

For Lease

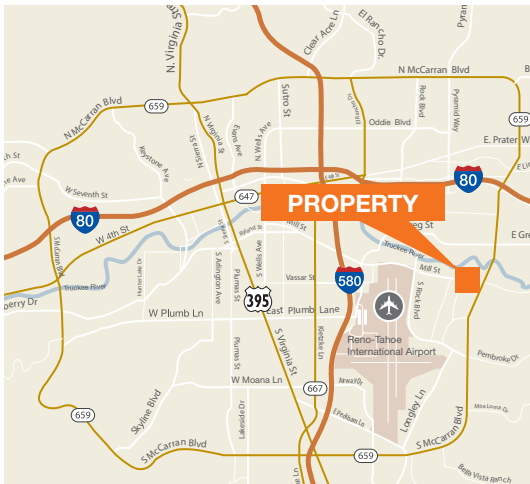
Industrial Distribution Warehouse

3 Months Free Rent

3 year minimum lease



**1285 Southern Way, Suite A
Sparks, NV**



Lowest Rate on the Market

±74,800 SF warehouse distribution space

±1,920 SF office space plus ±250 SF warehouse office

5 dock high doors

40' x 40' column spacing; 25' - 30' clear height

.45/2668 sprinkler rating

2000 amp; 480 volt power (TBV)

1 1/4" steel gas service

Rate: \$0.31 PSF NNN; OPEX \$0.055/SF/Month estimated

OWNED BY

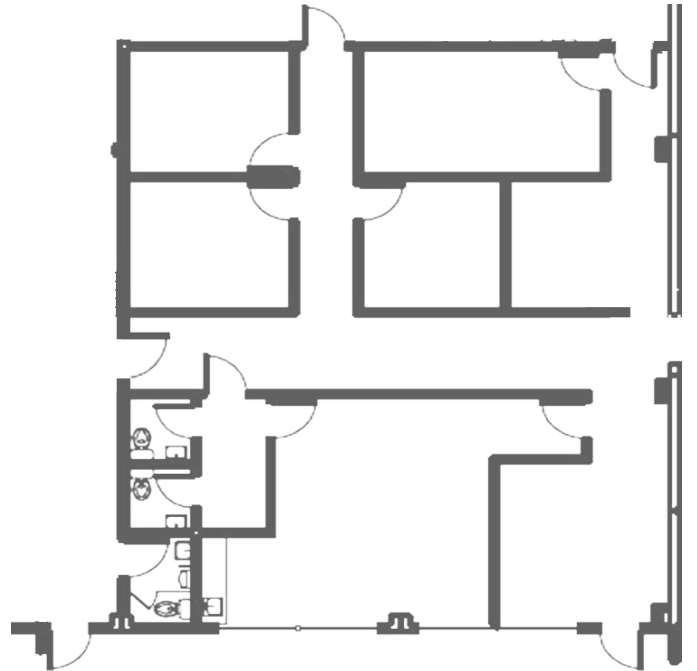


Contact

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

Dave Simonsen, SIOR, CCIM
775.470.8877
simonsen@kiddermathews.com

Site & Office Plan



*Floorplan not to scale

Feature

Low operating expenses (\$0.055/SF/Mo Est)

T-5 lighting on sensors

Front loading

Zoned I (Industrial)

Built in 1976

Central Sparks location

Easy access to freeways

Low traffic street

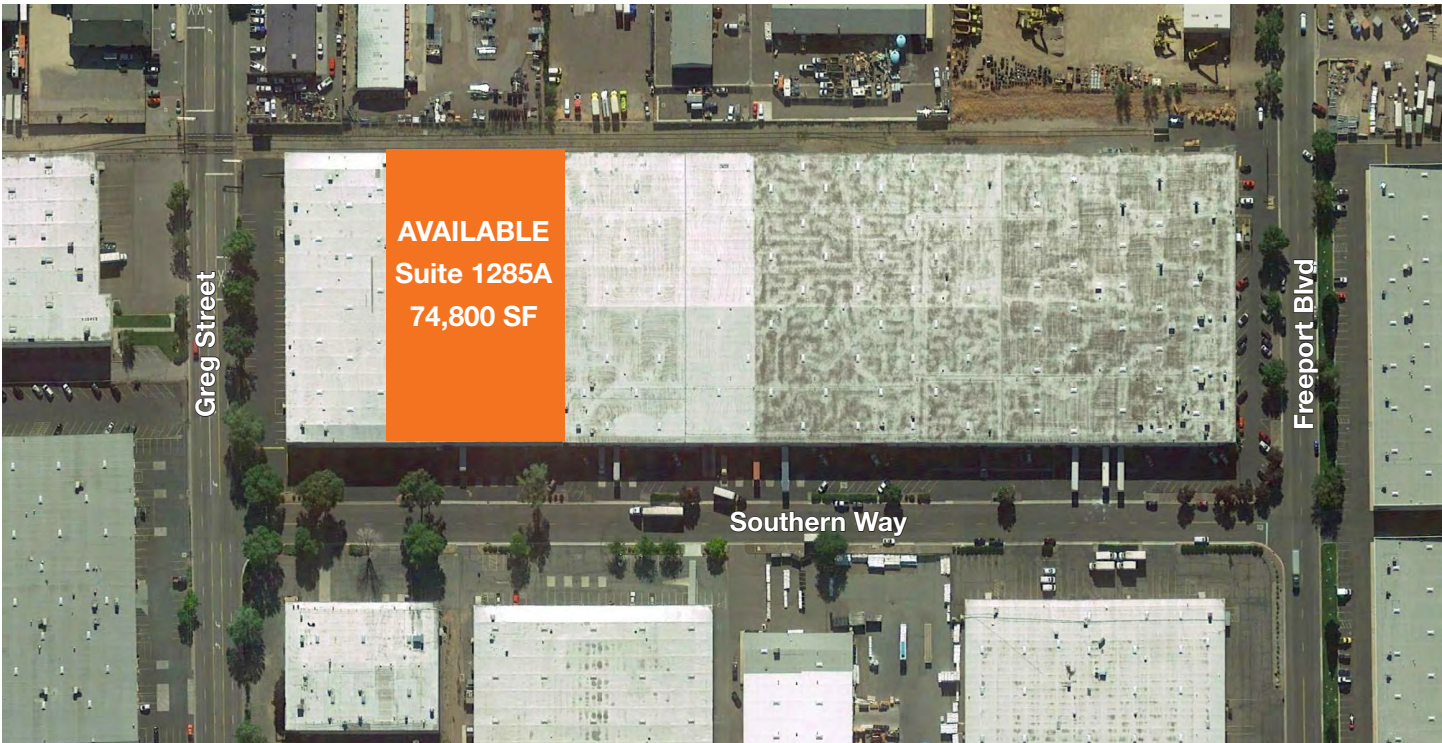
Updated landscaping

For Lease

Aerial



Site



Transportation

AIR	
Reno-Tahoe Int'l Airport	2.9 miles
Reno-Stead FBO	13.8 miles
UPS Regional	3.8 miles
FedEx Express	2.3 miles
FedEx Ground	2.4 miles
FedEx LTL	0.7 miles

Demographics

2017	3 mi	5 mi	10 mi
Population	100,432	213,463	391,917
Households	39,290	88,485	157,676
Median Income	\$44,324	\$49,703	\$64,510

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: www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business

Business Incentives: edawn.org/why-nevada/business-advantage/

Financial Advantage: edawn.org/why-nevada/financial-advantage/

Quality of Life: edawn.org/live-play/

Source: Economic Development, NV Energy - www.nvenergy.com/business/economicdevelopment

Business Cost Comparisons

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
WORKERS' 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

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

Dave Simonsen, SIOR, CCIM
775.470.8877
simonsen@kiddermathews.com

OWNED BY

