



FOR LEASE

Brookside Corporate Center

1135 SOUTH ROCK BLVD, SUITE 330, RENO, NV



Class A Industrial Space

24,250 SF class A industrial space

QUALITY LOCATION excellent first impression property

SIGNAGE monument signage available for tenants

EXCELLENT ACCESS large truck courts and driveways from three arterial streets

OFFICE includes reception, open cubicle area, private offices, conference room, breakroom and restrooms

FOUR dock doors

ONE 12' x 14' grade-level door

\$0.16/SF estimated 2019 NNN

\$0.57/SF NNN

LEASE RATE

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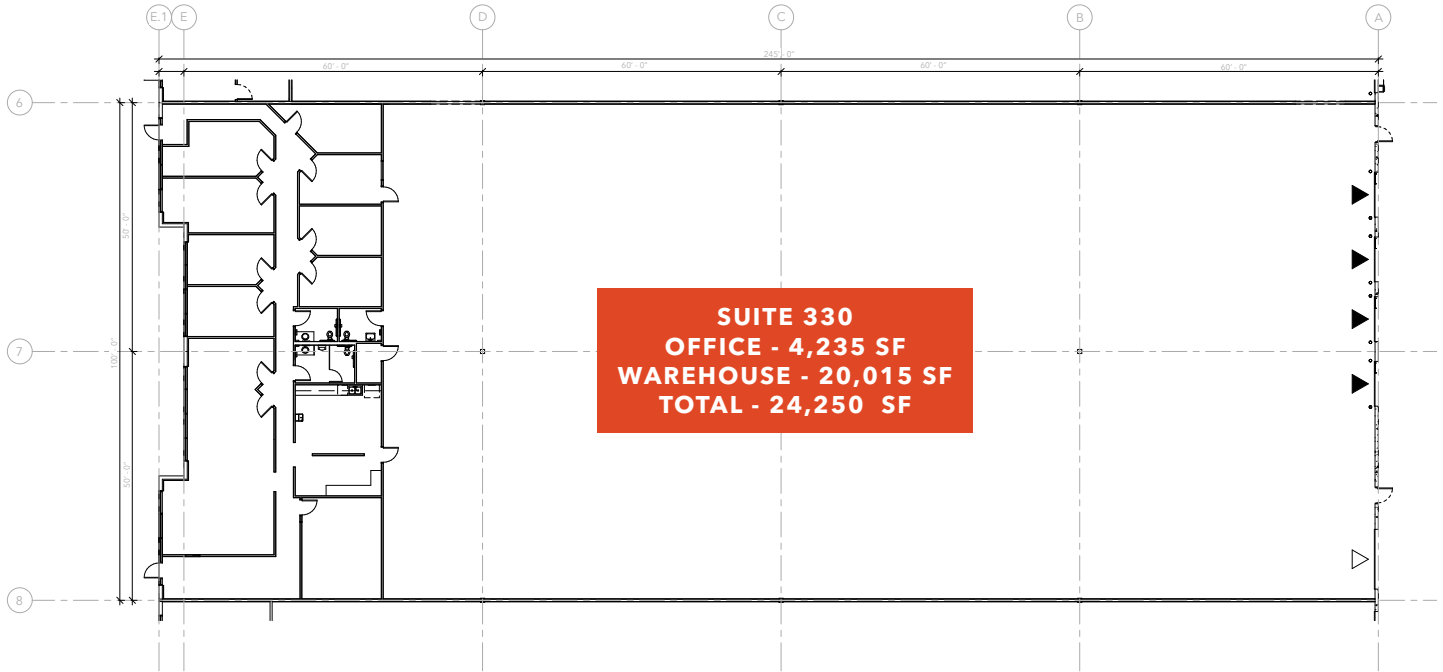
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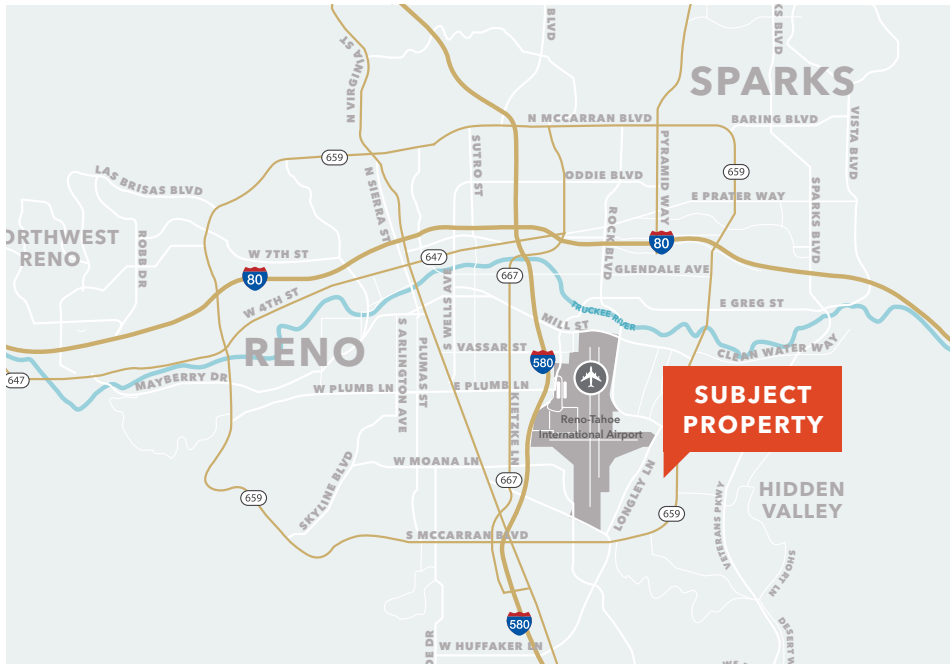
Kidder Mathews

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PROPERTY INFO

Floor Plan





SPECIFICATIONS

- 24,250 SF** industrial space
- 200** amps, 480 volts, 3-phase power (tenant to verify)
- FOUR** dock doors
- ONE** 12' x 14' grade-level door
- T-5** lighting
- ESFR** sprinkler system
- COLUMNS** 50' x 60' column spacing
- 25'** clear height
- CONSTRUCTED** in 2007

LOCATION ADVANTAGES

- MONUMENT** signage visibility from two arterial streets
- PROXIMITY** to I-80 and Hwy 395/I-580 on/off ramps
- LOCATED** within desirable metro industrial area
- PROXIMITY** to FedEx and UPS shipping hubs
- ACCESS** to large labor pool and services for employees
- PROXIMITY** to Reno-Tahoe International Airport private and commercial terminals
- PROXIMITY** to Tesla, Switch, Apple, Google, and many other high-profile corporate citizens



TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	1.4
Reno-Stead FBO	15.3
UPS Regional	3.3
FedEx Express	3.9
FedEx Ground	1.0
FedEx LTL	3.4

SITE DESCRIPTION

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

DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles
2019 Population	56,210	202,886	309,723
Households	21,781	83,142	124,197
Average HH Income	\$62,641	\$74,307	\$88,570
Total Employees	49,699	129,345	153,463

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/

BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	4.9%	5%	7.4%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.1%	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	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Insurance 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

WORKERS' COMP RATES

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 Employee NOC	\$0.20	\$0.63	\$0.16	\$0.09	\$0.27	\$0.08	\$0.16

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

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