



FOR LEASE

# 6125 Echo Avenue

RENO, NV 89506



**\$0.38** LEASE RATE  
PER SF

**±286K** TOTAL  
AVAILABLE SF



**197 AUTO  
PARKING SPACES**

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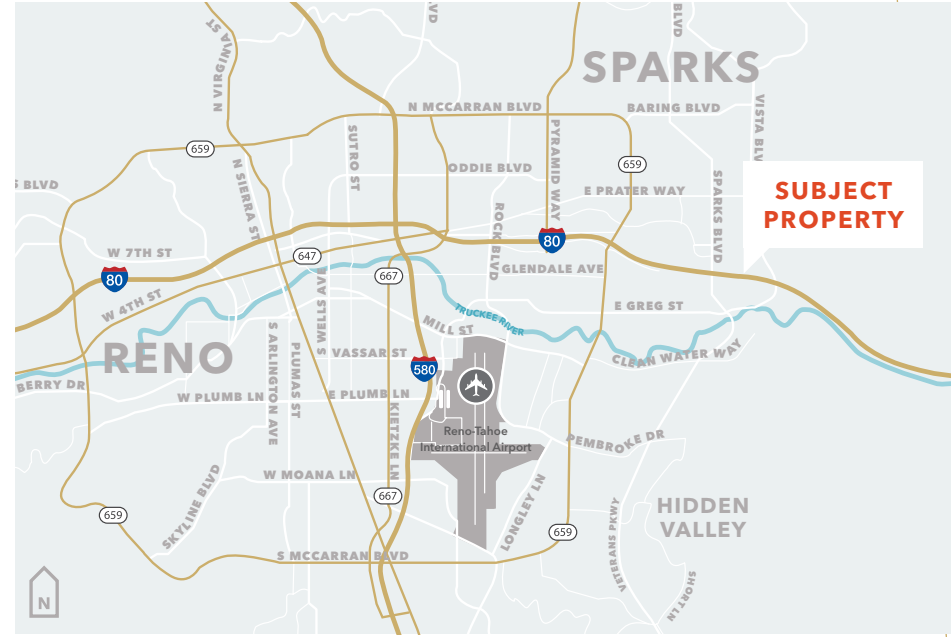
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### PROPERTY FEATURES

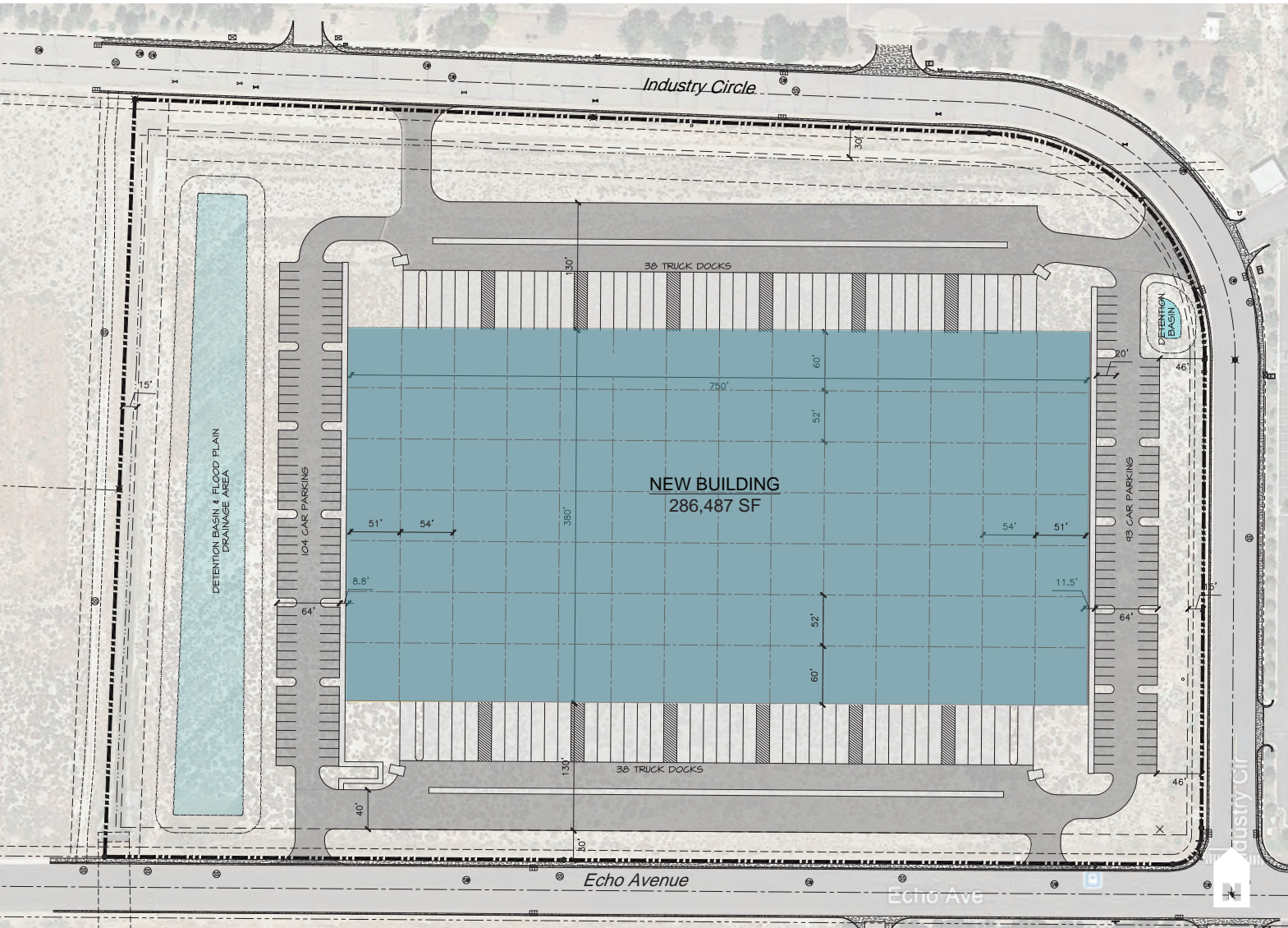
Lease Rate	\$0.38/SF NNN
Space Available	286,487 SF (divisible to 95,000 SF)
Office Size	Built-to-suit
Estimated OPEX	\$0.08/SF per month
Date Available	March 2020
APN #	090-410-19



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## FEATURES

**OFFICE** build-to-suit

**76** insulated vertical lift, dock-high doors

**4** grade level doors measuring 12'x14'

**1,600** amps, 277/480 volt, 3-phase power (ability to increase power within suite to a total of 2,800 amps at an additional cost)

**197** auto parking spaces

**32'** clear height

**ESFR** fire suppression system

**54'X52'** typical column spacing

**LED** high bay lighting system with occupancy sensors rated at 30 fc at 36" AFF unobstructed

**7"** reinforced slab

**ROOF MOUNTED** Make-Up Air Units (Cambridge or equal) in warehouse

**LOADING** cross-docked

**AVAILABLE** March 2020

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## FOR LEASE

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### TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	14.4
Reno-Stead FBO	1.1
UPS Regional	1.9
FedEx Express	14.8
FedEx Ground	21.1
FedEx LTL	13.3

### DEMOGRAPHICS

2019	3 mi	5 mi	7 mi
Population	27,312	40,603	59,300
Households	9,037	13,735	19,885
Avg HH Income	\$82,161	\$84,500	\$84,660
Total Employees	4,564	5,719	7,250

### 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

State-qualified employee hiring incentive

### 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/>



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

### BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
<b>TAX COMPARISONS</b>							
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%	0.711% (2018)	No	No	No	0.09%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment 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
<b>WORKERS' COMP RATES</b>							
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 Employees NOC	\$0.20	\$0.63	\$0.16	\$0.09	\$0.27	\$0.08	\$0.16