

Northern Nevada Distribution / Manufacturing Center



Former Home to Amazon.com

Rate: \$0.295/SF/NNN (\$0.069 est NNN)

1600 E Newlands Road, Fernley, NV



Property Highlights

View on YouTube: https://youtu.be/M_r_ufoicM

±266,000 SF distribution/manufacturing space available

Secure fenced yard with ample trailer & auto parking

Cross-docked; 22 dock doors & 2 grade-level doors

Room for 24 additional docks (46 total)

ESFR sprinkler system

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

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

Proximate to I-80 east/west arterial with freeway visibility

Contact

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Property Features & Advantages

Under new ownership

One day truck service to 7 western states,
2 day service to 4 additional 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 - 8,000 amps | 480 volt | 3-phase power

±32' clear height

48' x 48' column spacing

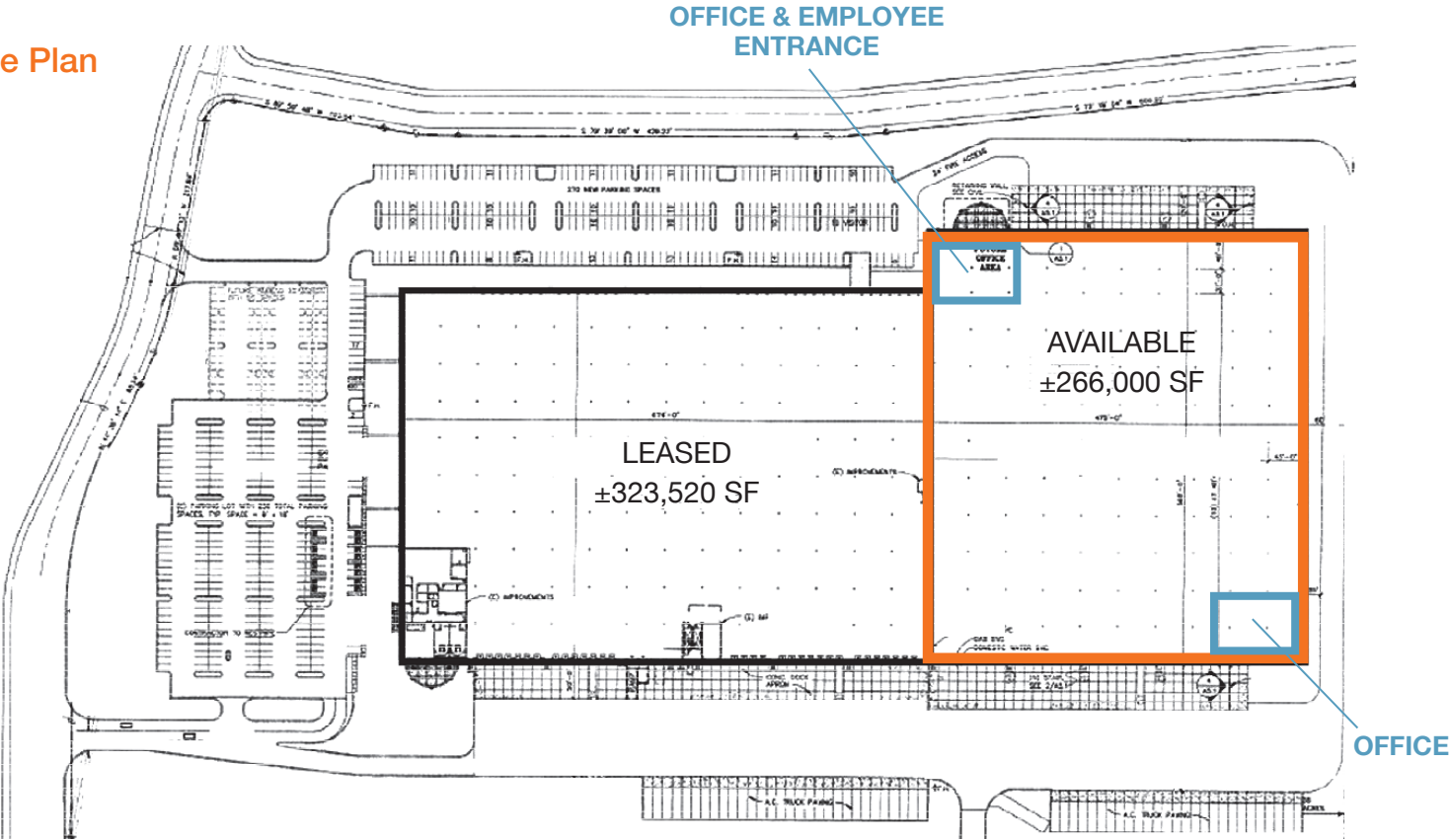
±10,623 SF main office plus ±3,010 SF secondary office

Built in 1996 for Stanley Tools and refurbished in 1999 for prior Tenant (Amazon)

For Lease



Site Plan



Transportation

AIR	
Reno-Tahoe Int'l Airport	37.8 miles
Reno-Stead FBO	44.9 miles
UPS Regional	30.3 miles
FedEx Express	34.2 miles
FedEx Ground	34.2 miles
FedEx LTL	34.3 miles

Demographics

2015	5 mi	10 mi	20 mi
Population	20,336	20,862	30,167
Households	7,621	7,829	11,629
Avg HH Income	\$60,111	\$60,012	\$55,161

Business Cost Comparisons

Source: Economic Development, NV Energy - www.nvenergy.com/economicdevelopment

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/>

