

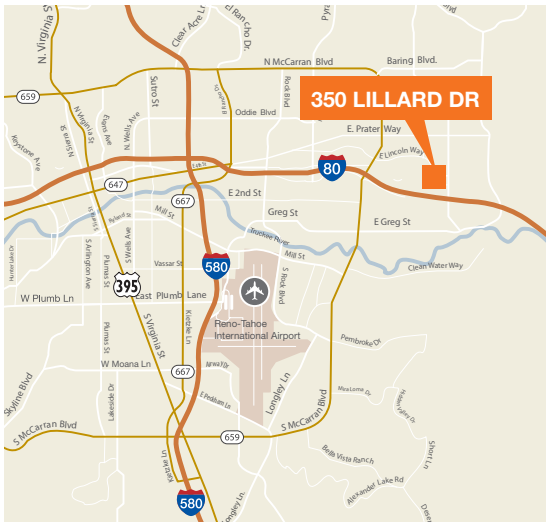
For Lease

Lillard Business Center 2



350 Lillard Dr, Suite 171
Sparks, NV

±77,273 SF Available for Lease



Lease rate \$0.34/SF NNN

±1,543 SF office included

24' clear height

40' x 50' column spacing

400 amps | 480 V | 3-phase power (TBV)

Front loading

Estimated NNN: \$0.06/month PSF

Contact

J. Michael Hoeck, SIOR
775.470.8888
jmhoeck@kiddermathews.com

Steve Kucera, CCIM
775.470.8866
skucera@kiddermathews.com

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Floor Plan



For Lease

Suite 171 Features

Lease rate \$0.34/SF NNN

±77,273 SF available, ±1,543 SF office

.60/2,500 sprinkler rating

6 dock high doors with pit levelers and dock lights

1 drive in door

400 amps | 480 V | 3-phase power (TBV)

Additional Features

Centrally located in the Sparks submarket

Nearby services include restaurants, shopping, hotels and public transportation

Large labor force in surrounding area

Easy access to freeways

UPS regional hub ±1.0 mile away

115' truck court

Zoned Industrial (I)

Built in 1992-1996

Aerial



Transportation

AIR	
Reno-Tahoe Int'l Airport	6.7 miles
Reno-Stead FBO	14.7 miles
UPS Regional	1.3 miles
FedEx Express	4.5 miles
FedEx Ground	4.4 miles
FedEx LTL	3.9 miles

Demographics

2017	3 mi	5 mi	10 mi
Population	52,461	140,022	370,878
Households	20,475	52,844	145,509
Median Income	\$52,246	\$45,624	\$54,656

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: <https://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%	0.83% (SF Only)	No	No	No	0.09%	No
Monthly Property Tax (Based on \$25M Market Value)	\$22,969	\$22,917	\$71,667	\$22,917	\$33,333	\$32,688	\$20,833
Unemployment Insurance Tax	0.25%-5.4%	1.5%-6.2%	0.03%-8.91%	0.2%-7.2%	0.43%-5.4%	1.11%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	2.59%-4.54%	5%	Up to 7.4%	5%-9.9%	No
WORKERS' COMP RATES	NV	CA	AZ	UT	ID	OR	WA
Class 2915 - Veneer Products Mfg.	\$2.45	\$11.33	\$2.65	\$1.48	\$3.32	\$3.09	\$1.70
Class 3632 - Machine Shop NOC	\$2.88	\$4.92	\$2.20	\$1.64	\$4.51	\$2.01	\$1.23
Class 8810 - Clerical Office Employees NOC	\$0.21	\$0.39	\$0.20	\$0.09	\$0.28	\$0.10	\$0.14

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

Last updated: 07/2017

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