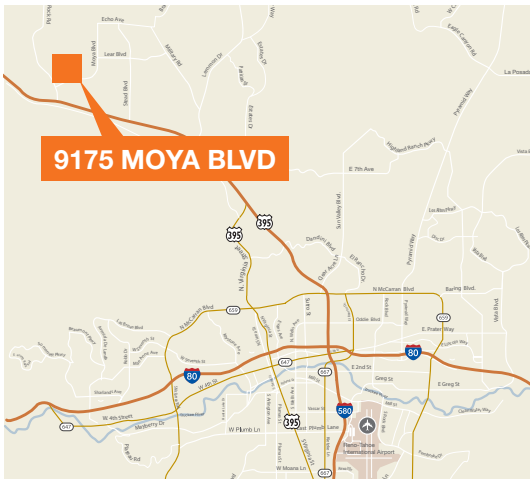


For Lease

±149,196 SF Industrial Warehouse



9175 Moya Blvd, Suite A
Reno, NV 89506



Lease Rate: \$0.36/SF NNN

±149,196 SF industrial warehouse space with ±3,840 SF office

26 dock-high doors (fully equipped) and 2 drive-in doors

52' x 50' column spacing

30' clear height

ESFR sprinkler rating

2,500 amps | 480 volt | 3-phase power *(with additional power available)*

Estimated OPEX \$0.084/SF/Month

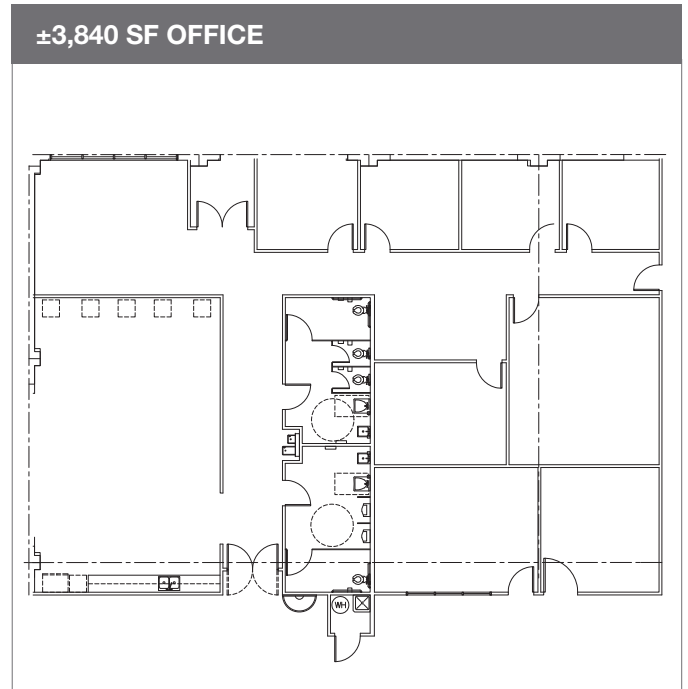
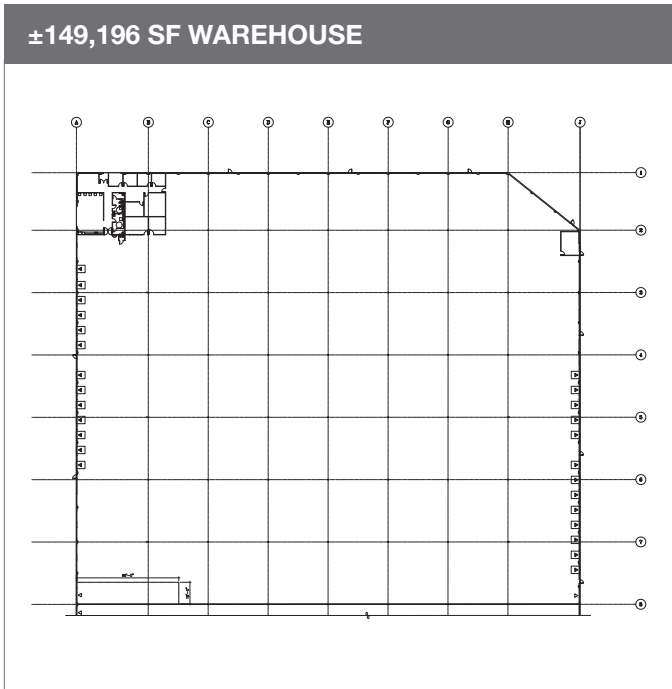
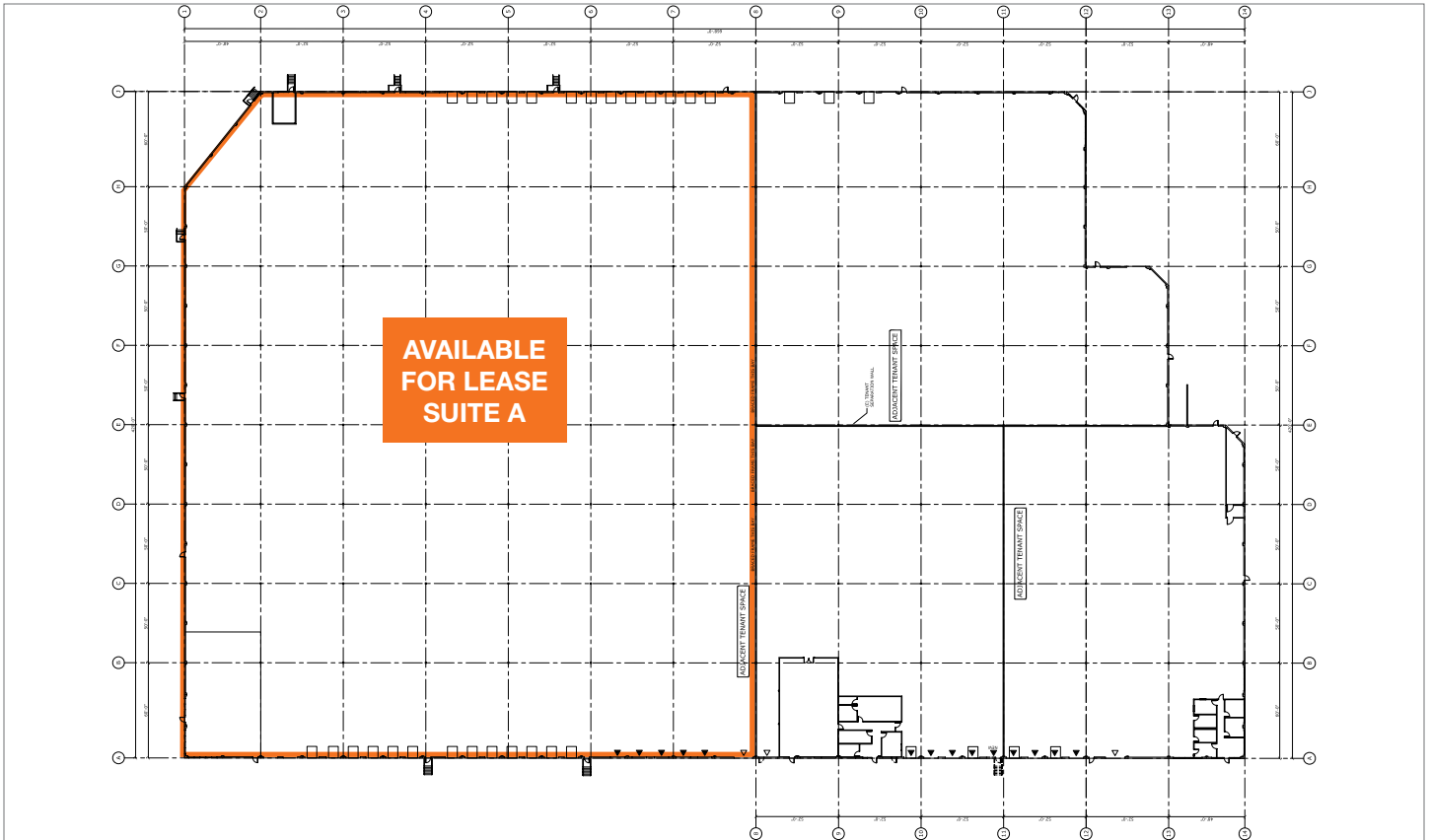
Available July 1, 2019

Contact

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Site Plans



For Lease

Location Features

Ample car parking

46 trailer parking

Cross docked

Zoned PUD

Built in 2002

Located within the Red Rock Business Center off US Hwy 395 and just 15 minutes from the I-80 interchange

The North Valley's submarket is home to numerous nationally known companies such as Amazon, PetCo, Clorox, Michelin, General Motors, Cardinal Health, Pentair, Urban Outfitters, Jardin and JCPenney

Aerial



Transportation

GROUND	
Reno-Tahoe Int'l Airport	13.81 miles
Reno-Stead FBO	3.8 miles
UPS Regional	16.5 miles
FedEx Express	13.2 miles
FedEx Ground	21.1 miles
FedEx LTL	12.7 miles

Demographics

2018	3 mi	5 mi	10 mi
Population	23,710	41,425	215,301
Households	7,846	14,071	82,663
Avg HH Income	\$68,460	\$70,863	\$69,701

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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