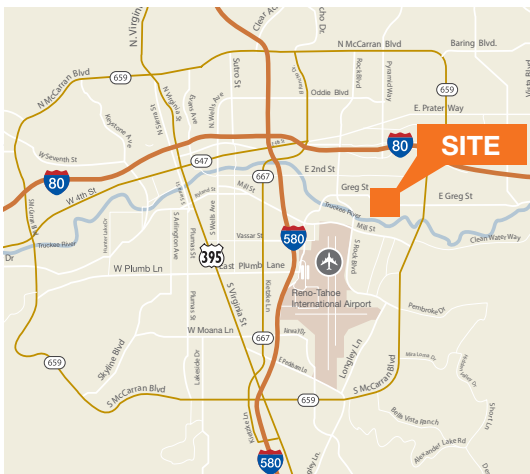


# For Lease

## Spice Island Industrial Center



945 Spice Island Drive  
Sparks, NV



### Contact

**Brad Lancaster**  
Vice President, Industrial Services  
C: 775.690.0535 | O: 775.301.1300  
bradl@kiddermathews.com

**Lease Rate: \$0.33 SF/MO NNN**

±51,000 SF industrial distribution space  
(divisible to 20,400 SF or 30,600 SF)

±5,252 SF fenced yard area

Three office areas including reception, private offices, conference room,  
and restrooms (total of 3,410 SF)

Four dock high doors (one with pit-leveler & three with edge-of-dock  
levelers)

Two 12'x14' grade-level drive-in doors

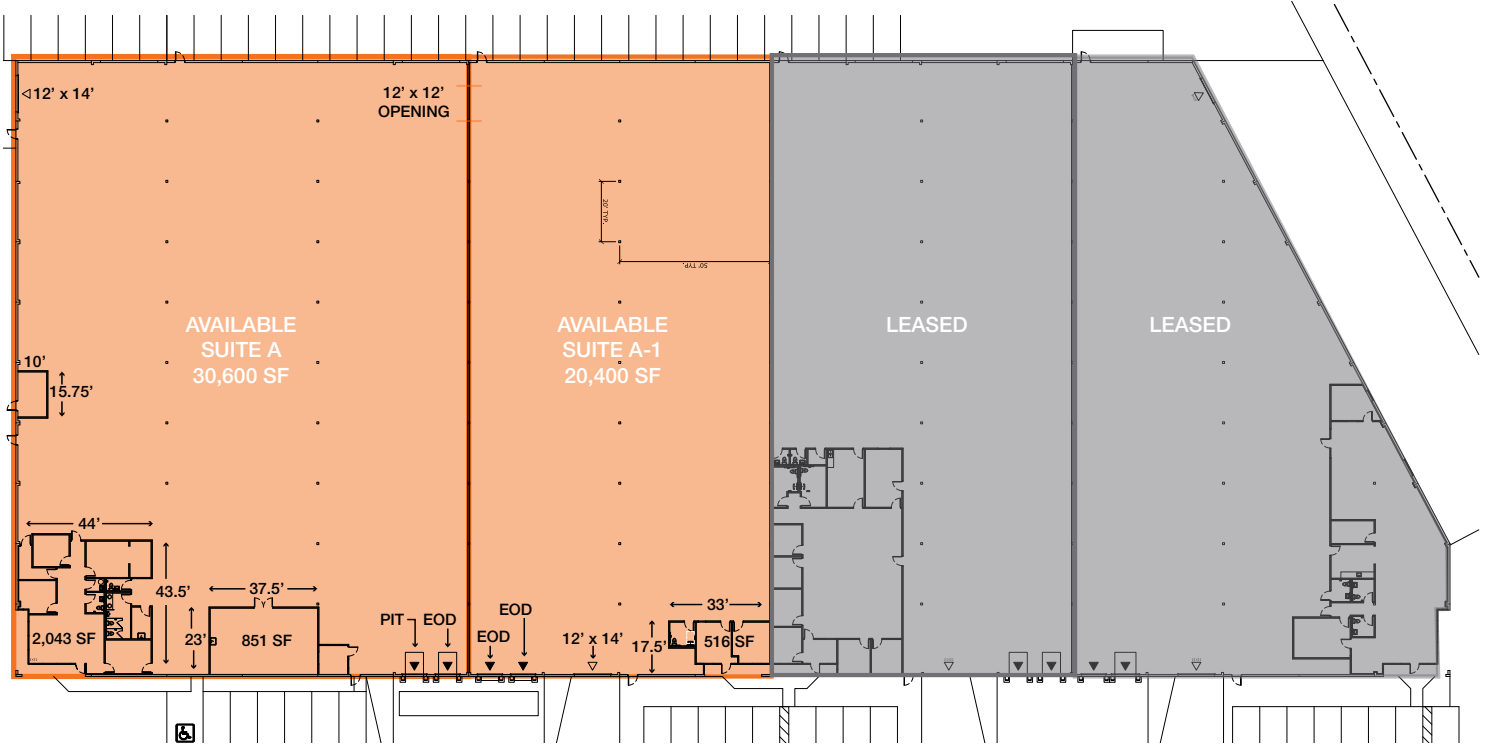
T-5 lighting

600 amp | 277/480 volt | 3-phase power

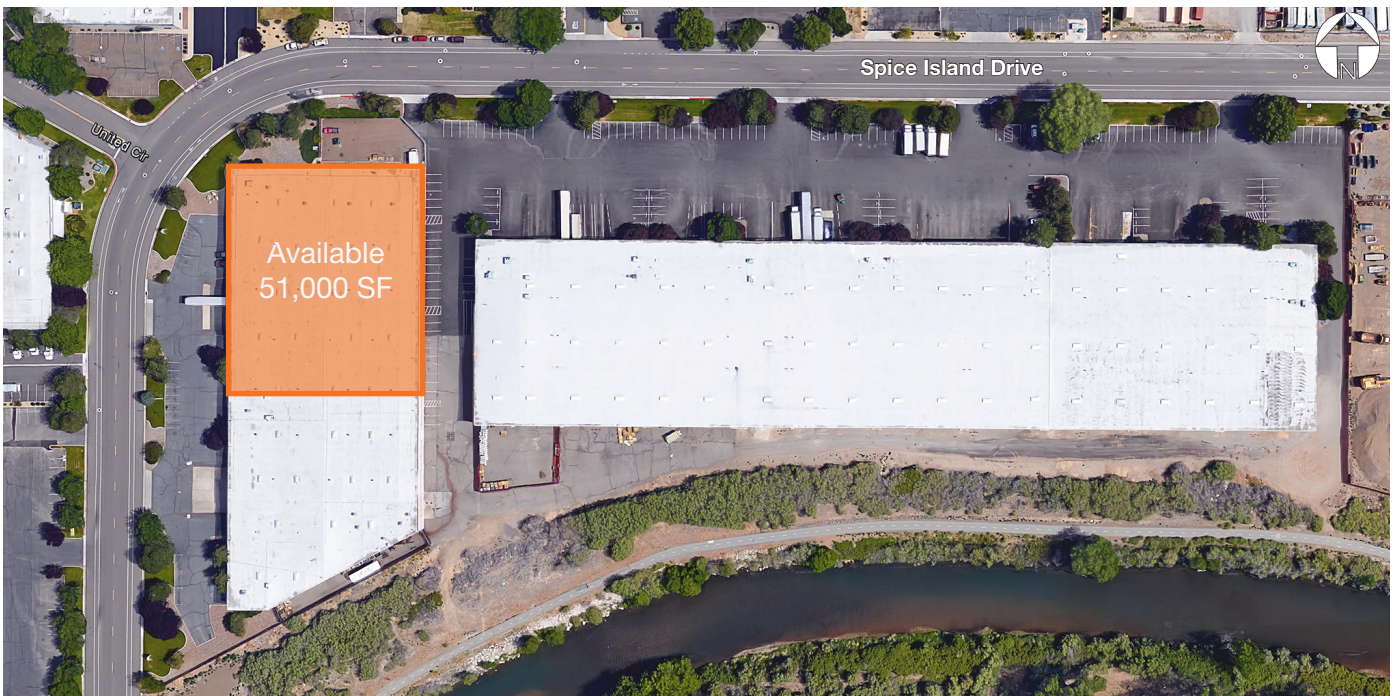
\$0.0825 estimated 2017 NNN

**Mike Nevis, SIOR, CCIM**  
Senior Vice President, Partner  
C: 775.470.8855 | O: 775.301.1300  
mnevis@kiddermathews.com

Floorplan



Aerial



# For Lease

## Specifications

51,000 SF industrial flex space (divisible to 20,400 SF or 30,600 SF)

5,252 SF fenced yard area

Three office areas including reception, private offices, conference room, and restrooms (total of 3,410 SF)

600 amp | 240 volt | 3-phase power

T-5 lighting

24'-26' clear height

50' x 20' column spacing

.33/3000 sprinkler rating

Four dock high doors and two drive-in doors

Constructed in 1979; renovated in 2017

## Locational Advantages

Proximity to three I-80 on/off ramps & Hwy 395/I-580

Central industrial location

Within desirable metro industrial area

Proximity to FedEx & UPS shipping hubs

Access to large labor pool & services for employees

Proximity to Tesla, Switch, Apple, Google and many other high-profile corporate citizens

## Aerial



## Transportation

AIR	
Reno-Tahoe Int'l Airport	4.9 miles
Reno-Stead FBO	15.2 miles
UPS Regional	2.8 miles
FedEx Express	2.9 miles
FedEx Ground	2.9 miles
FedEx LTL	2.4 miles

## Demographics

	3 mi	5 mi	10 mi
Population	56,551	184,404	379,538
Households	22,282	73,294	148,991
Median Income	\$47,359	\$41,953	\$55,421

## Business Cost Comparisons

Source: Economic Development, NV Energy - [www.nvenergy.com/economicdevelopment](http://www.nvenergy.com/economicdevelopment)

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

## Contact

**Brad Lancaster**  
 Vice President, Industrial Services  
 C: 775.690.0535 | O: 775.301.1300  
[bradl@kiddermathews.com](mailto:bradl@kiddermathews.com)

**Mike Nevis, SIOR, CCIM**  
 Senior Vice President, Partner  
 C: 775.470.8855 | O: 775.301.1300  
[mnevis@kiddermathews.com](mailto:mnevis@kiddermathews.com)

## 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 workmans 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/>

