

# For Lease

## Greg Park | Building C



**1355 Greg Street**  
**Building C | Suite 101-102**  
Sparks, NV

**±15,200 SF Industrial Flex Space Available**

±2,378 SF office

20' clear height

200 amps | 270/480 volts | 3-phase power

2 dock high doors | 2 drive in doors

0.33 GPM/3,000 SF sprinkler rating

Lease rate is \$0.65/SF/month | OPEX estimated at \$0.17/SF

Estimated delivery of May 1<sup>st</sup>, 2019



### Contact

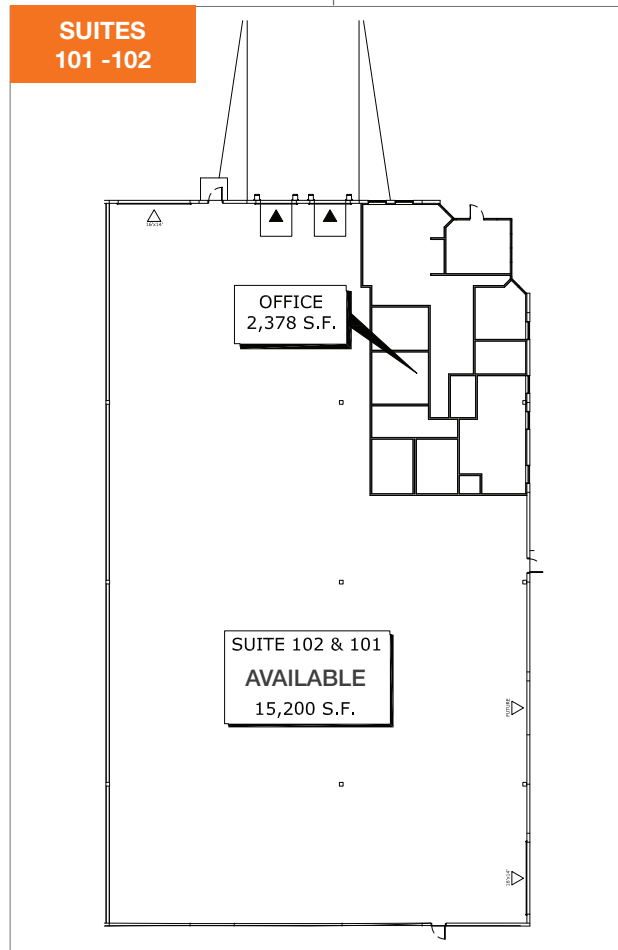
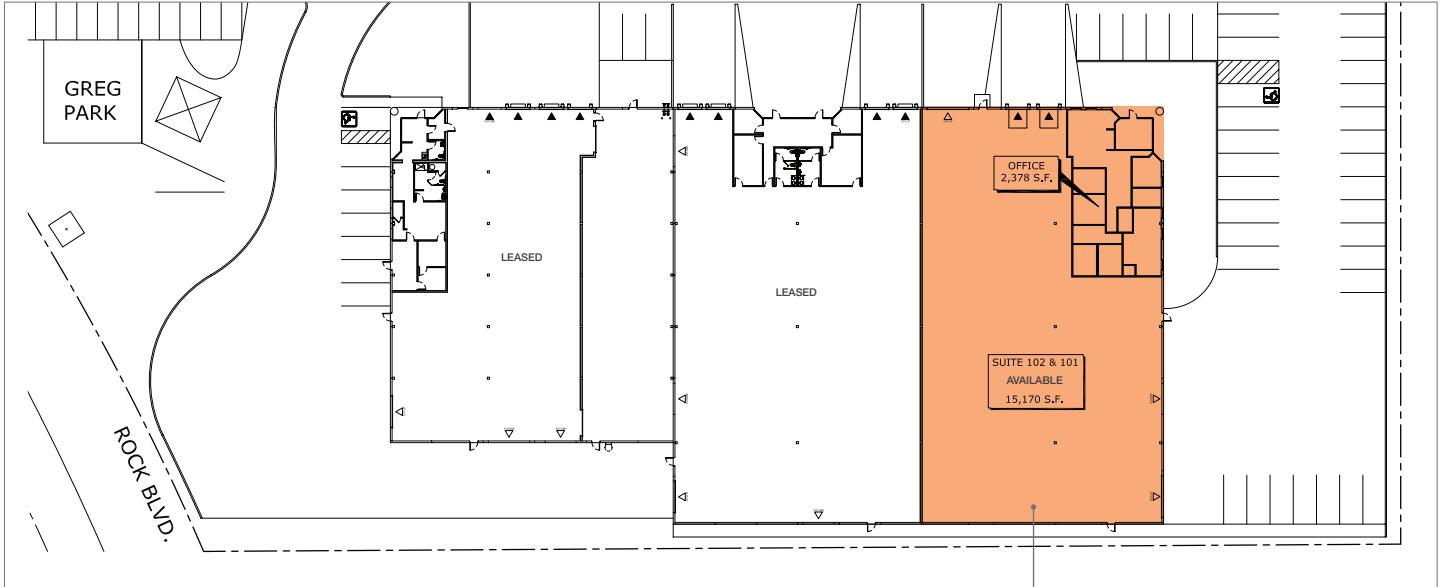
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Site Plan





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## Features

Front loading

Gas-fired heating units

Institutionally owned and professionally managed

2 million square foot portfolio

Abundant labor pool in close proximity

Immediate access to Greg Street/close to I-80

Zoned I (Industrial)

Built in 1993

Located in largest submarket of the Reno/Sparks MSA

Project has high speed fiber connectivity available from Charter Communications

## Aerial



## Transportation

GROUND	
Reno-Tahoe Int'l Airport	2.7 miles
Reno-Stead FBO	13.3 miles
UPS Regional	5.2 miles
FedEx Express	2.5 miles
FedEx Ground	10.6 miles
FedEx LTL	0.5 miles

## Demographics

2018	3 mi	5 mi	10 mi
Population	117,519	229,084	401,620
Households	46,156	92,946	157,186
Avg HH Income	\$48,960	\$62,308	\$77,775

## 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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