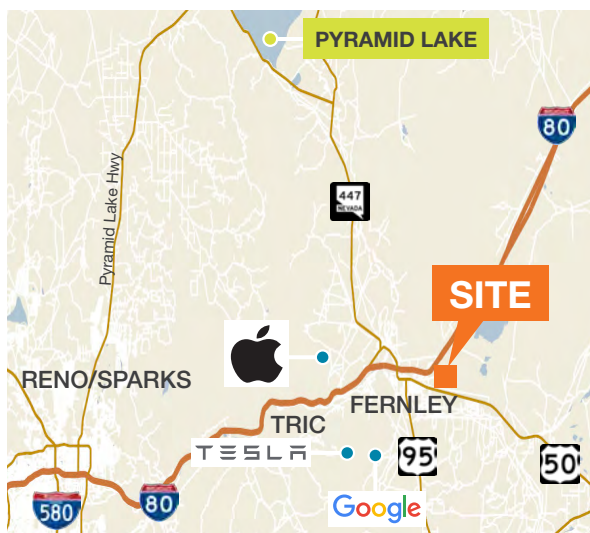


Northern Nevada Distribution / Manufacturing Center



Former Home to Amazon.com
1600 E Newlands Rd, Suite B
Fernley, NV



View Video
https://youtu.be/M__r_ufoicM

\$0.295/SF, NNN (\$0.069 estimated NNN)

±266,000 SF distribution/manufacturing space available

Proximate to Tesla, Apple, Switch, Google, Daehan Solutions and many more high profile, new corporate citizens to northern Nevada

Secure fenced yard with ample trailer and auto parking

Cross-docked; 22 dock doors and 2 grade-level doors; room for 24 additional docks (46 total)

ESFR sprinkler system

±10,623 SF main office, plus a ±3,010 SF secondary office

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Features & Specifications



Property Features and Advantages

Under new ownership

One day truck service to 11 western states

Proximate to I-80 east/west arterial

Cross-docked for efficient workflow

ESFR sprinkler system to allow flammable inventory

±32' clear height to maximize space utilization

Employee / visitor entrance with key card access

Two office areas, break rooms, as well as locker rooms and large restrooms

Secure fenced yard with ample trailer and auto parking

Cambridge heating units plus additional air handling equipment

Building/Property Specifications

±589,520 SF building

±266,000 SF available (±323,520 SF leased)

ESFR sprinkler system

22 dock positions/doors (room for 24 additional for 46 total)

2 grade-level drive-in doors

2,000 amps | 480 volt | 3-phase power (upgradeable to 8,000 amps)

±32' clear height

48' x 48' column spacing

±10,623 SF main office plus ±3,010 SF secondary office

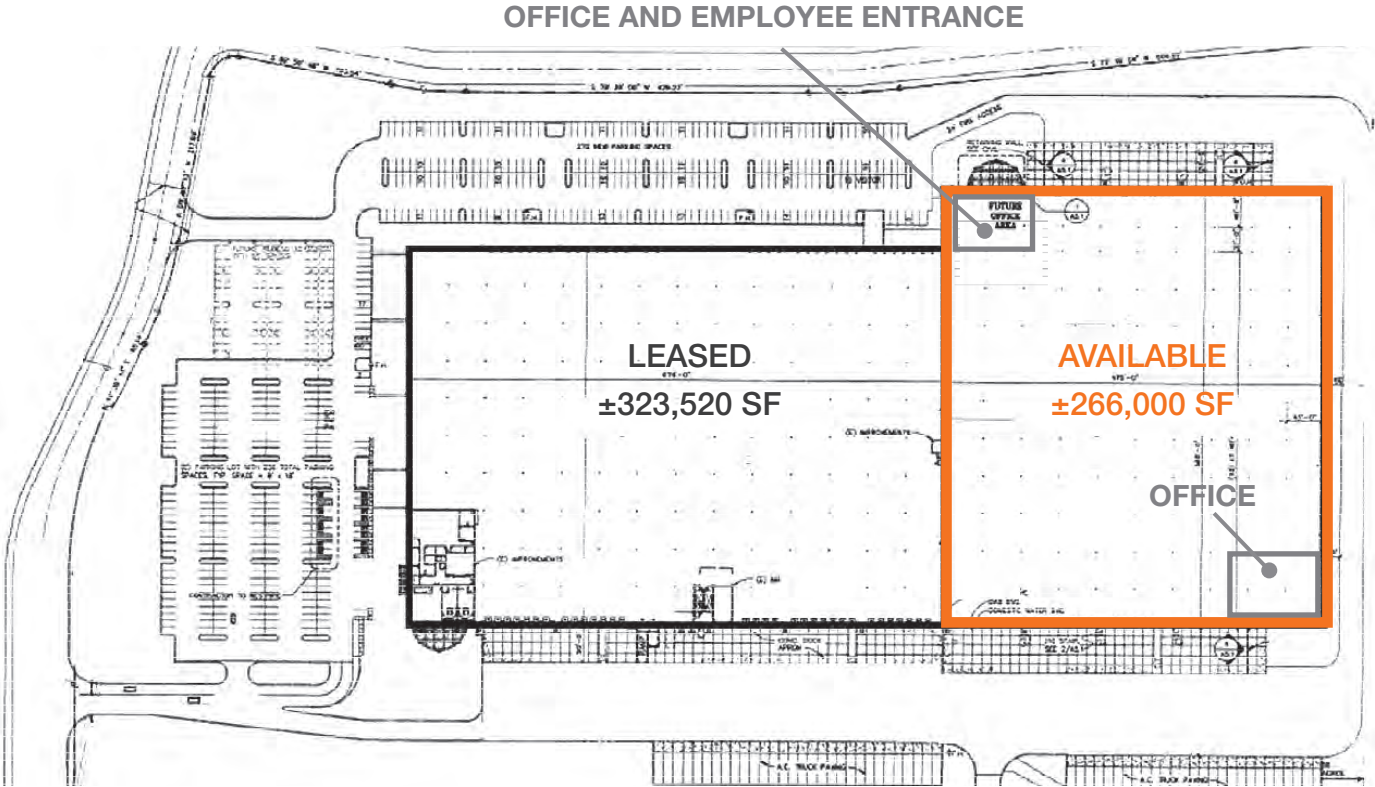
Built in 1996 for Stanley Tools and expanded in 1999 for Amazon

For Lease

Aerial



Site Plan



Transportation

GROUND	
Reno-Tahoe Int'l Airport	37.5 miles
Reno-Stead FBO	44.8 miles
UPS Regional	29.9 miles
FedEx Express	36.8 miles
FedEx Ground	25.8 miles
FedEx LTL	34.1 miles

Demographics

2018	3 mi	5 mi	10 mi
Population	16,239	19,986	20,163
Households	5,948	7,282	7,354
Avg HH Income	\$62,671	\$64,073	\$64,071

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>

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