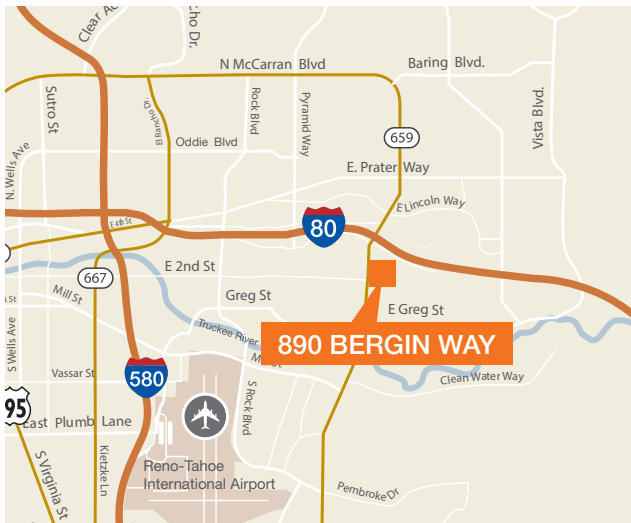


## Multi-Tenant Industrial Building



305 E. Glendale & 840-890 Bergin Way  
Sparks, Nevada



±121,348 SF with ±3,150 SF Office Available

±4.82 acres

24 dock doors; 1 oversized drive-in door

40' x 40' column spacing

24' clear height

New roof

New skylights

Scheduled sprinkler system

Gas-fired space heaters

Year built - 1970

Zone - Industrial (I)

### Contact

#### FOR USERS/BUYERS

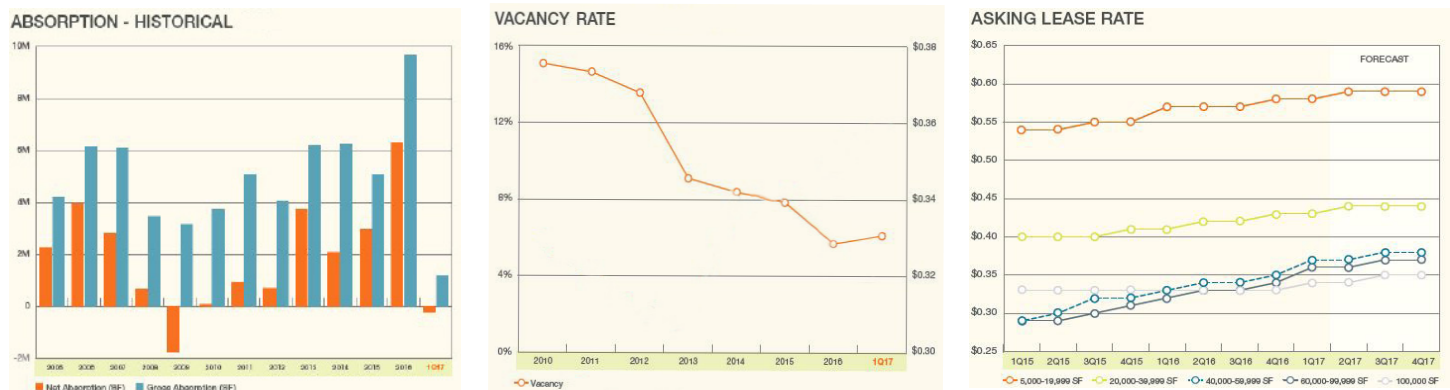
**Dave Simonsen, SIOR, CCIM**  
Kidder Mathews  
775.470.8877  
simonsen@kiddermathews.com

#### FOR INVESTORS

**Thomas Miller, CCIM**  
Miller Industrial Properties  
775.828.4665  
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## Industrial Market Snapshot

The Reno industrial real estate market remains very active, following a record-setting 2016. Vacant spaces are quickly backfilling and leasing and sale activity has picked up. Asking rents have inched up to a bulk-rate average of \$0.36 per square foot on a blended triple-net basis, with the increase primarily occurring in the 50,000-150,000 square foot range, as mid-size landlords responded to strong demand. Rates varied from \$0.30 for vast distribution spaces to \$0.75 for smaller availabilities. Construction starts were delayed up to two months by the winter weather, further constraining market growth. Demand for industrial space in Reno continues to be robust, suggesting strong absorption gains, lower vacancies, and rising rents in the coming quarters.



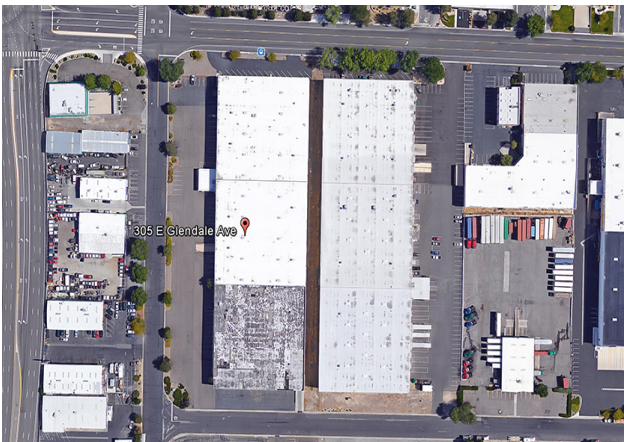
## Existing Tenants

All tenants have intentionally been placed on month-to-month leases to allow for flexibility of size for a user/buyer or renegotiation of leases with existing tenants. OCCUPIED SPACE = 55,200 SF; VACANT SPACE = 65,148 SF

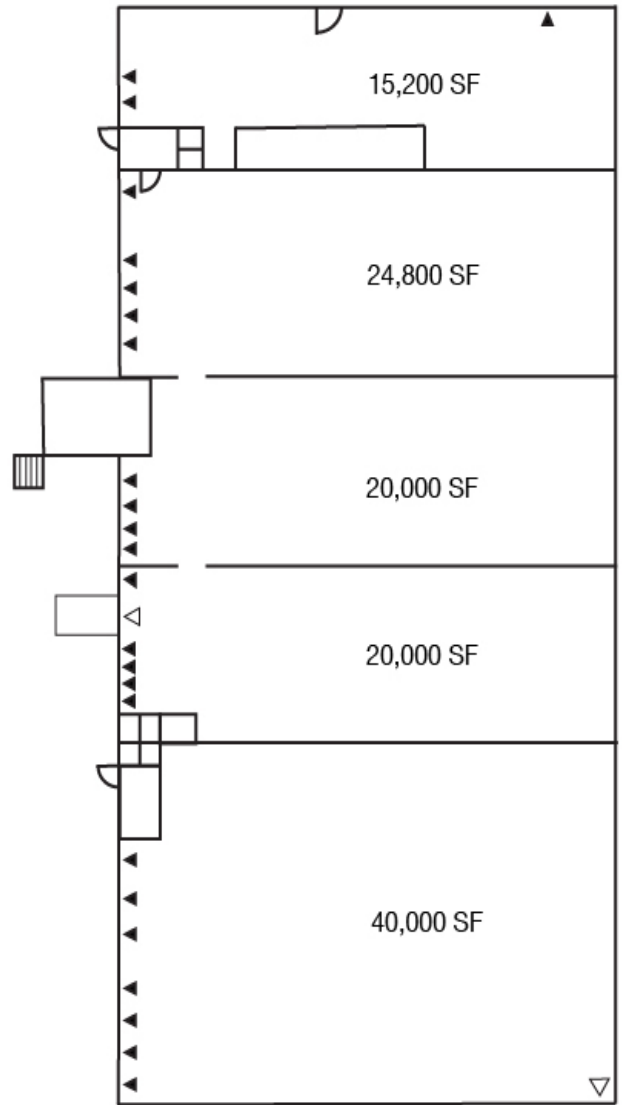
AVAILABLE SPACE			
UNIT	Current Occupancy	Size	Rent
305 E Glendale	California Rubber	15,200	\$4,961.00 NNN
890 B Bergin Way	Victory Woodworks	20,000	\$3,840.00 NNN
850 A Bergin Way	Whole Hog Hospitality Logistics	20,000	\$7,000.00 (Gross)
850 B Bergin Way	Vacant	20,348	/
830-840 Bergin Way	Vacant	24,800	/
890 A Bergin Way	Vacant	20,000	/
TOTAL		121,348 SF	

# For Sale

## Photos



## Site Plan



\*NOT TO SCALE



## Transportation

AIR	
Reno-Tahoe Int'l Airport	3.3 miles
Reno-Stead FBO	13.8 miles
UPS Regional	3.4 miles
FedEx Express	2.3 miles
FedEx Ground	2.4 miles
FedEx LTL	1.2 miles

## Demographics

	1 mi	3 mi	5 mi
Population	3,643	78,585	194,968
Households	1,633	29,735	77,171
Median Income	\$29,744	\$39,008	\$36,564

## 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/>

## Business Cost Comparisons

Source: Economic Development, NV Energy - [www.nvenergy.com/economicdevelopment](http://www.nvenergy.com/economicdevelopment)

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

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