

For Sale

Transportation

AIR		
Reno-Tahoe Int'l Airport	12.4 miles	
Reno-Stead FBO	.06 miles	
UPS Regional	14.8 miles	
FedEx Express	14 miles	
FedEx Ground	14.2 miles	
FedEx LTL	12 miles	

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.flipsnack.com/EDAWN/why-nevada-2015-v3.html>

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

Demographics

	1 mi	3 mi	5 mi
Population	3,805	27,244	35,943
Households	1,061	9,021	12,081
Median Income	\$50,321	\$54,322	\$54,187

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

Contact

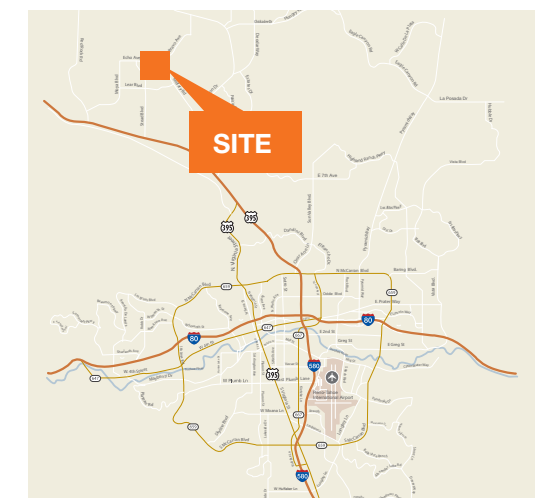
Dave Simonsen, SIOR, CCIM
775.232.9822
simonsen@kiddermathews.com

For Sale

Echo Ave & Mt. Limbo St



Echo Ave & Mt. Limbo St Reno, NV



Contact

Dave Simonsen, SIOR, CCIM
775.232.9822
simonsen@kiddermathews.com

\$2.45 PSF Land

APN: 086-143-05

±12.49 acres

Zoned IC (industrial commercial)

Leveled rectangular lot with rough dimension of 589 x 839

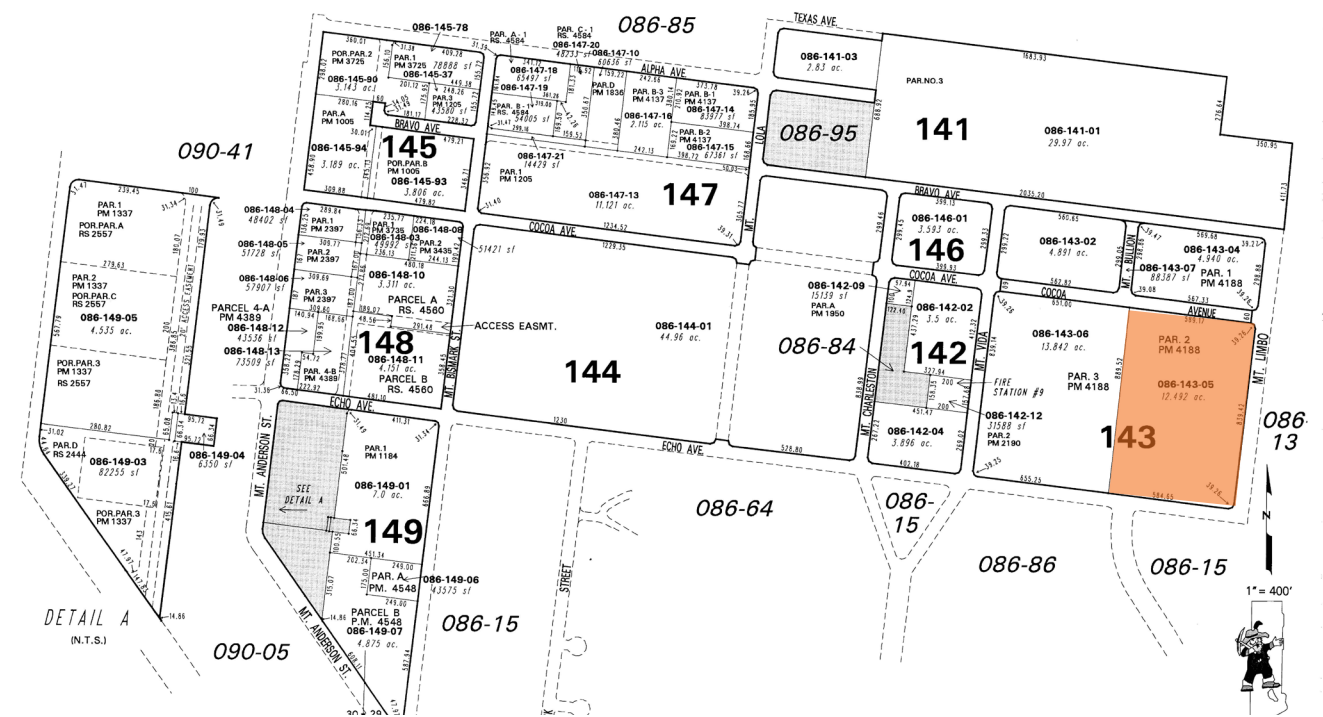
Located just north of Sage Pointe Business Park off US Hwy 395 and just 10 minutes from the I-80 interchange

The North Valleys submarket is home to numerous nationally known companies such as Clorox, Michelin, General Motors, Cardinal Health, Pentair, Urban Outfitters, Jardin and JC Penney

Close to Stead Airport



Aerial



What Makes Reno Different?

- Close proximity to UPS and other carriers
- Business friendly philosophy, reduced bureaucracy
- No corporate, personal, inventory, or unitary tax
- National tier 1 university and medical school, community college, & 3 business colleges
- Liberal right-to-work laws, wages at or below national average
- Refreshing outdoor lifestyle, minutes from Lake Tahoe & the majestic Sierra Nevadas
- Remarkable low cost of living
- Outstanding arts, cultural attractions, & community events
- Large labor pool

North Valley Submarket Overview

- The North Valleys is the preferred location for large corporate distribution centers in the region. With close to 16 million square feet, it is strategically located to service growing west coast markets.
- The North Valleys submarket has close to 55,000 residents within 3 miles and full service amenities.
- Located along US 395 and 7 miles from the I-80 interchange, the primary east-west Interstate connecting San Francisco to New York.
- The North Valleys submarket has attracted marquee national users (General Motors, Urban Outfitters, Clorox, Michelin, Jarden, J.C. Penny, Sally's Beauty, Pentair, Amazon, Petco)
- The North Valleys was the least affected by the economic downturn, with vacancy consistently lower than all of the other Class A submarkets.