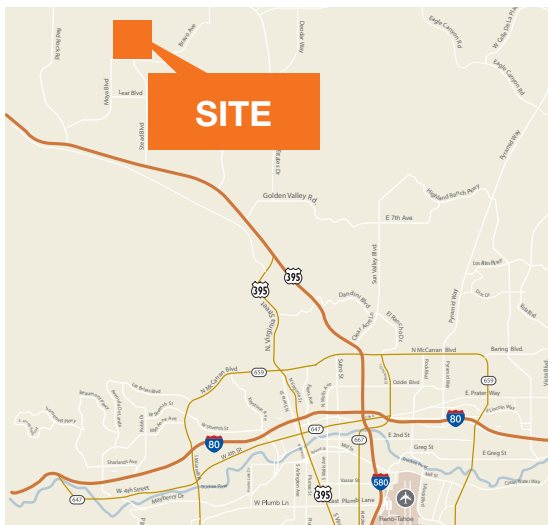




Available For Lease



Lease Rate: \$0.38/SF NNN

±286,487 SF (divisible to 95,000 SF)

Build-to-suit office

76 insulated vertical lift, dock-high doors

4 grade level doors measuring 12' x 14'

1,600 amps | 277/480 volt | 3-phase power (ability to increase power within suite to a total of 2,800 amps at an additional cost)

Operating expenses estimated at \$0.08/SF/month

kiddermathews.com

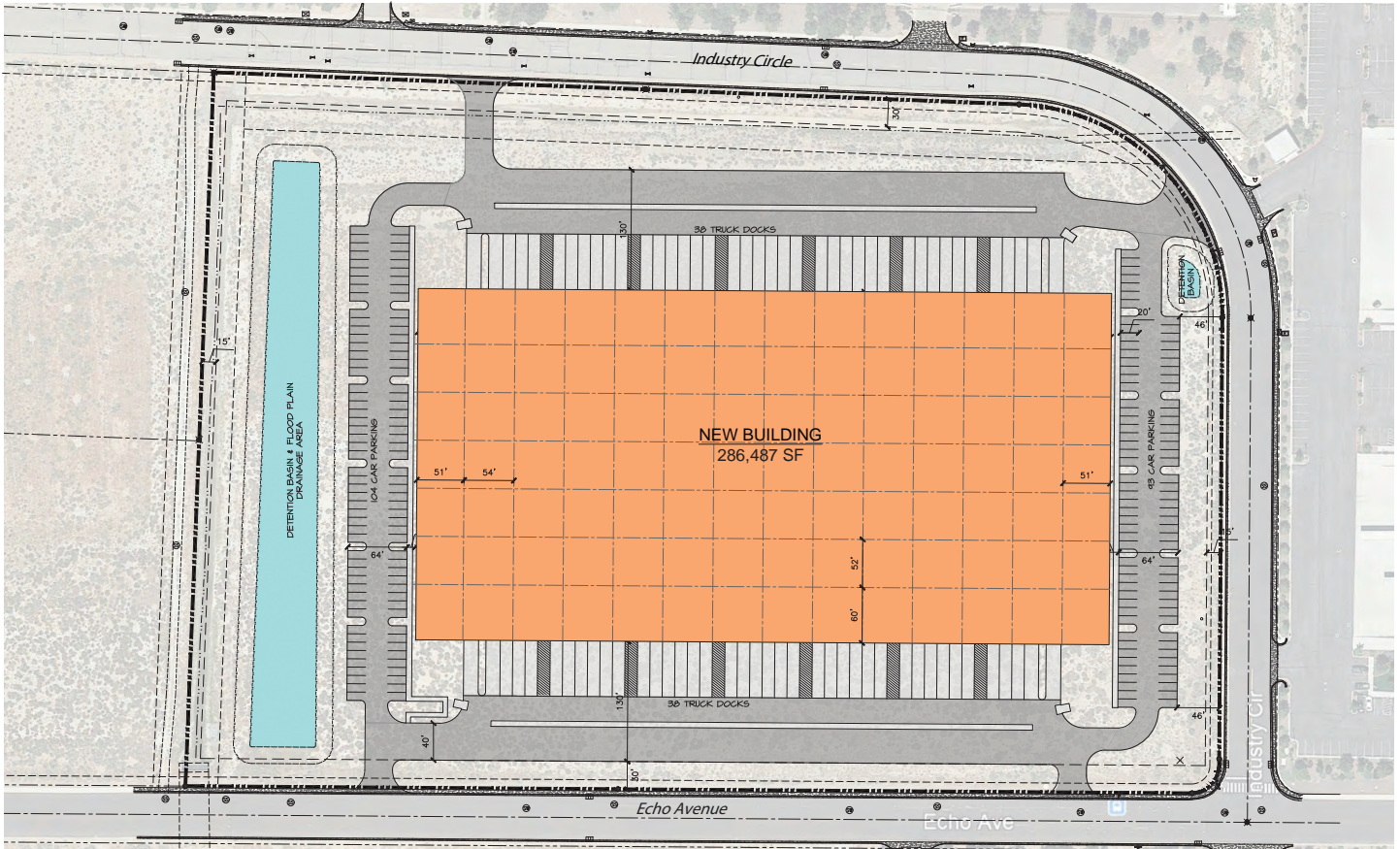
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Floor Plan



Aerial



For Lease

Aerial



Features

- 197 auto parking spaces
- 32' clear height
- ESFR fire suppression system
- 54' x 52' typical column spacing
- LED high bay lighting system with occupancy sensors rated at 30 fc at 36" AFF unobstructed
- 7" reinforced slab
- Roof mounted Make-up Air Units (Cambridge or equal) in warehouse
- Cross-docked loading
- Available Q4 2019

North Valley Submarket Overview

The North Valleys is the preferred location for large corporate distribution centers in the region. With close to 23 million square feet, it is strategically located to service growing west coast markets.

Project is close to numerous nationally known companies such as: Amazon.com, Petco, Clorox, General Motors, UPS, Cardinal Health, Urban Outfitters, Pentair, Jardin and Daimler Trucks, JCPenney, and S&S Activewear.

Transportation

GROUND	
Reno-Tahoe Int'l Airport	14.4 miles
Reno-Stead FBO	1.1 miles
UPS Regional	1.9 miles
FedEx Express	14.8 miles
FedEx Ground	21.1 miles
FedEx LTL	13.3 miles

Demographics

2019	3 mi	5 mi	7 mi
Population	25,885	42,243	56,090
Households	8,546	14,254	18,830
Avg HH Income	\$81,144	\$84,716	\$86,189

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

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