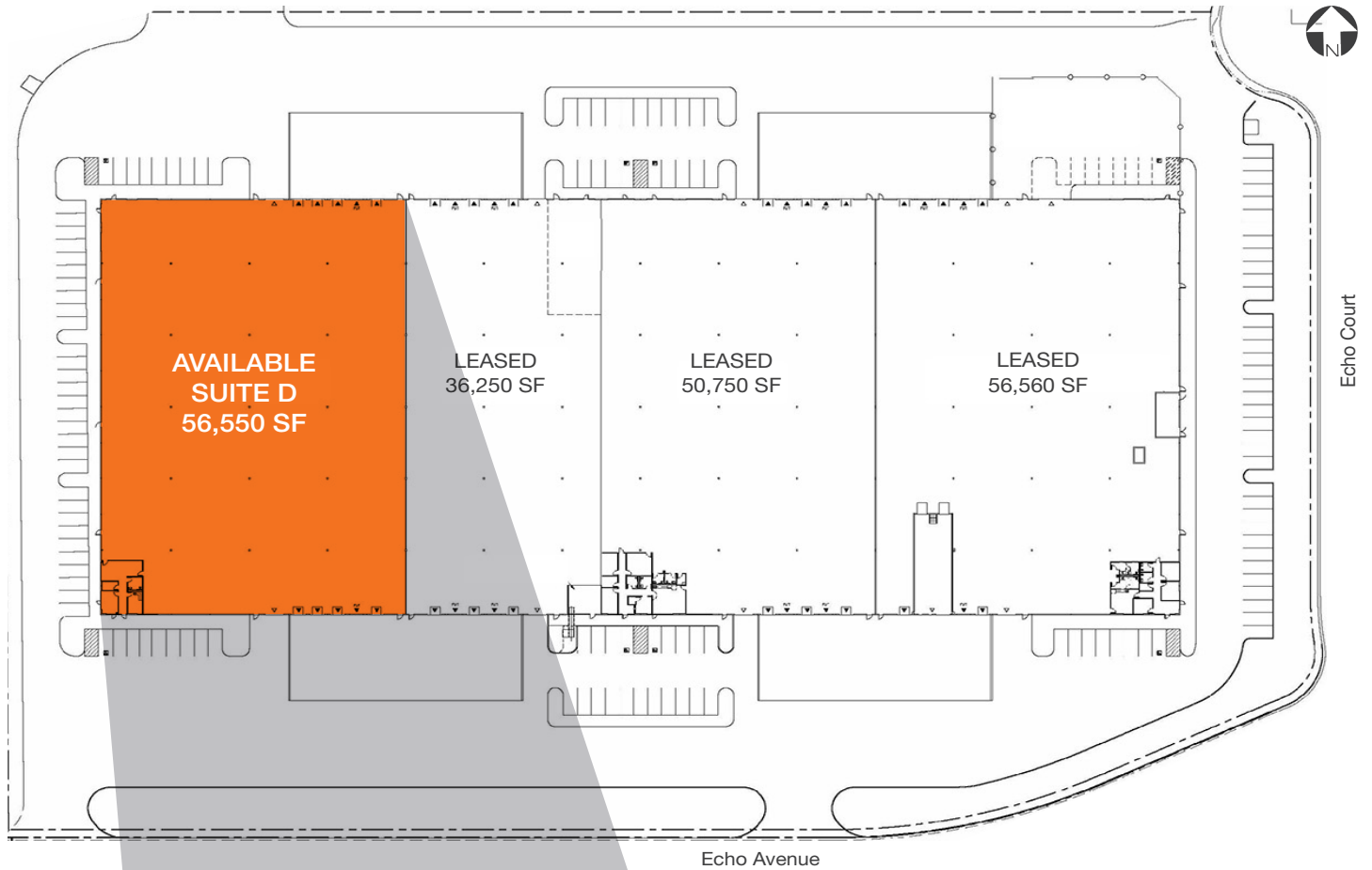
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Site Plan



For Lease

Features

Trailer Storage available within the Project

50' x 50 typical column spacing

Existing lighting system to be upgraded to high bay LED with occupancy sensors

Roof hung direct fired warehouse heating units

Cross-docked loading

Constructed in 2006

Available November 1, 2018 or earlier subject to Landlord and Tenant terminating existing lease

Location

Situated within the 1.4 M SF Lear Industrial Center in close proximity to US 395 and approximately 11 miles from Interstate 80

15 minute easy access to I-80 interchange

Project is located in the North Valley submarket which is home to numerous nationally known companies such as: Amazon.com, Petco, Clorox, General Motors, UPS, Cardinal Health, Urban Outfitters, Pentair, Jardin, Daimler Trucks and JCPenney

Aerial



Transportation

GROUND	
Reno-Tahoe Int'l Airport	13.8 miles
Reno-Stead FBO	3.8 miles
UPS Regional	16.5 miles
FedEx Express	13.2 miles
FedEx Ground	14.9 miles
FedEx LTL	12.7 miles

Demographics

2017	3 mi	5 mi	10 mi
Population	24,455	41,254	178,692
Households	8,331	14,372	68,254
Avg HH Income	\$61,153	\$63,049	\$58,228

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.	\$2.45	\$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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