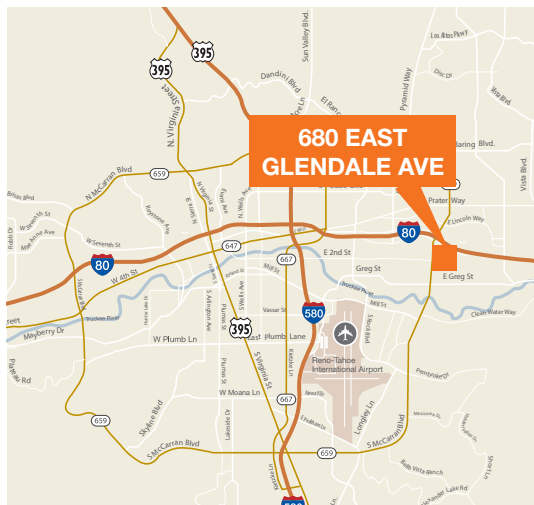


High Visibility Industrial/Retail/Office Space - Turner Crossing



680 East Glendale Ave
Sparks, NV



Contact

Brad Lancaster

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Property Features

±11,200 SF industrial/retail/office space

Arterial Glendale Ave visibility with 28,000 daily traffic count

Quality location—excellent first impression property

Large showroom, private offices, conference room, break room, restrooms, and warehouse

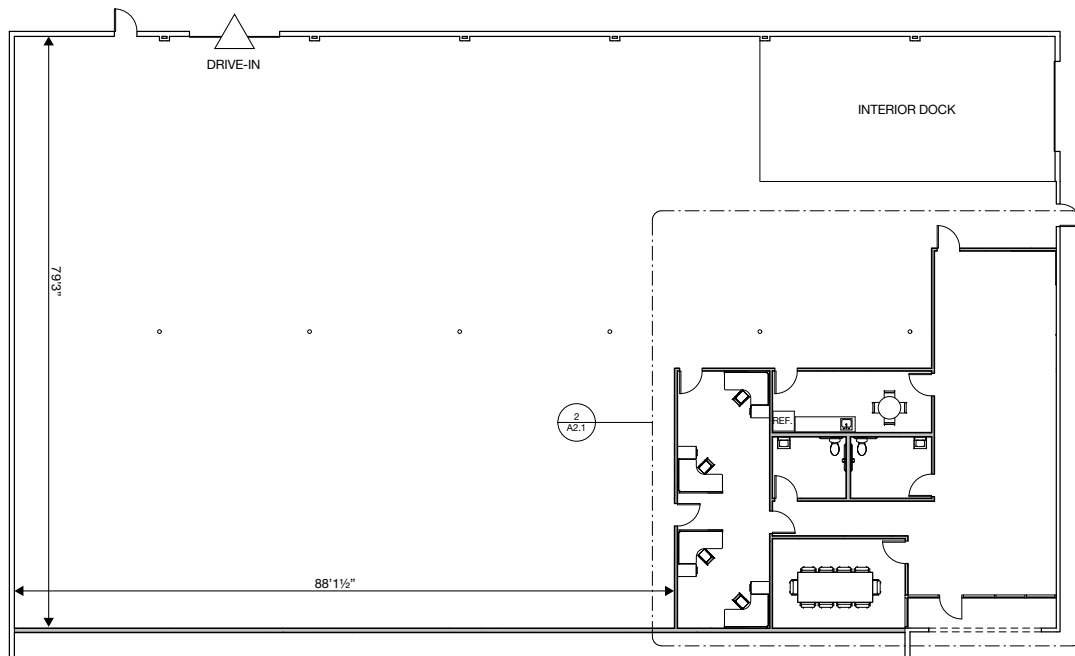
600 amps | 208 volt | 3-phase power (tenant to verify)

One 12' x 12' grade-level door

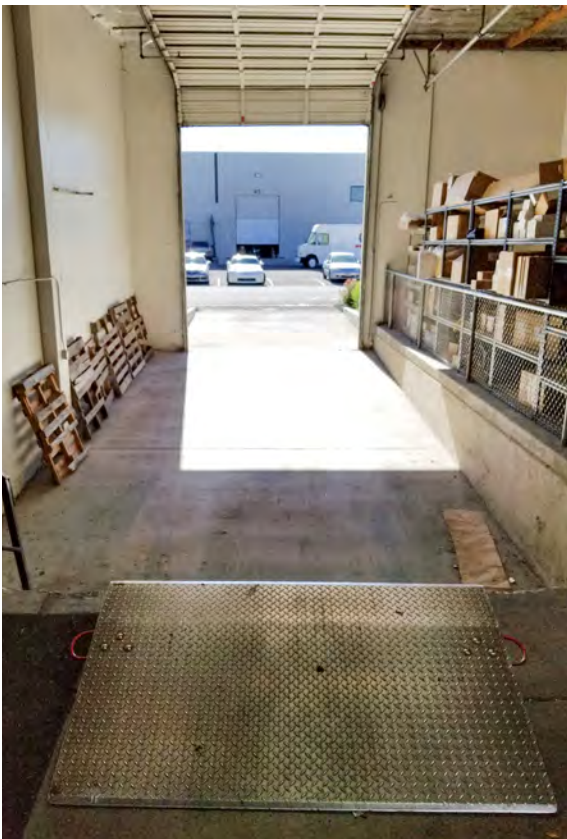
One dock door (interior)

Price: \$1,512,000

Floor Plan



Photos



For Sale

Specifications

±11,200 SF industrial/retail/office space

±2,017 SF showroom/office

600 amps | 208 volt | 3-phase (tenant to verify)

One 12' x 12' grade-level door

One dock door (interior)

T-5 lighting

Fully sprinklered

14'7" clear height (at eaves)

Constructed in 1974

Full exterior & interior remodel in 2013

Location Advantages

Proximity to I-80 on/off ramps

Glendale visibility with 28,000 daily traffic count

Access to large labor pool & services for employees

Proximity to Reno-Tahoe International Airport

Proximity to Tesla, Switch, Apple, Google, and many other high-profile corporate citizens



Aerial



Transportation

GROUND	
Reno-Tahoe Int'l Airport	4.3 miles
Reno-Stead FBO	14.1 miles
UPS Regional	5.9 miles
FedEx Express	2.5 miles
FedEx Ground	8.7 miles
FedEx LTL	1.8 miles

Demographics

2018	3 mi	5 mi	10 mi
Population	74,902	199,451	392,169
Households	28,905	78,838	153,587
Avg HH Income	\$60,925	\$58,086	\$77,311

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%	0.83% (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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