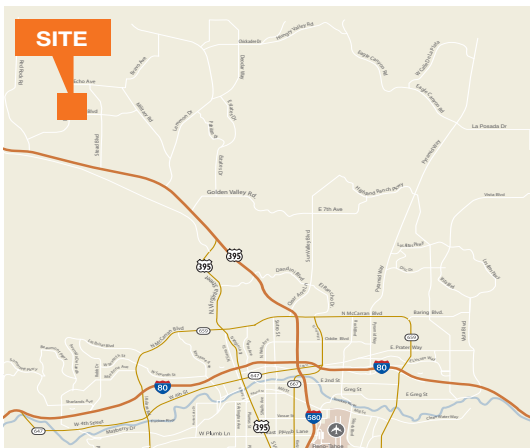


# For Lease

±112,500 SF Industrial Center - Divisible to ±56,250 SF



Lear Industrial Center  
12995 Echo Avenue, Reno, NV



OWNED BY **PANATTONI**®

## Contact

**Dave Simonsen, SIOR, CCIM**  
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## Lease Rate \$0.34/SF NNN

±112,500 SF available (divisible to ±56,250)

±4,298 SF office

14 existing dock high doors, including 2 UPS doors,  
up to 18 possible

2 grade level doors (12'x14')

ESFR sprinkler system

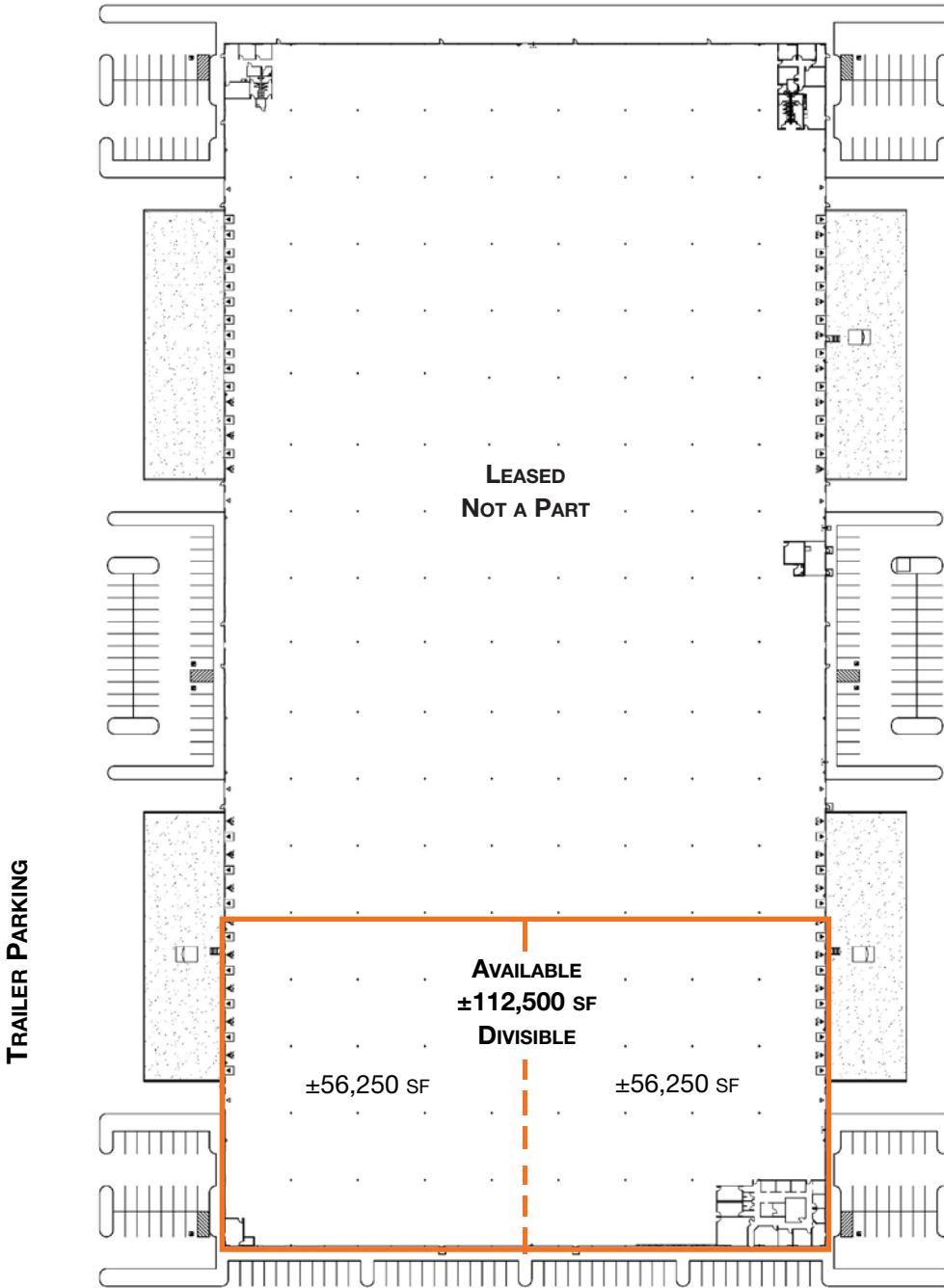
2500 amps | 277/480 volt | 3-phase power

30' clear height

Estimate OPEX \$0.063/SF

Site Plan

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# For Lease

## Features

±400 SF shipping office

50' x 50' columns (typical)

Concrete tilt construction

A lighting retrofit will included as part of the Tenant Improvement allowance

Built in 2005

Cross docked

92 unreserved parking spaces

Unreserved trailer parking available

Located within the Lear Industrial Center off US HWY 395 and just 15 minutes from the I-80 interchange

The North Valleys submarket is home to numerous nationally known companies such as Amazon, Petco, Clorox, Michelin, General Motors, Cardinal Health, Pentair, Urban Outfitters, Jardin and JC Penney

## Aerial





## Transportation

AIR	
Reno-Tahoe Int'l Airport	13.8 miles
Reno-Stead FBO	3.8 miles
UPS Regional	16.5 miles
FedEx Express	13.2 miles
FedEx Ground	14.9 miles
FedEx LTL	12.7 miles

## Demographics

	1 mi	3 mi	5 mi
Population	22,641	39,104	174,587
Households	7,419	13,057	63,937
Median Income	\$54,753	\$55,839	\$50,063

## Business Cost Comparisons

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	6.50%	5%	7.4%	6.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	0%-1.17%	1.5%	No	No	No	0.09%	No
Monthly Property Tax (Based on \$25M Market Value)	\$22,969	\$22,917	\$71,261	\$22,917	\$27,083	\$32,688	\$20,833
Unemployment Insurance Tax	0.25%-5.4%	1.5%-6.2%	0.03%-7.17%	0.4%-7.4%	0.78%-6.8%	1.8%-5.4%	0.17%-5.84%
Capital Gains Tax	No	Up to 13.3%	2.59%-4.54%	5%	Up to 7.4%	5%-9.9%	No
WORKMAN'S COMP RATES	NV	CA	AZ	UT	ID	OR	WA
Class 2915 - Veneer Products Mfg.	\$2.76	\$9.18	\$3.35	\$1.76	\$3.82	\$3.77	\$1.69
Class 3632 - Machine Shop NOC	\$2.57	\$5.46	\$2.79	\$2.04	\$4.92	\$2.35	\$1.22
Class 8810 - Clerical Office Employees NOC	\$0.30	\$0.56	\$0.24	\$0.12	\$0.29	\$0.14	\$0.14

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## 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 workmans 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://edawn.org/live-play/cost-of-living/>

Quality of Life: <http://edawn.org/live-play/>

Source: Economic Development, NV Energy - [www.nvenergy.com/economicdevelopment](http://www.nvenergy.com/economicdevelopment)

