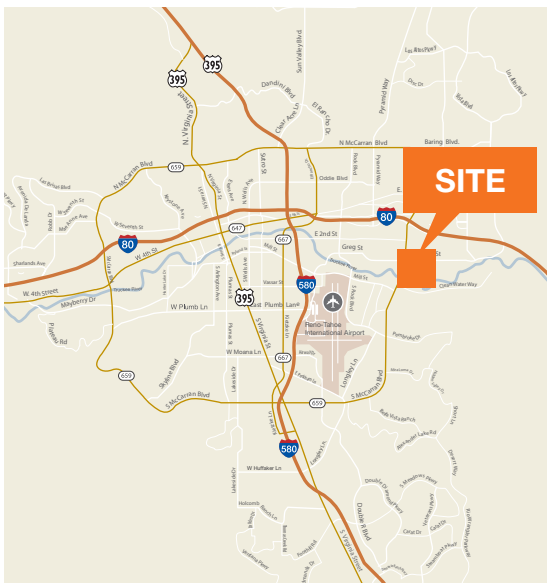




Available For Lease



kiddermathews.com

Lease Price: \$0.55/SF

±15,050 SF warehouse

±1,295 SF office

1 drive-in door | 3 dock-high doors

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

20' x 50' column spacing

Estimated NNN's: \$0.08/SF

Sublease expiration date: 12/31/22

Contact

Steve Kucera, CCIM

775.470.8866

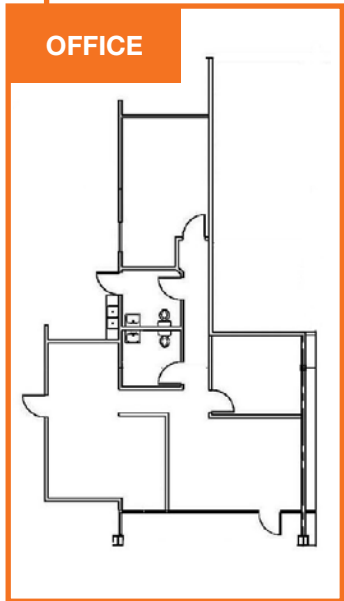
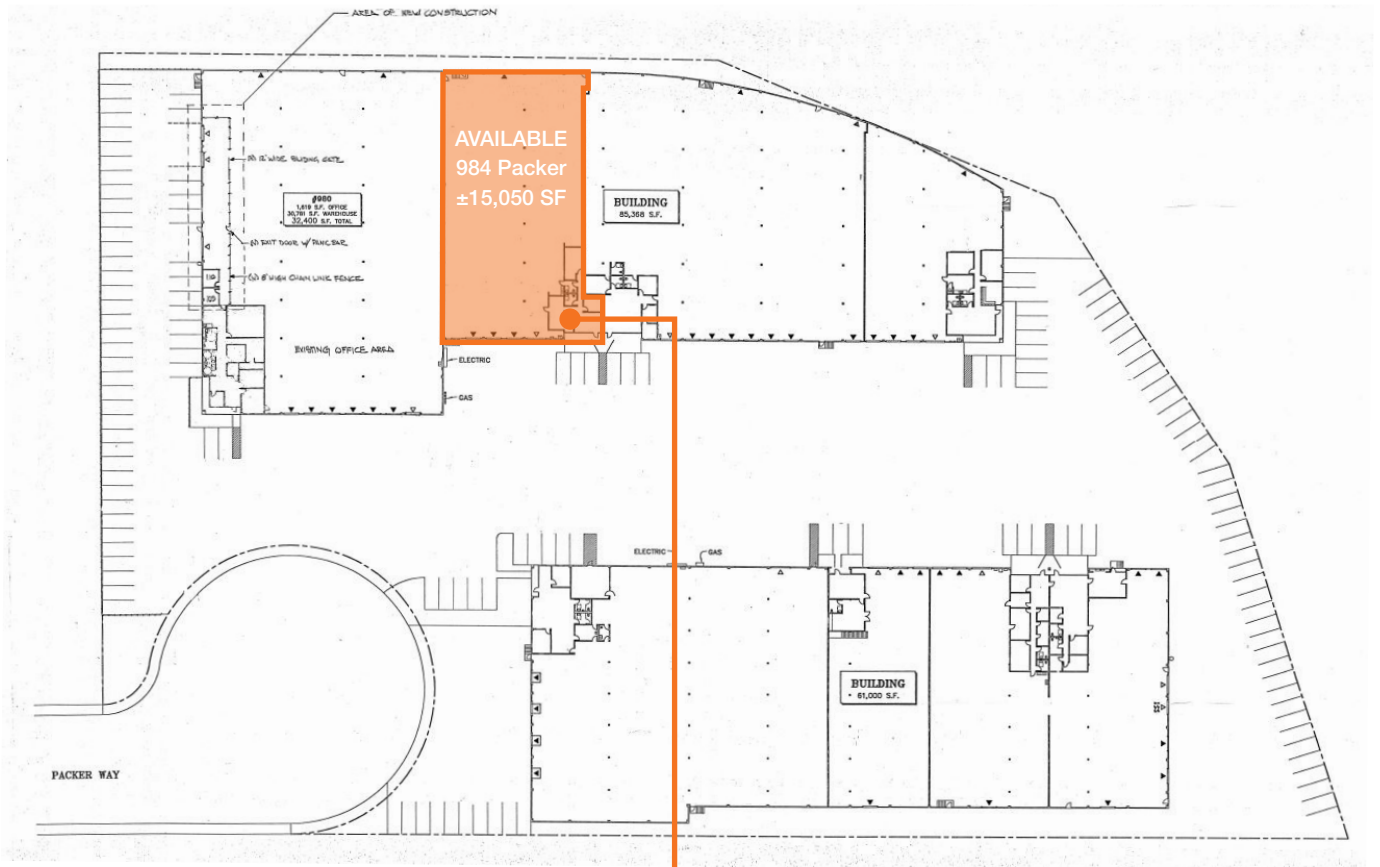
skucera@kiddermathews.com

Mike Nevis, SIOR, CCIM

775.470.8855

mnevis@kiddermathews.com

Site Plan



For Lease

Property Features

24' clear height

Front loading

.33/3,000 sprinkler rating

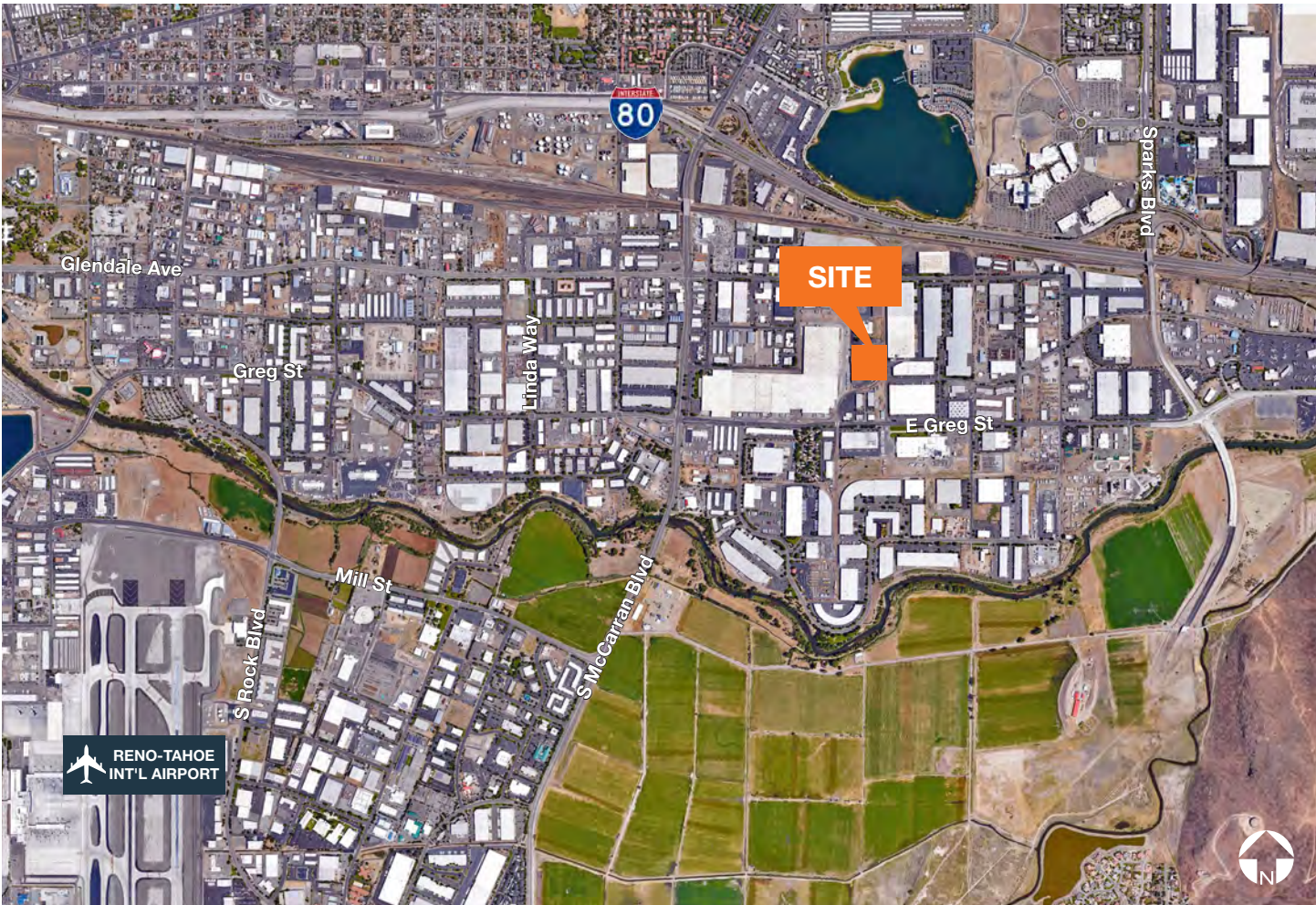
Built in 1978

Zoned Industrial (I)

Parcel #: 034-330-09



Aerial



Transportation

GROUND	
Reno-Tahoe Int'l Airport	4.6 miles
Reno-Stead FBO	15.1 miles
UPS Regional	3.1 miles
FedEx Express	2.7 miles
FedEx Ground	2.6 miles
FedEx LTL	2.1 miles

Demographics

2017	3 mi	5 mi	10 mi
Population	55,272	186,849	378,638
Households	21,937	74,713	148,688
Avg HH Income	\$59,358	\$56,368	\$73,893

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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