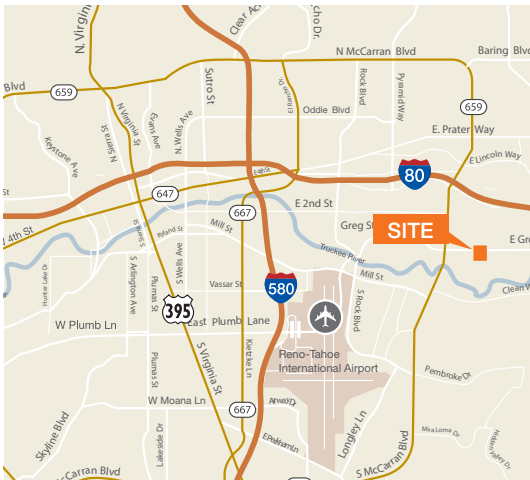


# For Lease

## Sierra Commerce Park I Building 9



**1021 East Glendale Avenue  
Sparks, NV**



**Lease Rate \$0.32/SF NNN**

±25,851 SF bulk industrial space

±1,110 SF office

24' clear height

48' x 40' column spacing

2 dock high doors

225 amps, 277/480 volt, 3-phase power

NNN \$0.07/SF estimated

### Contact

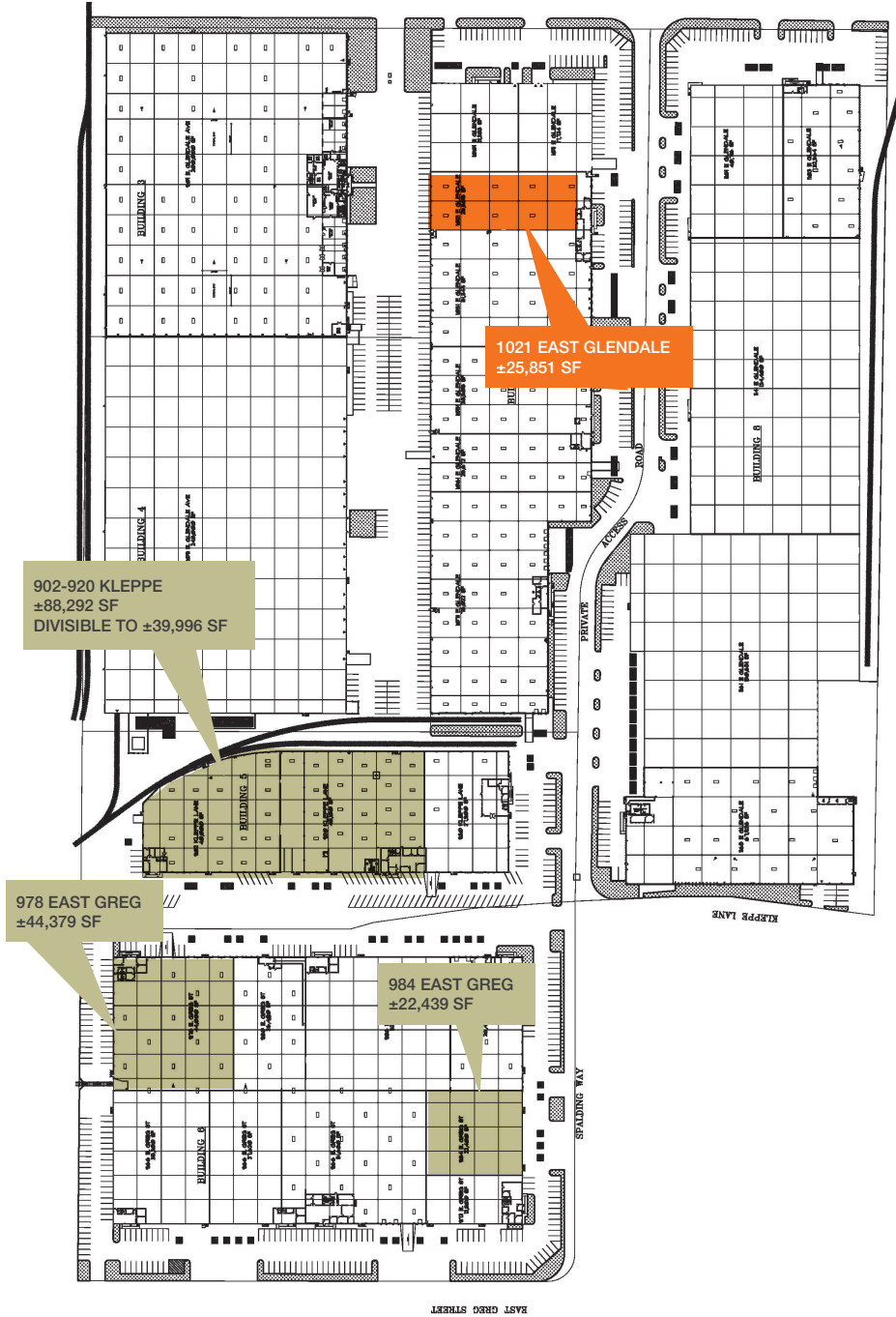
**Michael Nevis, SIOR, CCIM**  
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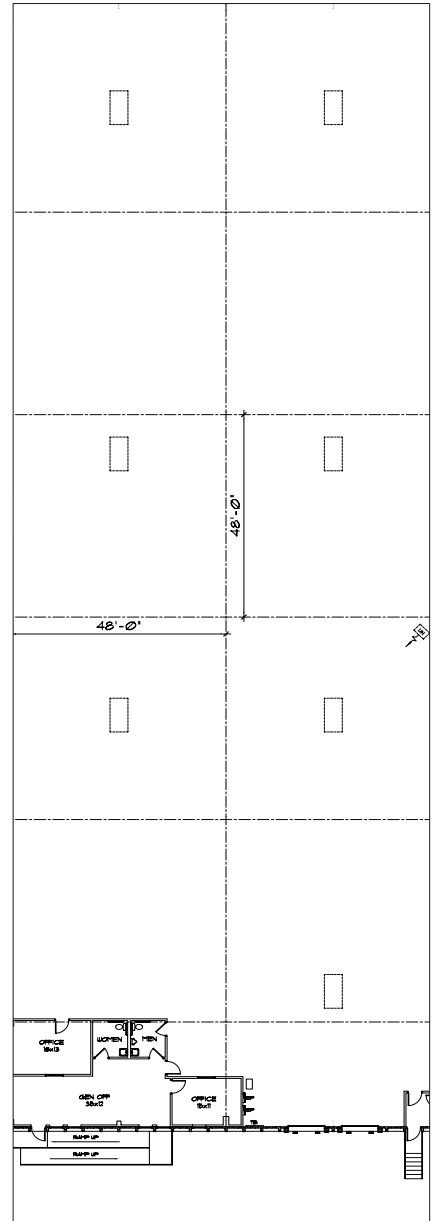
**Steve Kucera, CCIM**  
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skucera@kiddermathews.com



Site Plan



Floor Plan



# For Lease

## Features

T5 fluorescent lighting

0.33/3,000 sprinkler rating

Great Sparks location

Excellent access to Interstate 80 and McCarran Loop

Professionally managed 1.5M SF project

Abundant labor force

## Aerial



## 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

## 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.flipsnack.com/EDAWN/why-nevada-2015-v3.html>

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/>

## Business Cost Comparisons

Source: Economic Development, NV Energy - [www.nvenergy.com/economicdevelopment](http://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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