

For Lease

Reno Aircenter, Building 16



4670 Aircenter Circle
Reno, NV

Lease Rate \$0.38 PSF NNN



±50,000 SF available

±1,878 SF office (600 SF mezzanine office)

10 dock-high doors all fully equipped with pit levelers

1 grade level door

24' clear height | ESFR sprinkler rating | T5 lights

50' x 50' column spacing

225 amps | 480/277 volt | 3-phase power (TBV)

Estimated OPEX \$0.081/SF/Month

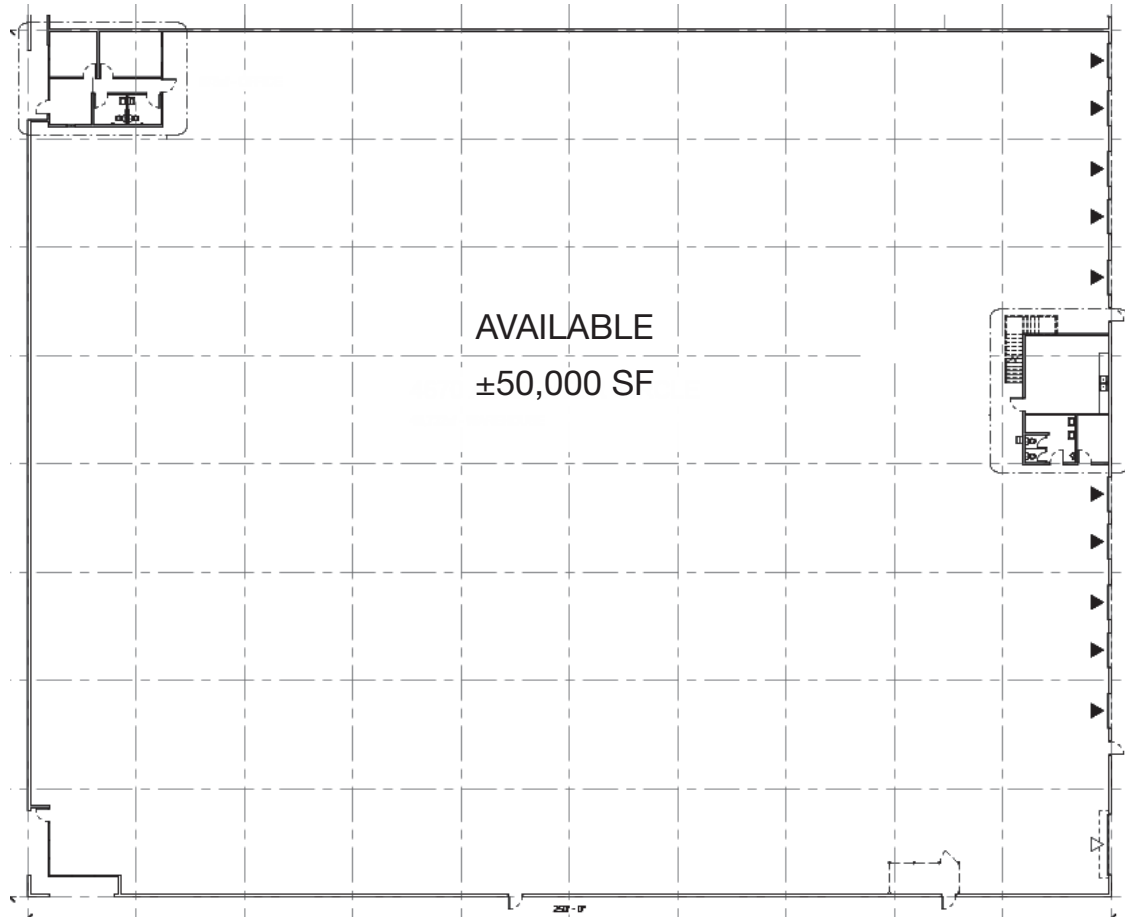
Contact

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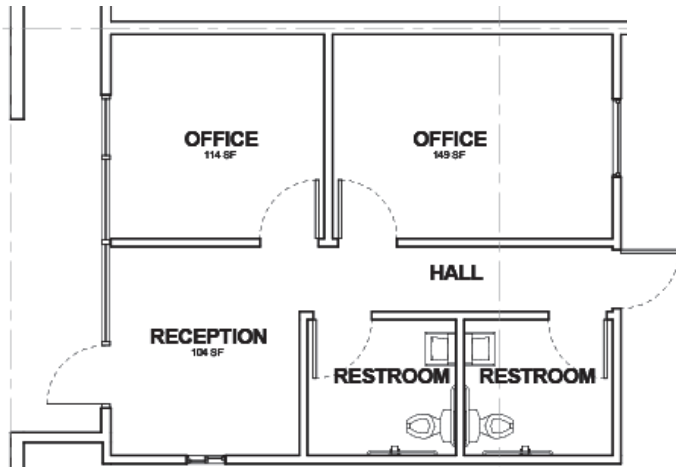
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GLP 

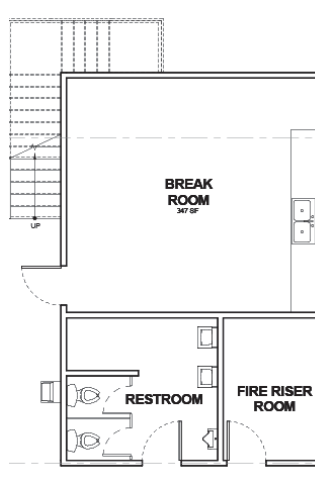
Floor Plan



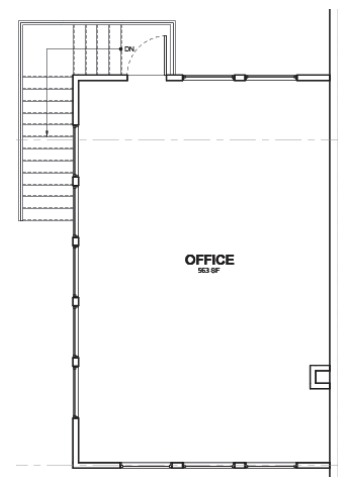
Front Office - 678 SF



Breakroom - 600 SF



Mezzanine - 600 SF



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Additional Features

Rear loading

T-5 lighting

49 unreserved shared parking spaces (more possible)

Racking and conveyors can be purchased

Charter fiber to building

Located in airport submarket

Zoned Industrial Commercial (IC)

Built in 1987

Aerial



Transportation

AIR	
Reno-Tahoe Int'l Airport	2.8 miles
Reno-Stead FBO	15.4 miles
UPS Regional	3.0 miles
FedEx Express	1.8 miles
FedEx Ground	1.7 miles
FedEx LTL	1.7 miles

Demographics

2017	1 mi	3 mi	5 mi
Population	9,102	67,669	197,831
Households	3,428	27,491	81,590
Median HH Income	\$52,869	\$40,432	\$43,981

Source: CoStar

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/>

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

Business Cost Comparisons

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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