



FOR LEASE

260-B Coney Island Drive

SPARKS, NV



Highly Functional Industrial Flex Space

5,122 SF industrial flex space

1,426 SF of office space

EXCELLENT access and parking

RECEPTION, private offices, conference room, break room, restrooms, and warehouse

200 amps of power, 120/208 volts, 3-phase power (tenant to verify)

ONE 14' x 12' grade-level door

16' clear height (at eaves)

\$0.15/SF estimated 2019 NNN

\$0.60/SF NNN **LIST PRICE**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

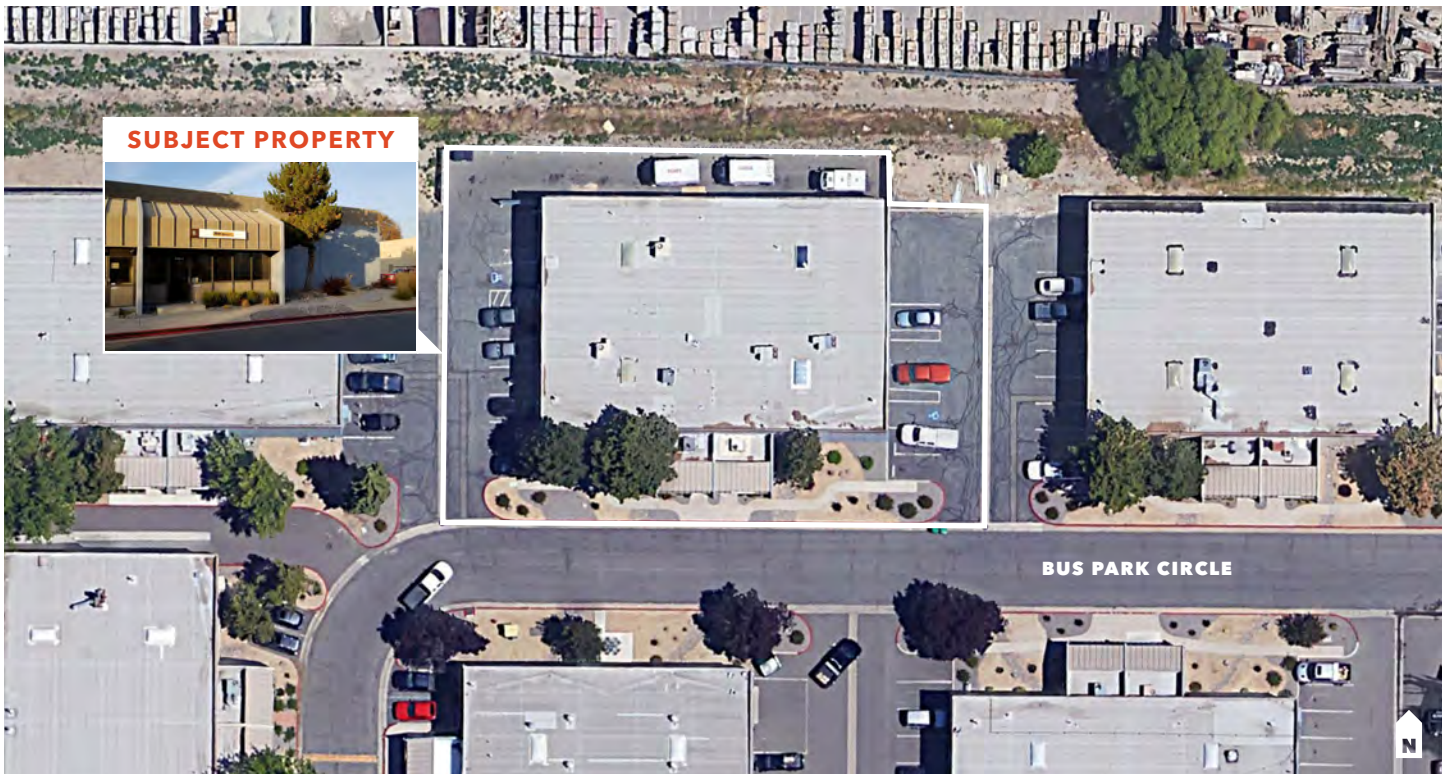
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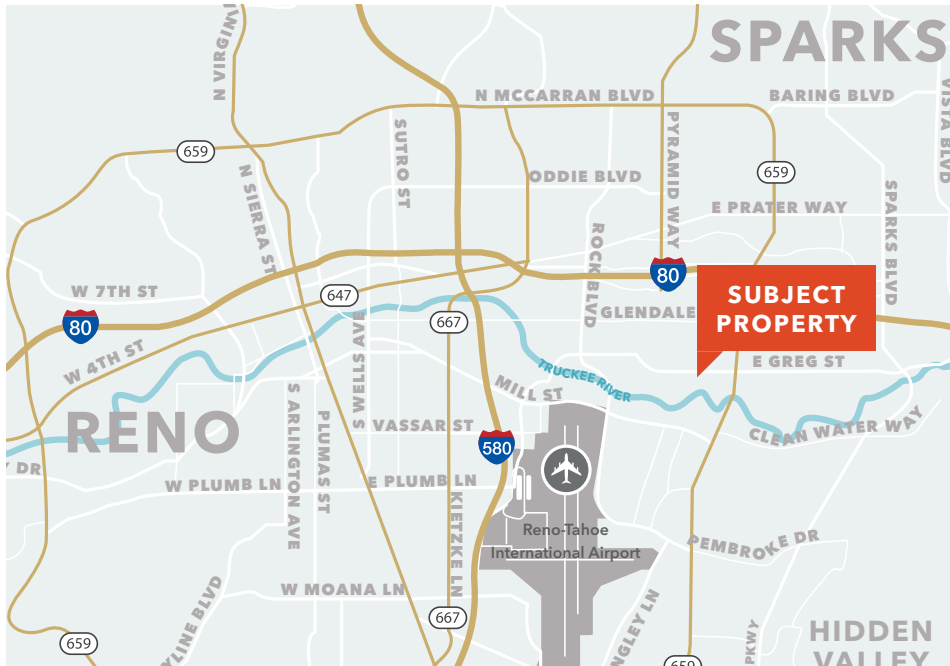
KIDDER.COM

Kidder Mathews

PROPERTY INFO

Floor Plan



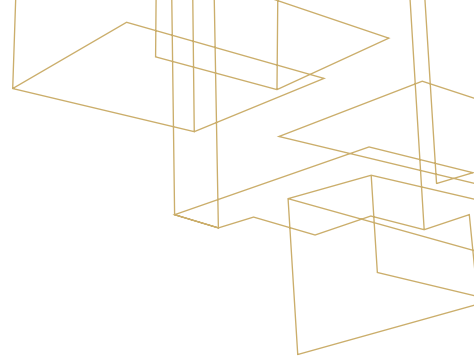


SPECIFICATIONS

- 5,122 SF** industrial flex space
- 1,426 SF** of office space
- 200** amps, 120/208 volts, 3-phase power (tenant to verify)
- ONE** 14' x 12' grade-level door
- LED** lighting
- 16'** clear height (at eaves)
- CONSTRUCTED** in 1984
- RECENT** exterior and interior remodel in 2013

LOCATION ADVANTAGES

- PROXIMITY** to I-80 on/off ramps
- ACCESS** to large labor pool and services for employees
- PROXIMITY** to Reno-Tahoe International Airport
- PROXIMITY** to Tesla, Switch, Apple, Google, and many other high-profile corporate citizens



TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	3.7
Reno-Stead FBO	13.8
UPS Regional	2.5
FedEx Express	4.2
FedEx Ground	2.6
FedEx LTL	1.2

SITE DESCRIPTION

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

DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles
2019 Population	97,556	210,858	313,868
Households	36,908	84,607	125,115
Average HH Income	\$61,232	\$68,921	\$82,267
Total Employees	62,719	124,894	146,131

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

	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%-13.1%	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	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Insurance 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

WORKERS' COMP RATES

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 Employee NOC	\$0.20	\$0.63	\$0.16	\$0.09	\$0.27	\$0.08	\$0.16

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

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