

FOR LEASE

830 FAIRGROUNDS ROAD



Office

PRODUCT TYPE



±5,928 SF

SIZE



\$1.33 NNN

RATE



Brian Egan, ccim

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NRED N°: BS.1000906

NAI Alliance



Office

PRODUCT TYPE



±5,928

AVAILABLE SF



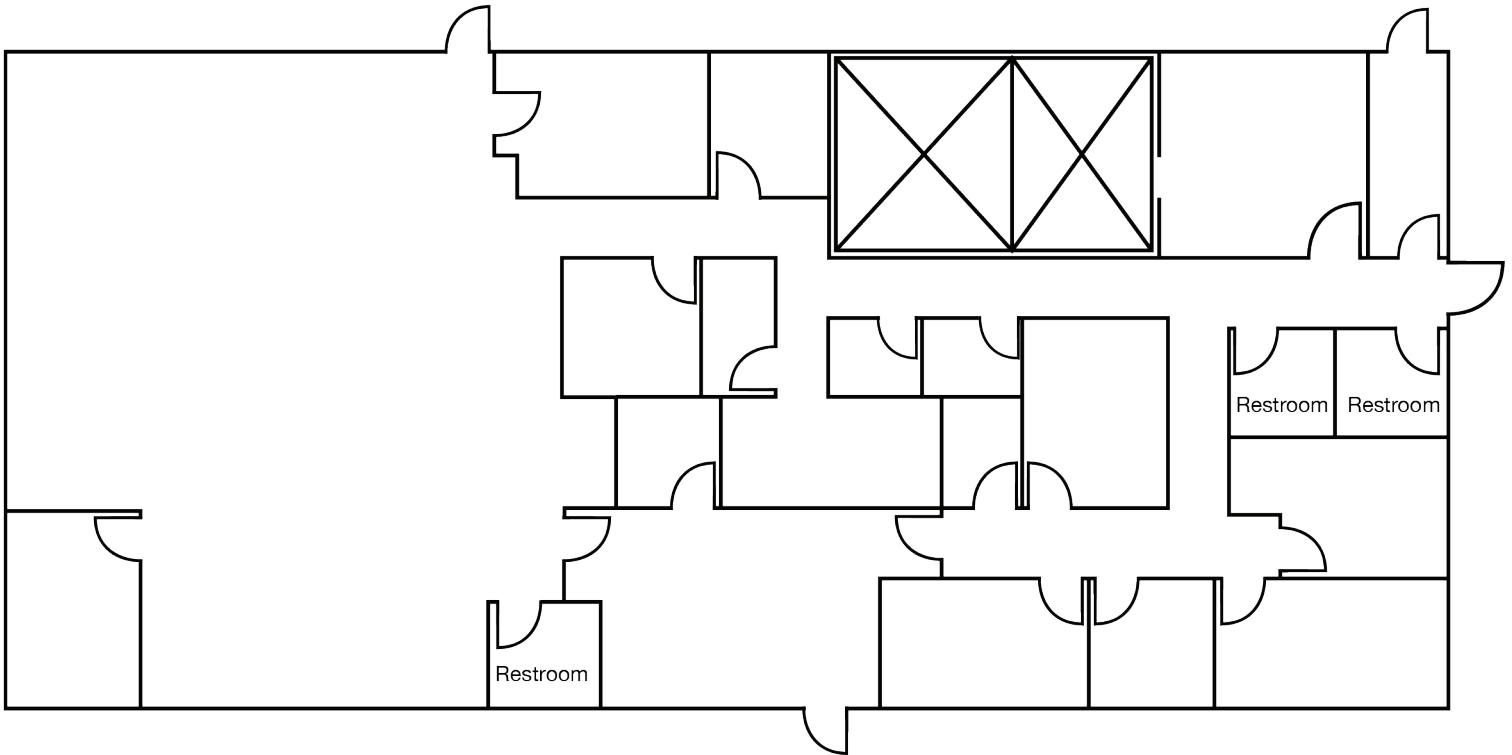
\$1.33 NNN

RATE



Q2

AVAILABLE





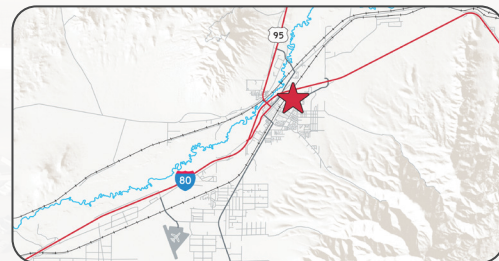
FAIRGROUNDS RD

SUBJECT

E WINNEMUCCA BLVD

FOR LEASE

830 FAIRGROUNDS ROAD



Property Highlights

830 Fairgrounds Road is a $\pm 5,928$ SF office building in Winnemucca, NV. The Subject Property is located off E Winnemucca Blvd with easy access to I80. This space is currently set up as a medical office. It features multiple private offices, conferences room, and a break room.

Property Details

Address	830 Fairgrounds Road Winnemucca, NV 89445
Building Size	$\pm 5,928$ SF
Lease Rate	\$1.33/SF/Mo
Lease Type	NNN
OPEX	TBD
Parking Spaces	TBD
Parcel Size	± 0.78 Acres
Year Built	2011
Zoning	G-C: General
APN	16-0272-40
County	Humboldt, NV

Aerial Map + Property Highlights



Office

PRODUCT TYPE



±5,928

AVAILABLE SF



\$1.33 NNN

RATE



Q2

AVAILABLE

80

SUBJECT

E 2ND ST

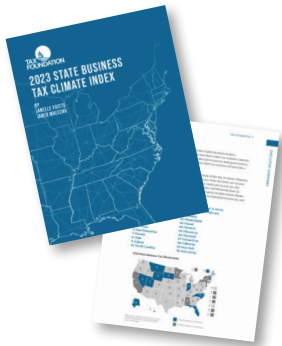
FAIRGROUNDS RD

E WINNEMUCCA BLVD

Area Map

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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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