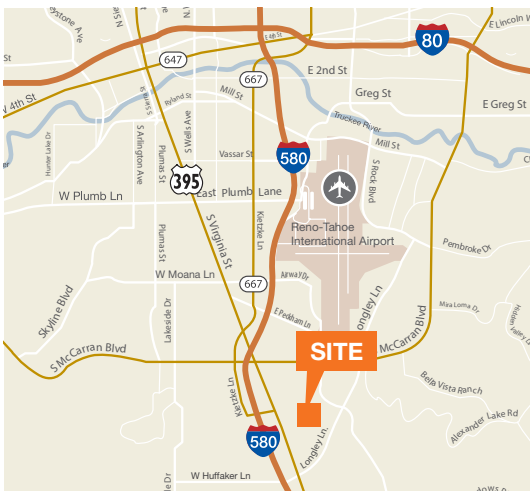


For Lease

Southwest Commerce Center II



Southwest Commerce Center II 7525 Colbert, Suites 105 & 106 Reno, NV



Class "A" Industrial Space

±12,240 SF available

±3,375 SF office

200 amps | 277 volts | 3-phase power

23' clear height

.33/3,000 sprinkler rating

1 dock-high door | 2 grade-level doors

Built in 1997

Asking Rate: \$0.77/SF

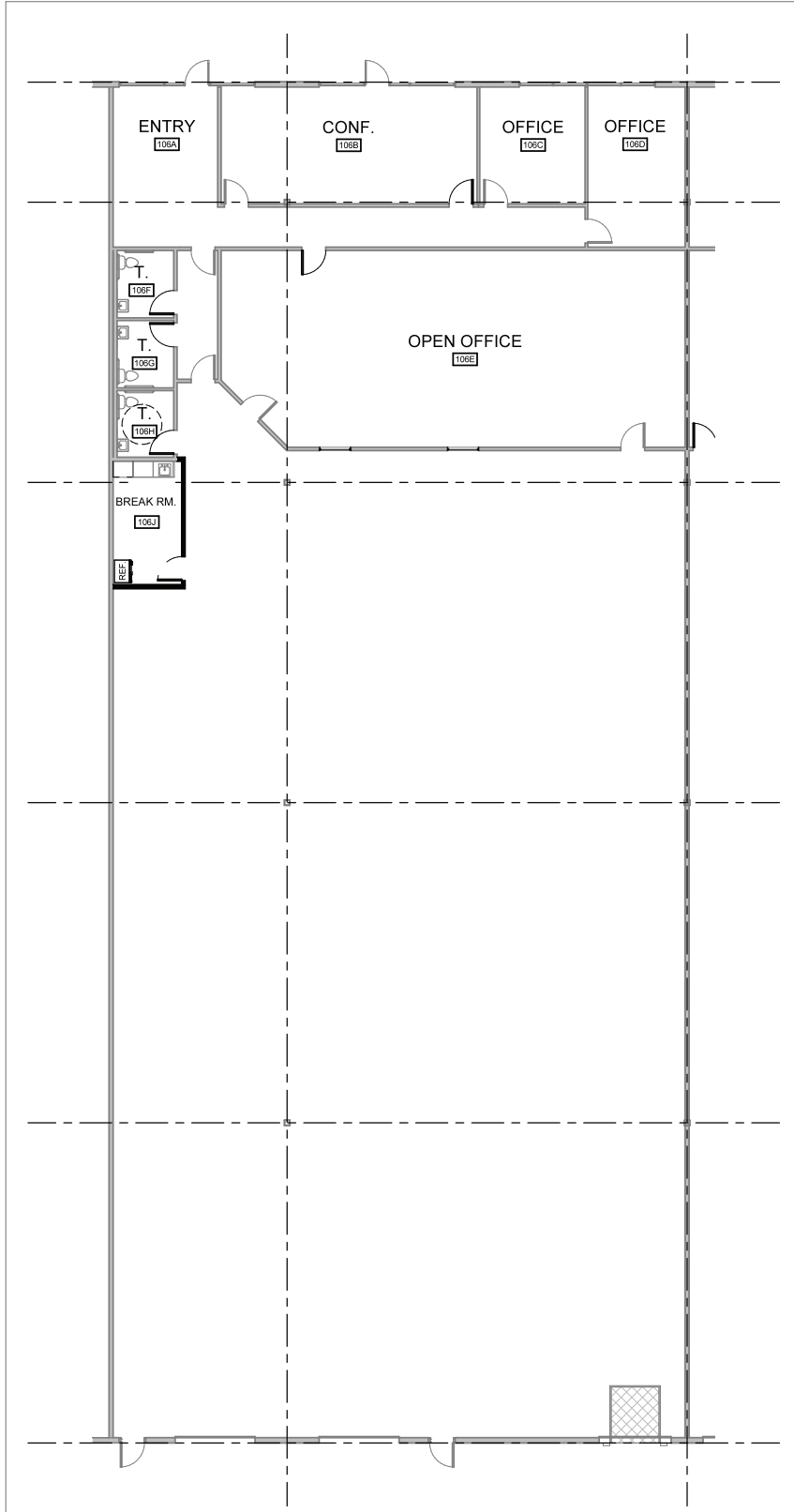
Estimated 2018 NNN's: \$0.14/SF

Contact

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Floor Plan



SUITES 105 & 106
±12,240 Total SF
±8,865 SF Warehouse
±3,375 SF Office

For Lease

Aerials



Transportation

GROUND	
Reno-Tahoe Int'l Airport	4.1 miles
Reno-Stead FBO	17.4 miles
UPS Regional	8.1 miles
FedEx Express	3.6 miles
FedEx Ground	12.6 miles
FedEx LTL	6.3 miles

Demographics

2018	1 mi	3 mi	5 mi
Population	8,761	66,769	135,498
Households	3,917	27,303	56,211
Avg HH Income	\$66,136	\$74,880	\$85,993

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



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

TAX 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%-13.3%	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 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	NV	CA	AZ	UT	ID	OR	WA
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

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

Last updated: 01/2019

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