Kidder Mathews

For Lease

Southwest Commerce Center

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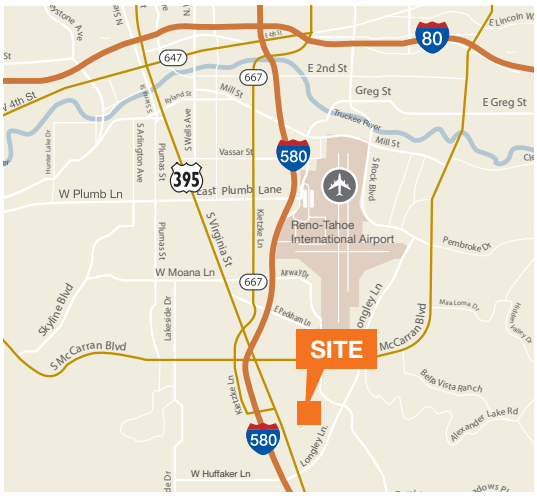
895 E Patriot Blvd, Suite 106
Reno, NV



Class "A" Industrial Flex Space

- ±8,000 SF available
- ±2,964 SF office with large open bullpen
- 150 amps | 277 volts | 3-phase power (TBV)
- 23' clear height
- .33/3,000 sprinkler rating
- 1 dock-high door | 1 grade-level door
- Built in 1997
- Asking rate: $0.77/SF NNN
- Estimated 2019 NNN's: $0.14/SF

Contact

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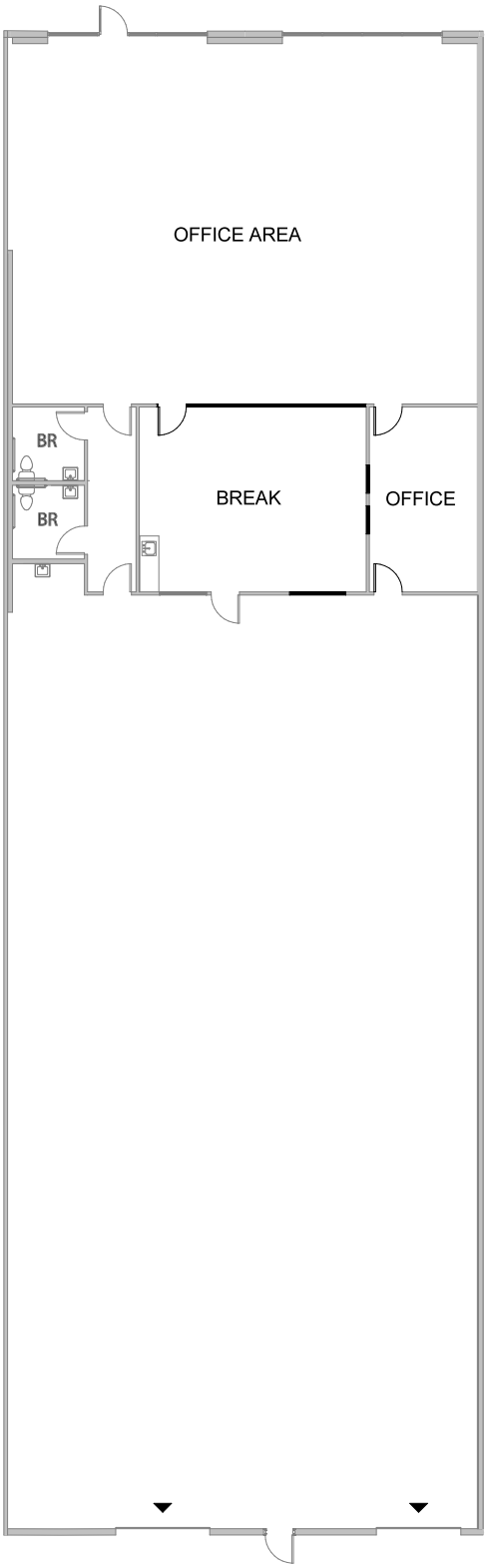
Floor Plan



SUITE 106
±8,000 TOTAL SF
±5,036 SF WAREHOUSE
±2,964 SF OFFICE

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and

For Lease

Aerials

d verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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Transportation

GROUND	
Reno-Tahoe Int'l Airport	4.1 miles
Reno-Stead FBO	17.4 miles
UPS Regional	8.1 miles
FedEx Express	3.6 miles
FedEx Ground	12.6 miles
FedEx LTL	6.3 miles

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

Demographics

2018	1 mi	3 mi	5 mi
Population	8,761	66,769	135,498
Households	3,917	27,303	56,211
Avg HH Income	$66,136	$74,880	$85,993

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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