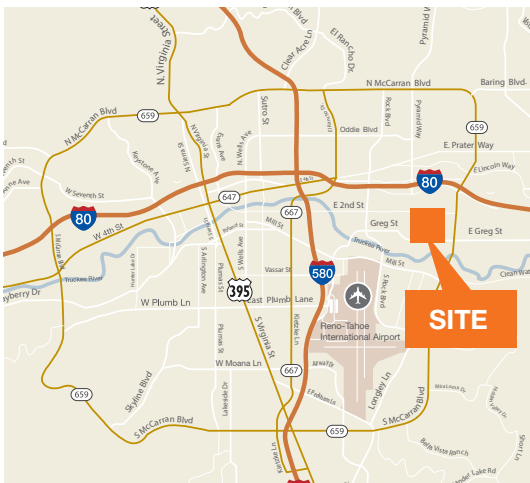


For Lease

Spice Islands II, Suite 106



1095 Spice Island Dr, Suite 106
Sparks, NV



Features

±17,600 SF industrial space

±1,044 SF office space

4 dock high doors; 1 drive-in door

24' clear height

50' x 20' column spacing

.33/3000 sprinkler rating

T-5 lighting

200 amps | 480 volts | 3-phase power

Rate: \$0.38 PSF NNN; Estimated OPEX \$0.08/SF/Month

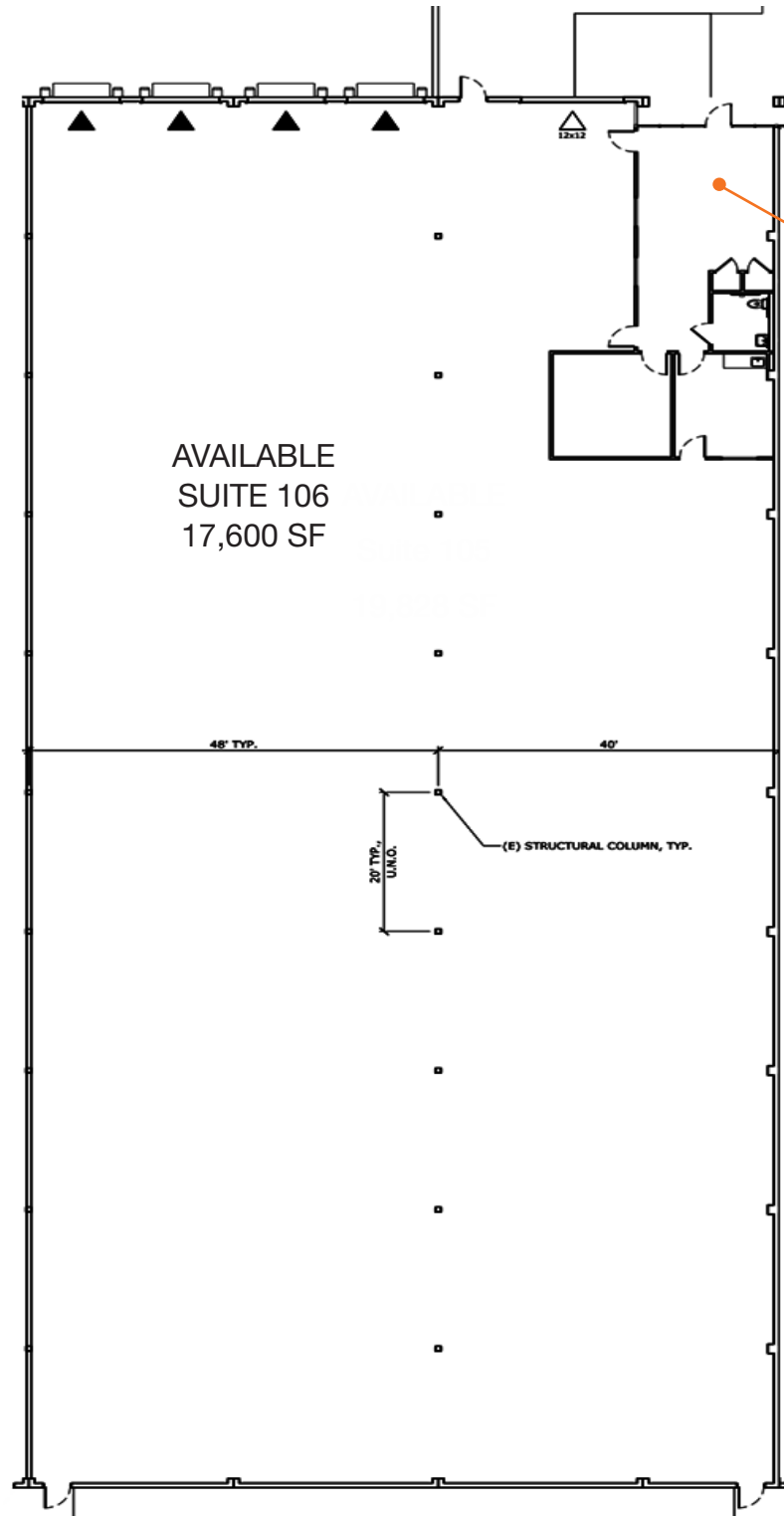
Available: June 1, 2017

Contact

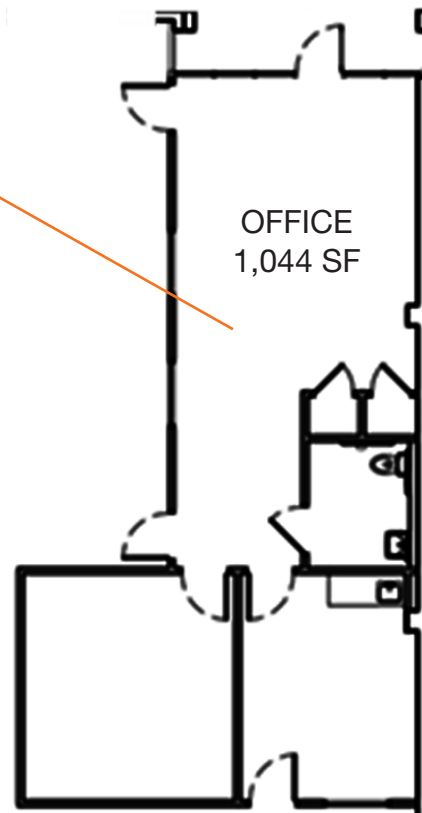
Dave Simonsen, SIOR, CCIM
775.470.8877
simonsen@kiddermathews.com

Steve Kucera, CCIM
775.470.8866
skucera@kiddermathews.com

Floor Plan



Office Plan



Location Features

Central Sparks industrial location

Easy truck access

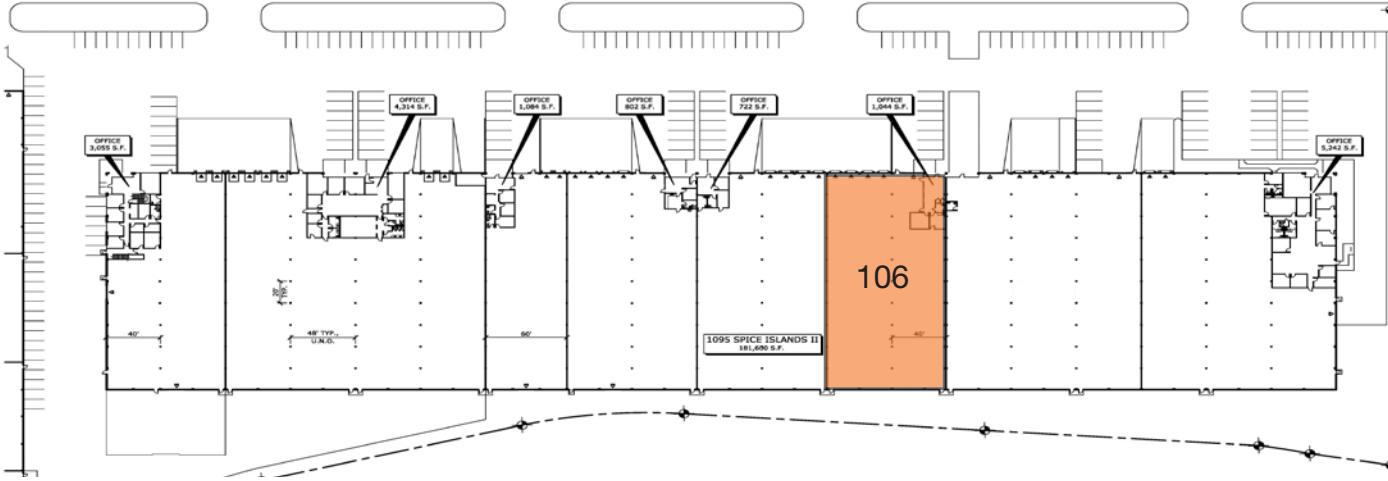
Close proximity to I-80 on/off ramps,
Hwy 395 / I-580 and McCarran

Proximity to FedEx & UPS shipping hubs

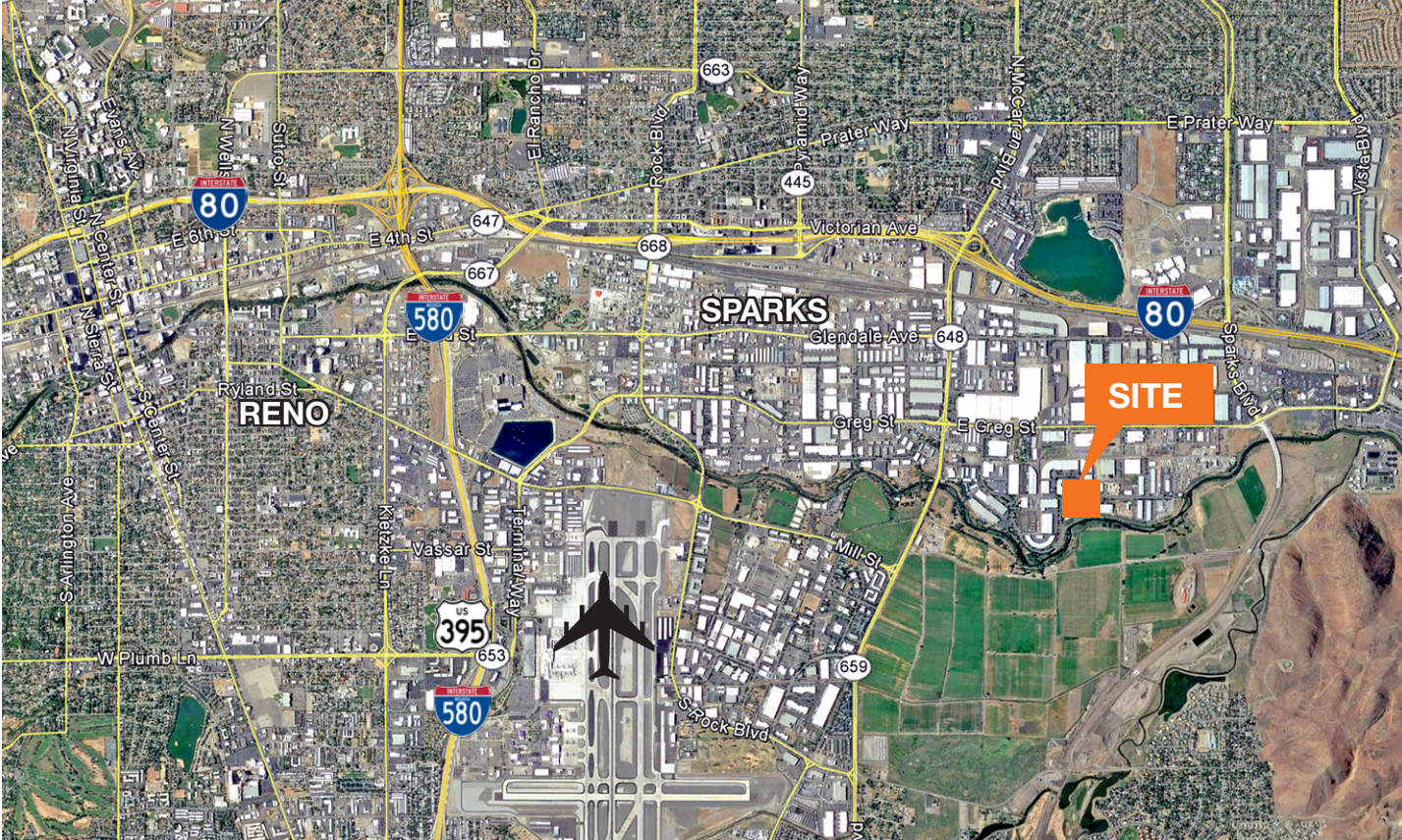
Access to large labor pool and services
for employees

For Lease

Site Plan



Aerial



Transportation

AIR	
Reno-Tahoe Int'l Airport	5.4 miles
Reno-Stead FBO	15.4 miles
UPS Regional	2.6 miles
FedEx Express	3.0 miles
FedEx Ground	3.1 miles
FedEx LTL	3.0 miles

Demographics

	3 mi	5 mi	10 mi
Population	58,242	183,832	377,627
Households	22,989	74,407	150,477
Median Income	\$49,895	\$43,994	\$59,974

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 workman's 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/>



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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