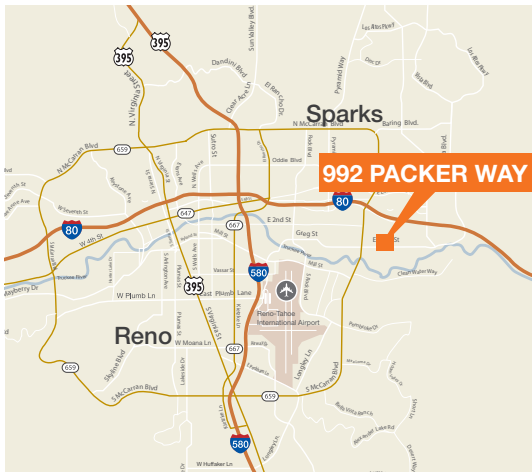


South Sparks Industrial Park



992 Packer Way Sparks, NV



Features

List price \$0.58/SF

±9,450 SF distribution/manufacturing space available

±848 SF office space

20' x 50' Column spacing

1 Grade door; 2 dock-high doors

.33/3000 Sprinklers

Estimated OPEX \$0.09/SF/MO

Contact

Steve Kucera, CCIM
Vice President
775.470.8866
skucera@kiddermathews.com

Mike Nevis, SIOR, CCIM
Sr VP, Partner
775.470.8855
mnevis@kiddermathews.com

Property Features and Advantages

100 AMPS | 480 Volts | 3 Phase

Zoned Industrial (I)

Front loading

Close proximity to I-80 and HWY 395/I-580

Central industrial location

Built in 1978

Proximity to FedEx and UPS shipping hubs

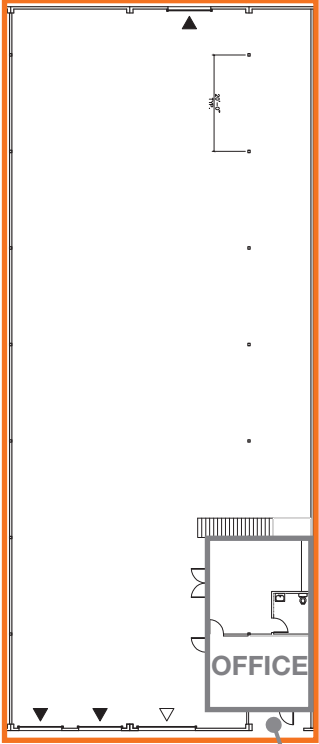
Access to large labor pools and services
for employees

Aerial



For Lease

Site Plan



EMPLOYEE ENTRANCE

Transportation

DRIVING

Reno-Tahoe Int'l Airport	4.4 miles
Reno-Stead FBO	14.5 miles
UPS Regional	3.0 miles
FedEx Express	2.9 miles
FedEx Ground	2.8 miles
FedEx LTL	2.2 miles

Demographics

2017	3 MI	5 MI	10 MI
Population	71,449	188,972	382,992
Households	27,519	74,560	150,118
Avg HH Income	\$60,543	\$55,548	\$73,974

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/>

Financial Advantage: <http://edawn.org/why-nevada/financial-advantage/>

Quality of Life: <http://edawn.org/live-play/>

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