



FOR LEASE

# Lear 390 Industrial Center

6650 ECHO AVE, SUITE A, RENO, NV 89506



**BULK  
WAREHOUSE**

**±292.5K** TOTAL AVAIL.  
SF (DIVISIBLE)

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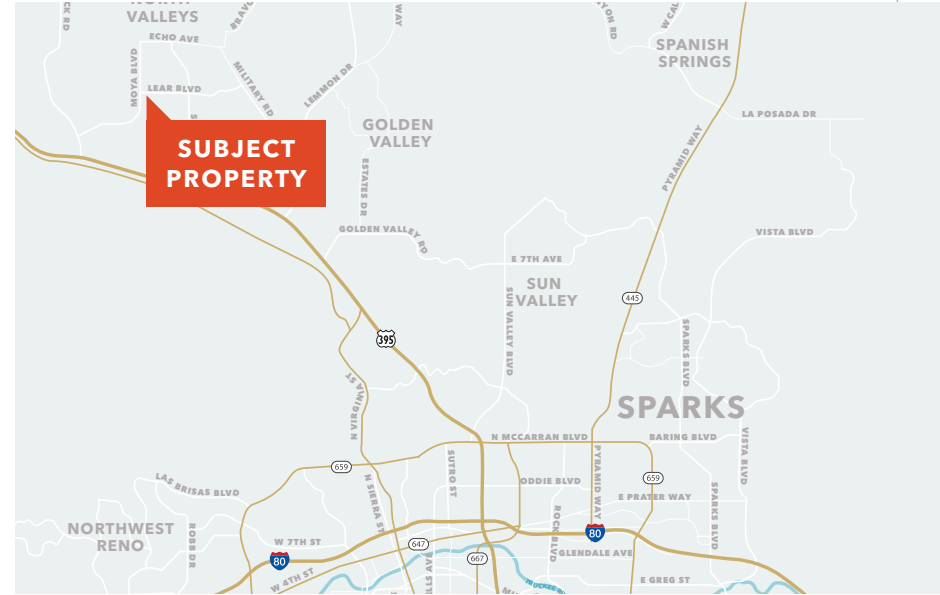
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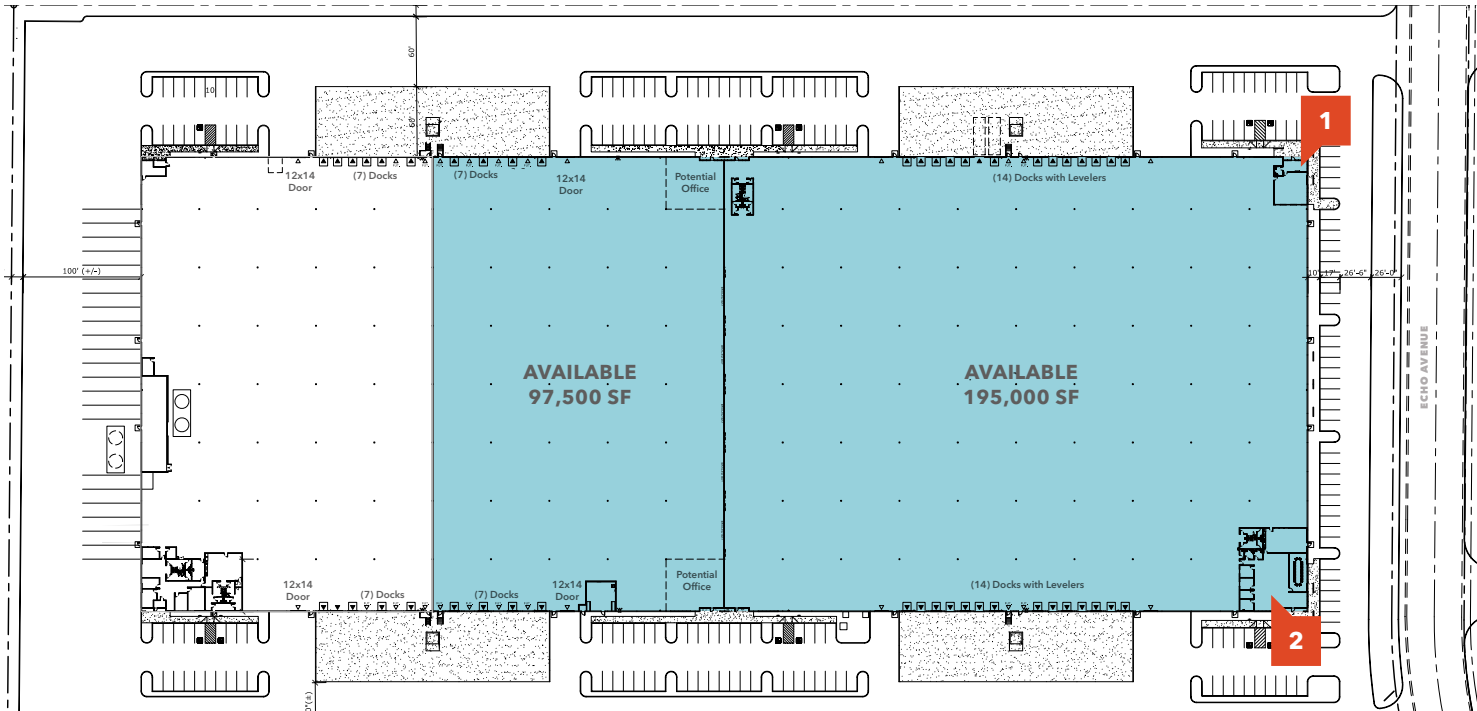
## PROPERTY FEATURES

Lease Rate	negotiable
Space Available	292,500 SF divisible to 97,500 & 195,000 SF
Office Size	5,333 total SF
Estimated OPEX	\$0.07/SF per month
Parking	169 auto parking spaces
Year Built	2008
Trailer Storage	Available within the Project

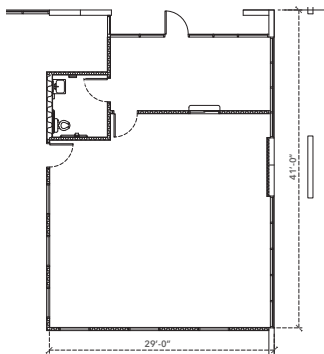
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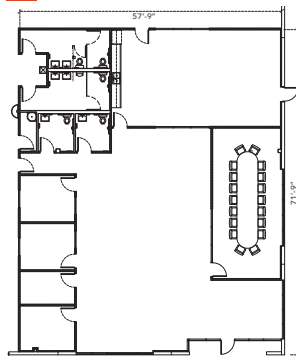
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**1** ±1,189 SF SHIPPING OFFICE



**2** ±4,144 SF MAIN OFFICE



## SPACE HIGHLIGHTS

- 4,144 SF** main office with 1,189 SF shipping office
- 36** insulated vertical lift cross dock- high loading doors (9' x 10') equipped with in-pit levelers
- 6** knock-out panels for future dock doors
- 6** grade-level doors (12' x 14")
- 30'** clear height
- 1,200** amps, 277/480 volts, 3-phase power, ability to increase to 2,800 amps at an additional cost
- ESFR** sprinkler rating
- COLUMNS** 50' x 50' typical
- T-5** high bay lighting with occupancy sensors
- CAMBRIDGE DIRECT** fired warehouse heating units

## AREA OVERVIEW

**SITUATED WITHIN** the 1.4M SF Lear Industrial Center in close proximity to US-395 & ±11 mi from I-80



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### TRANSPORTATION

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

### DEMOGRAPHICS

2019	3 mi	5 mi	7 mi
Population	24,510	43,239	54,378
Households	8,056	14,648	18,237
Avg HH Income	\$82,423	\$84,851	\$87,221
Total Employees	4,057	5,819	7,117

### 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

State-qualified employee hiring incentive

### 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/>



Source: <https://www.nvenergy.com/about-nvenergy/economic-development/taxes-incentives>  
Last updated: 01/2019

### BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
<b>TAX COMPARISONS</b>							
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%	0.711% (2018)	No	No	No	0.09%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-10.59%	0.2%-7.2%	0.4%-5.4%	1.2%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.54%	5%	Up to 7.4%	Up to 9.9%	No
<b>WORKERS' COMP RATES</b>							
Class 2915 - Veneer Products Mfg	\$2.70	\$10.63	\$2.44	\$1.39	\$3.21	\$2.52	\$7.83
Class 3632 - Machine Shop NOC	\$2.69	\$5.98	\$1.93	\$1.43	\$4.14	\$1.68	\$4.68
Class 8810 - Clerical Office Employees NOC	\$0.20	\$0.63	\$0.16	\$0.09	\$0.27	\$0.08	\$0.16