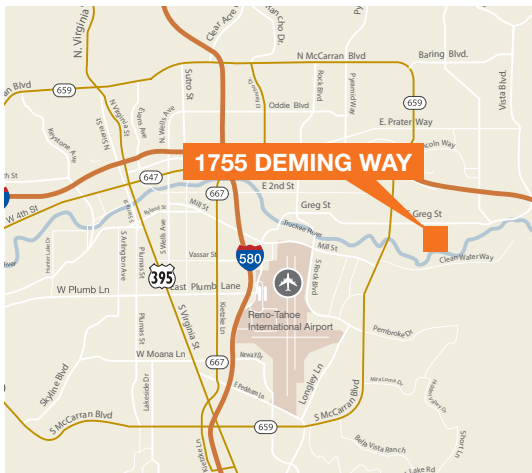


For Lease

East Spice Industrial Park



1755 Deming Way
Sparks, NV 89431



Rate \$0.35 PSF NNN

28,000 SF available including ±310 SF of office space

4 dock high doors & 2 drive-in doors

24' clear height

40' x 50' column spacing

0.50/2,500 sprinkler rating

200 amps | 277/480V | 3-phase power (TBV)

Estimated NNN's \$0.065/MO PSF

Contact

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Building/Property Specifications

±133,000 SF building

28,000 SF available with ±310 SF of office space

Front loading

Built in 1979

Zoned Industrial (I)

Close proximity to I-80 and HWY 345/I-580

Central industrial location

Proximity to FedEx & UPS shipping hubs

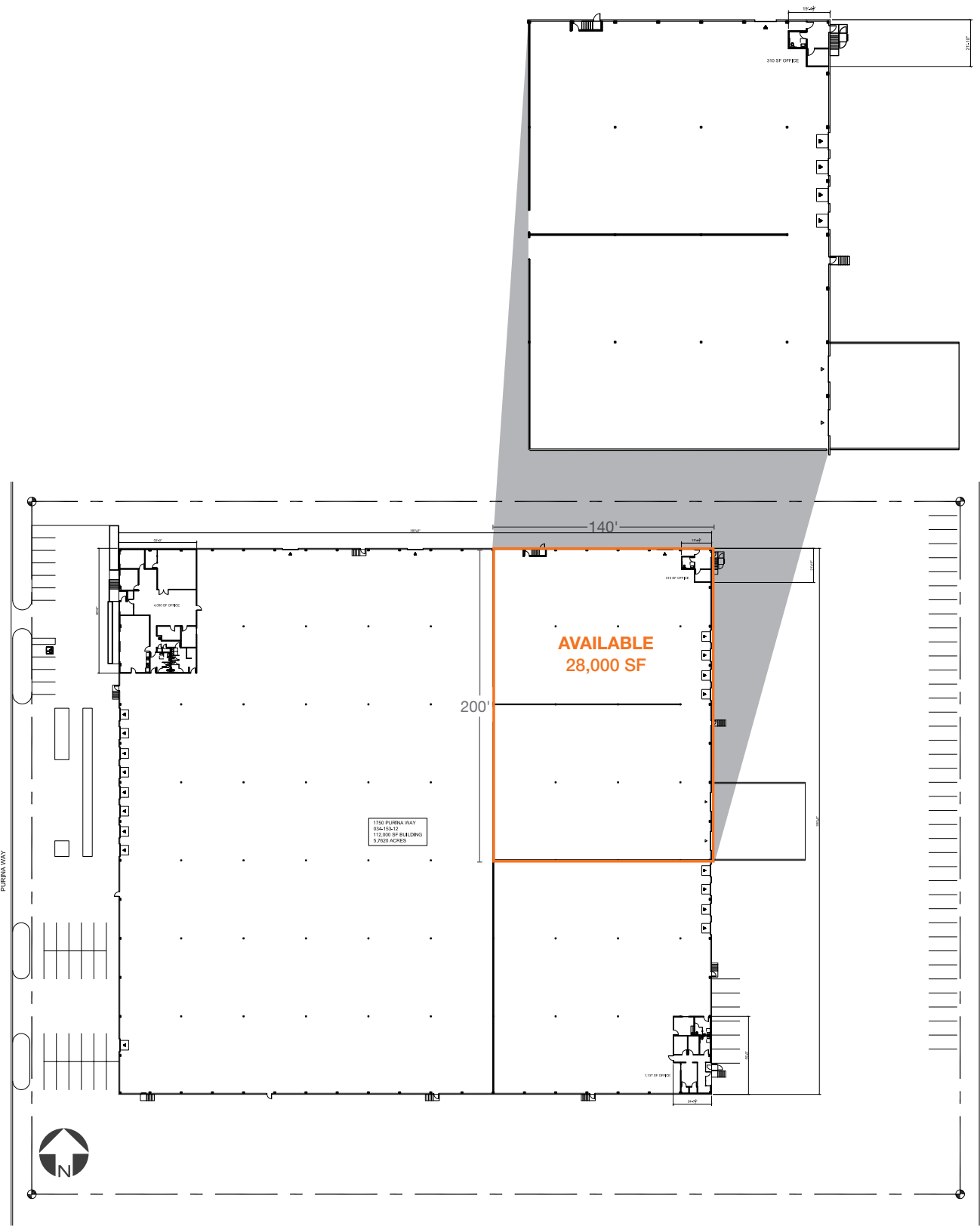
Access to large labor pools and services for employees

Aerial



For Lease

Floorplan



Transportation

AIR	
Reno-Tahoe Int'l Airport	4.5 miles
Reno-Stead FBO	15.3 miles
UPS Regional	2.1 miles
FedEx Express	2.7 miles
FedEx Ground	2.8 miles
FedEx LTL	2.3 miles

Demographics

2017	5 MI	10 MI	15 MI
Population	167,030	375,920	427,274
Households	67,313	151,766	170,587
Avg HH Income	\$53,880	\$72,941	\$75,029

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

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

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

Quality of Life: <http://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
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

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