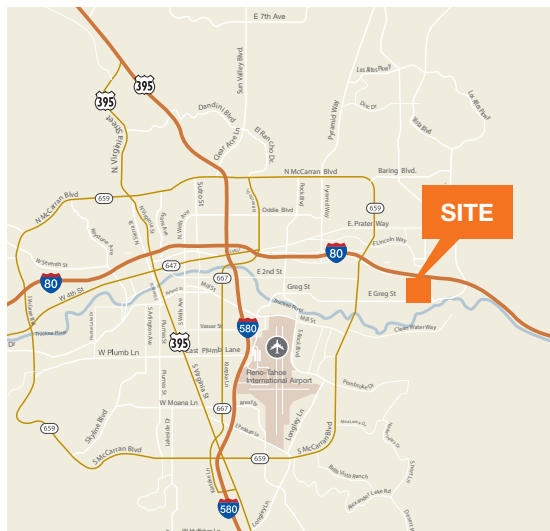# Available For Lease

Lease Rate $0.65/SF NNN *(Available February 1, 2019)*

±8,000 SF available with a ±1,743 SF office

2 dock high doors | 1 grade level door

200 amps | 480 volts | 3-phase power (TBV)

.237/2,151 sprinkler rating

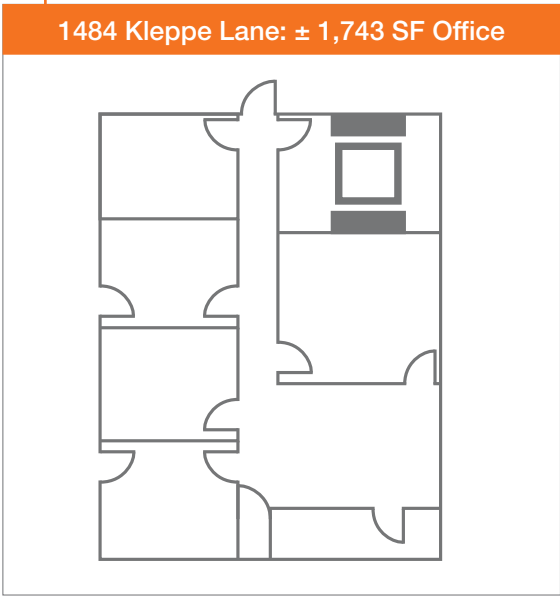20' x 50' column spacing
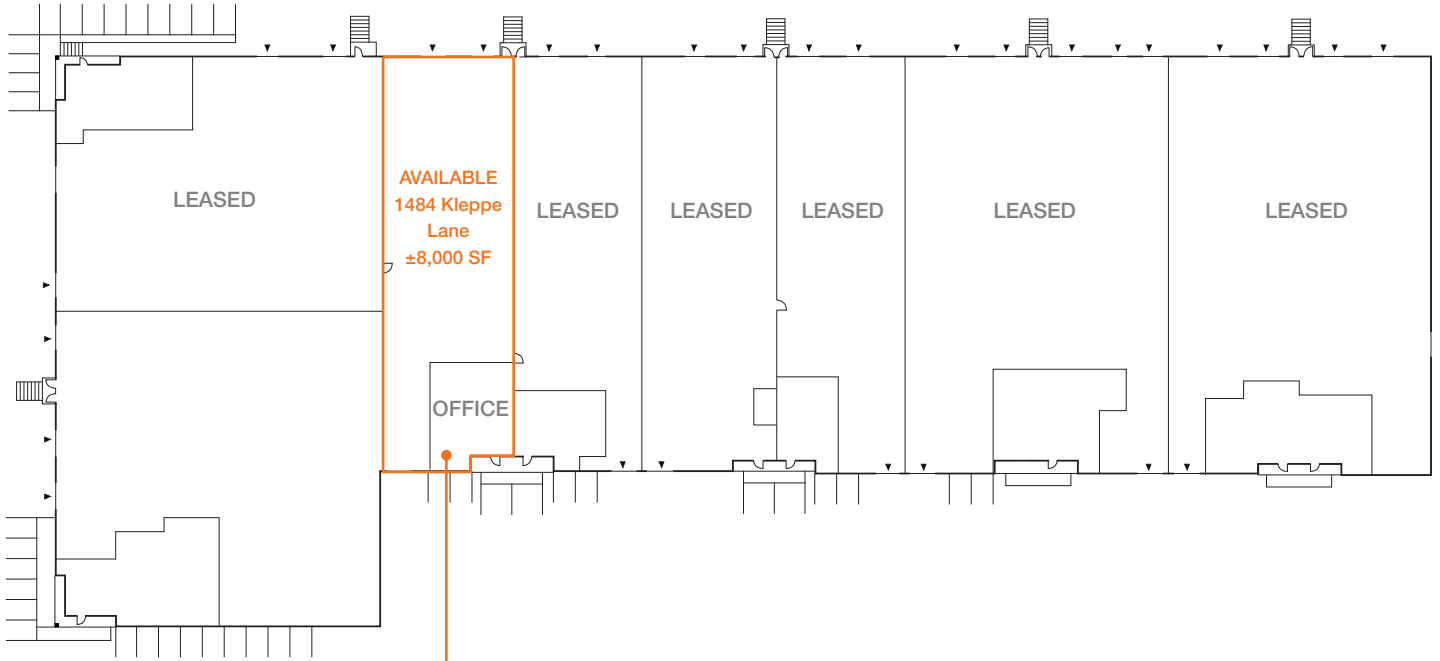
24' clear height

Estimated OPEX $0.09 PSF

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Site Plan

LEASED

AVAILABLE
1484 Kleppe Lane
±8,000 SF

LEASED

LEASED

LEASED

LEASED

LEASED

OFFICE

1484 Kleppe Lane: ± 1,743 SF Office

For Lease

Property Features

±8,000 SF available

±1,743 SF office

1 grade door | 2 dock-high doors

T-5 lighting w/motion sensors

200 amps | 480 volts | 3-phase power (TBV)

Rear loading

Sparks Submarket

Aerial

km Kidder Mathews

Transportation

GROUND	
Reno-Tahoe Int'l Airport	5.2 miles
Reno-Stead FBO	16.1 miles
UPS Regional	1.8 miles
FedEx Express	3.3 miles
FedEx Ground	3.2 miles
FedEx LTL	2.7 miles

Demographics

2018	3 mi	5 mi	10 mi
Population	54,454	159,900	381,460
Households	21,278	60,875	149,760
Avg HH Income	$65,227	$58,094	$76,679

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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