



FOR LEASE

# 45 Vista Blvd, Suite 101

SPARKS, NV 89434



SUBJECT PROPERTY



**BULK  
WAREHOUSE**

**±162K** TOTAL AVAIL.  
SQUARE FEET



**CENTRAL  
LOCATION**

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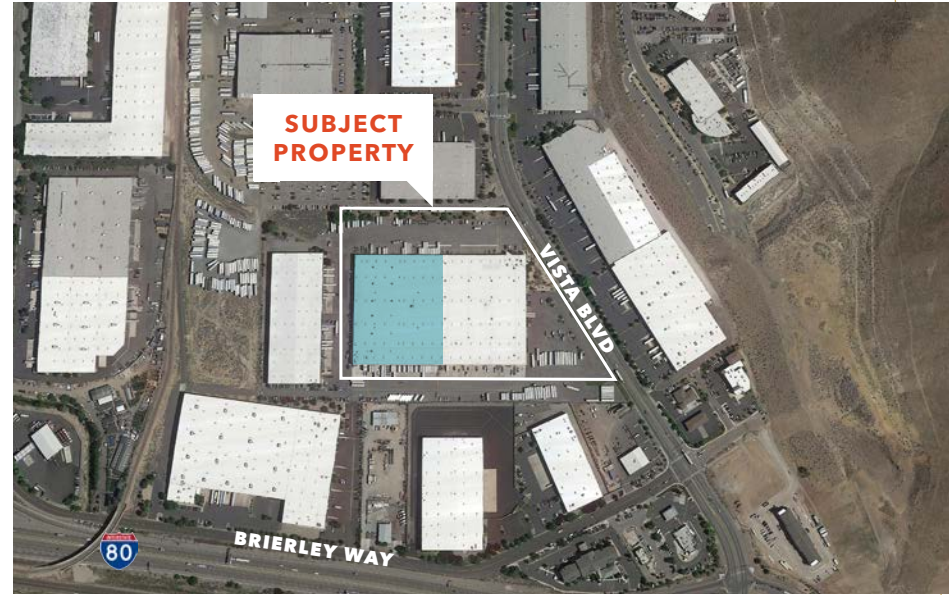
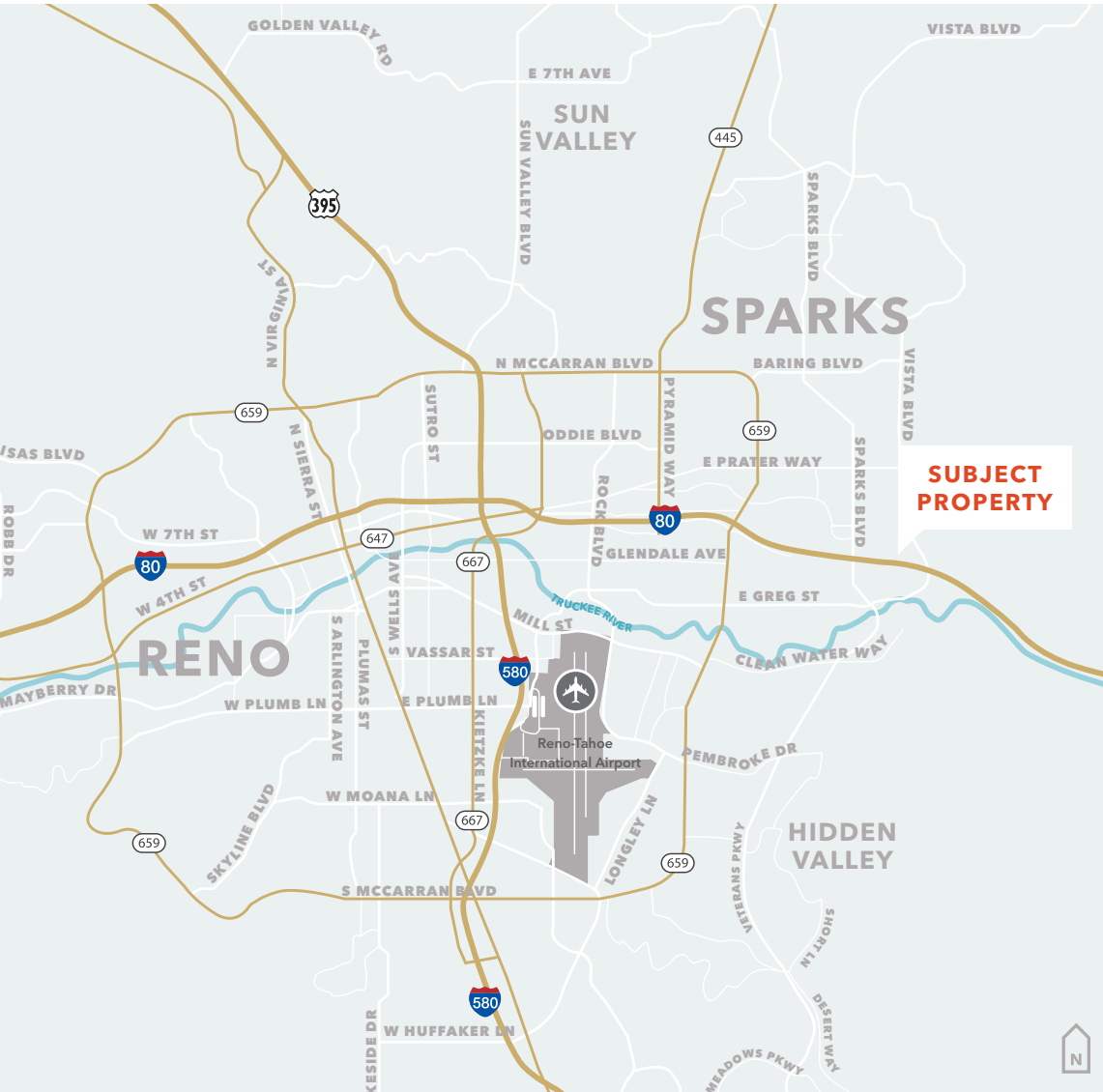
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## PROPERTY FEATURES

Lease Rate	\$0.38/SF NNN
Space Available	161,957 SF
Office Size	5,355 SF
Estimated OPEX	\$0.08/SF per month
Date Available	March 2020
Year Built	1979
APN #	037-291-21

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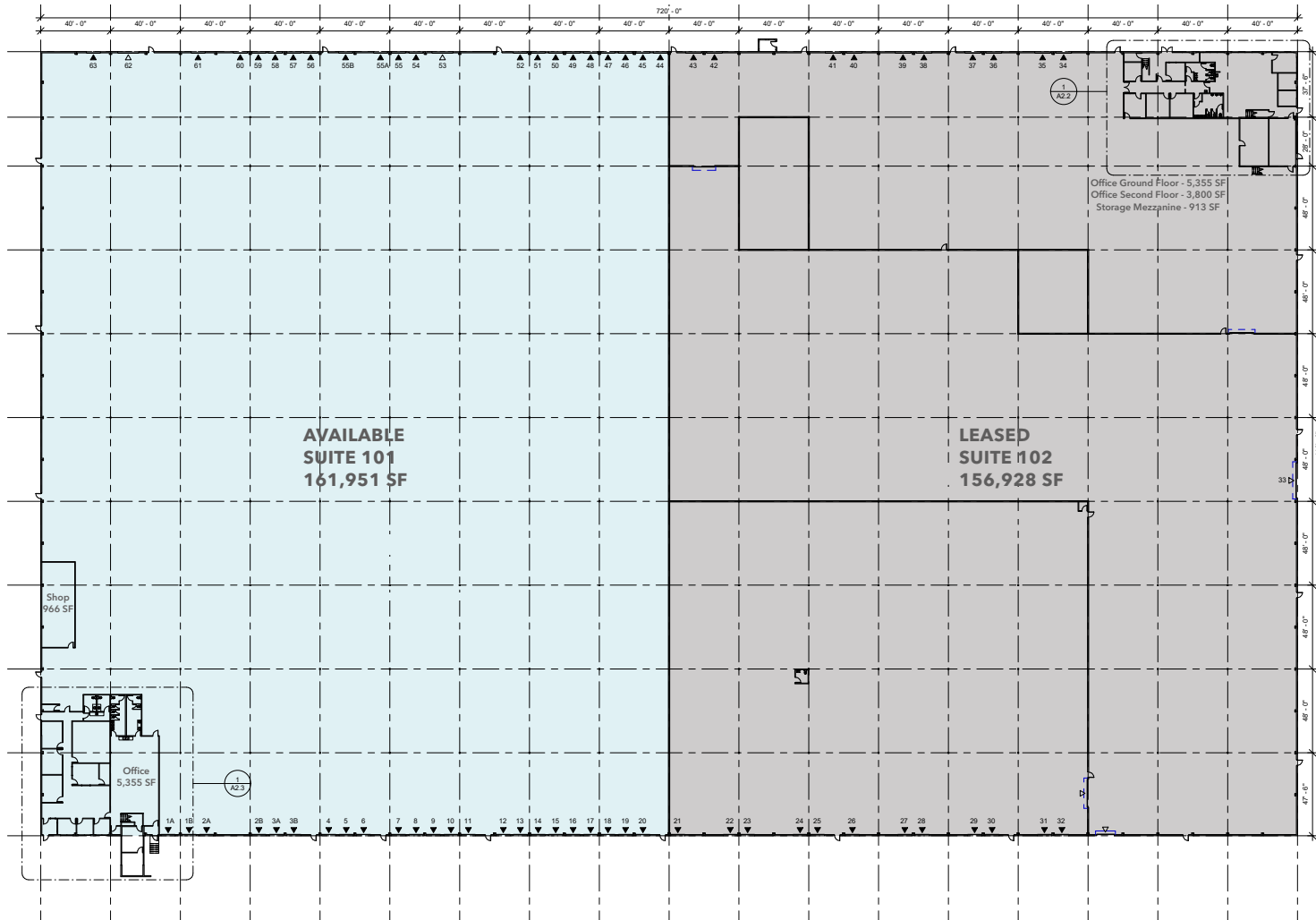


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## Suite 101



### BUILDING HIGHLIGHTS

- 161,957 SF** industrial warehouse
- 5,355 SF** of office space
- ENTIRE** 324,000 SF available August 2020
- 42** dock-high doors with pit levelers
- ONE** drive in door (14' x 14')
- 24'** clear height (significant mid-bay rise)
- .465/3,000** sprinkler rating
- 48' X 40'** column spacing
- 1,200** amps, 480 volts, 3-phase power
- LOADING** cross-docked
- 126** unreserved parking spots and 150' truck courts

### AREA OVERVIEW

- LOCATED** in the center of Sparks, adjacent to UPS hub
- EASY ACCESS** to Interstate 80 (1/4 mile) and numerous amenities
- LOCALIZED** labor force and bus lines

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### TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	5.0
Reno-Stead FBO	18.4
UPS Regional	0.25
FedEx Express	7.9
FedEx Ground	4.6
FedEx LTL	4.0

### DEMOGRAPHICS

2019	3 mi	5 mi	7 mi
Population	51,677	129,841	257,544
Households	20,096	49,962	101,284
Avg HH Income	\$81,364	\$77,300	\$73,803
Total Employees	36,369	68,542	134,330

### 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

State-qualified employee hiring incentive

### 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/>



Source: <https://www.nvenergy.com/about-nvenergy/economic-development/taxes-incentives>  
Last updated: 01/2019

### BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
<b>TAX COMPARISONS</b>							
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 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
<b>WORKERS' COMP RATES</b>							
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