

## North Valleys Commerce Center

BUILDING G | 9565 NORTH VIRGINIA STREET, RENO, NV 89506









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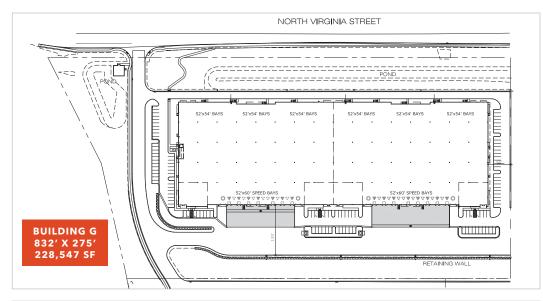
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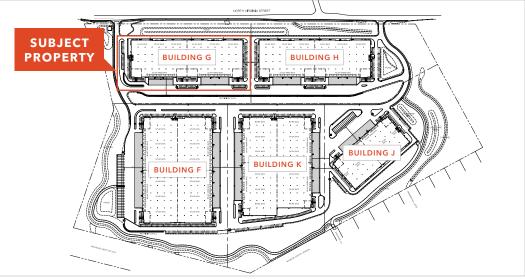




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List Price	Negotiable
Space	228,547 SF (divisible to 57,344 SF)
Office Size	Build-to-suit
Estimated OPEX	\$0.08/SF
Delivery Date	Q4 2020 (under construction)
Property Website	WWW.NVCCNEVADA.COM







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## Tenant Aerial



#### **BUILDING HIGHLIGHTS**

- **15** dock high doors with mechanical pit type levelers
- **15** knock out panels for future dock doors
- 52' X 54' columns (typical)
- 4 drive in doors
- **2,000** amps, 277/480 volts, 3-phase power
- **ESFR** sprinkler system
- **32'** clear height at first column
- **FRONT** loaded, 60' speed bays
- **114** auto parking spaces
- **6.5**" slab

LED lighting (30 fc at 36" AFF unobstructed) with motion sensors and photocells for daylight harvesting

**ROOF SYSTEM** 60 mil single ply TPO roof membrane with R-19 rigid insulation above deck





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#### **TRANSPORTATION**

Ground	Miles
Reno-Tahoe Int'l Airport	11.2
Reno-Stead FBO	3.9
UPS Regional	12.6
FedEx Express	12.0
FedEx Ground	13.7
FedEx LTL	11.0

### **DEMOGRAPHICS**

2019	5 mi	10 mi	15 mi
Population	50,448	335,338	421,597
Households	16,837	128,577	163,232
Avg HH Income	\$87,048	\$83,955	\$90,898
Total Employees	8,716	119,692	162,349

#### **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
TAX COMPARISONS							
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

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