

FOR LEASE

# 580 SOUTH

600 HERZ BLVD | BUILDING 3 | RENO, NV

Class A Industrial building offering a built-to-suit office, convenient access to Interstate 580, and a strong local labor force.

±196,560

AVAILABLE SF

60'

SPEED BAYS

32'

CLEAR HEIGHT

\$0.11/SF

EST. NNN'S

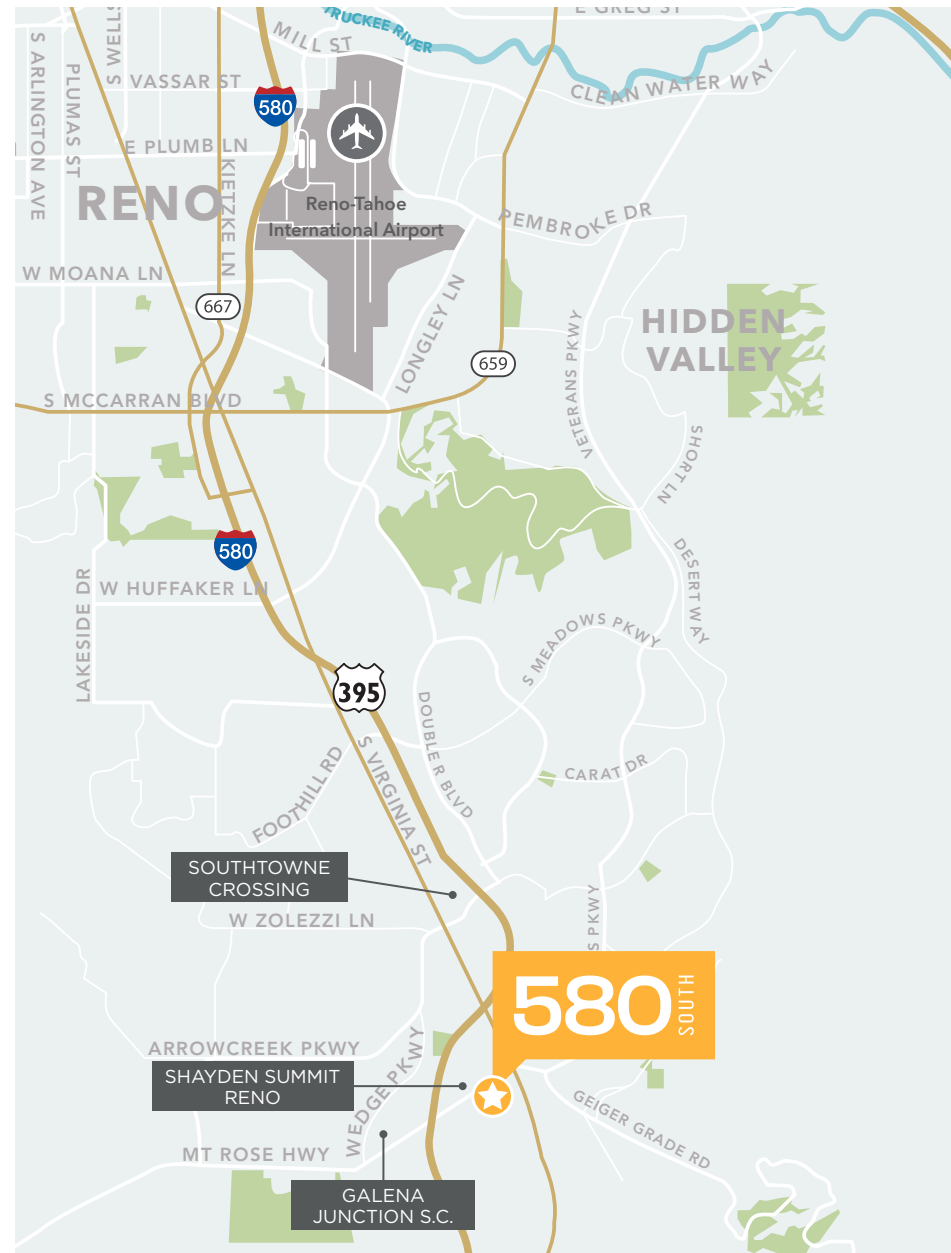


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# PROPERTY FEATURES

Cushman & Wakefield is pleased to present this Class “A” industrial project consisting of 4 buildings from ±145,600 SF to ±250,880 SF. 580 South is well located within the South Reno submarket, which allows easy access to Interstate 580, as well as numerous amenities and localized labor force.

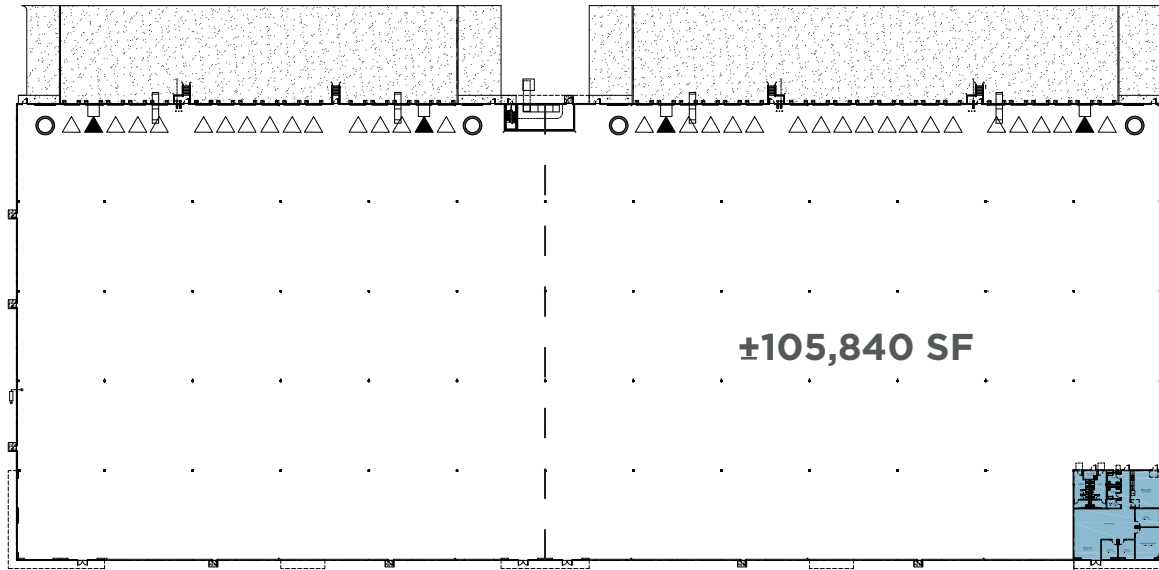
The Project offers desirable bulk industrial units from ±90,720 SF to ±196,560 SF. 580 South will be the latest industrial project delivered in the Reno urban core. Tenant improvement allowances will enable tenants to build office space, LED lighting systems and dock equipment. 580 South is located less than 10 minutes from Reno-Tahoe International Airport and 15 minutes from Interstate 80.



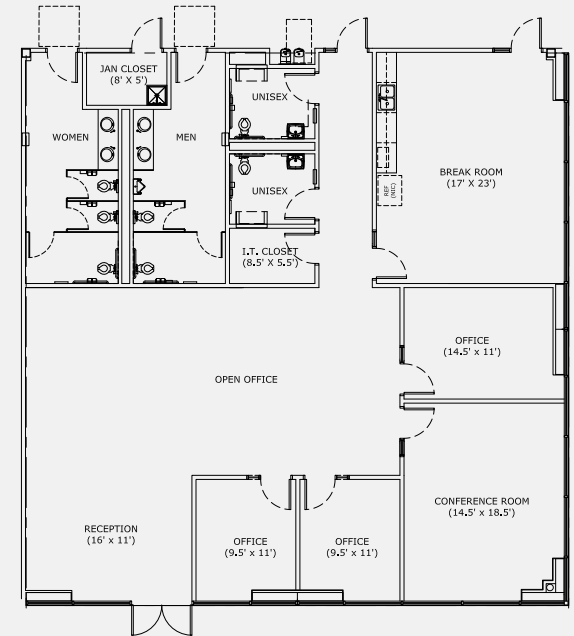
# FLOOR PLANS



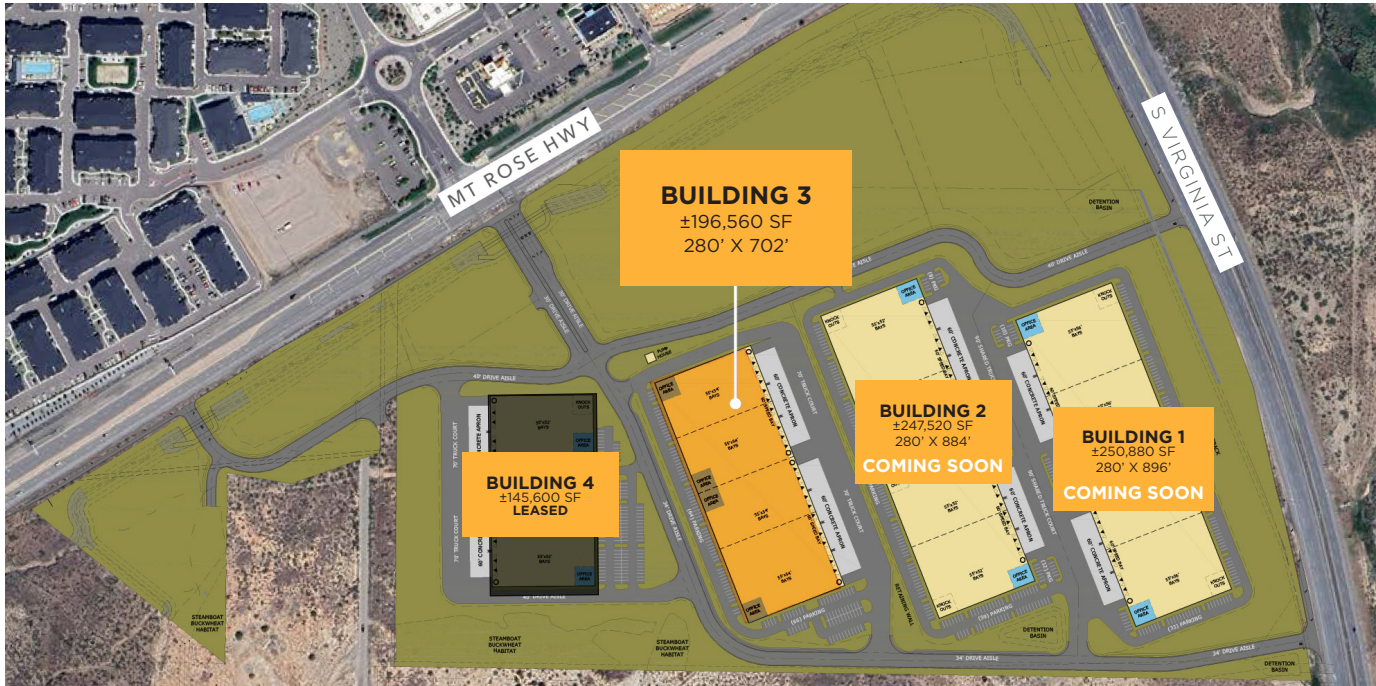
**BUILDING 3: 196,560 SF**



**OFFICE: 2,940 SF**



# SITE PLAN



## Building Highlights

- ±196,560 SF bulk industrial building divisible to ±90,720 SF
- 4 docks to be equipped with a 40,000lb mechanical leveler
- 36 vertical lift dock high doors complete with bumpers
- 4 grade level doors
- ESFR Sprinkler system in all suites
- 55' X 54' columns (typical)
- 4,000 amps of 277/480 volts, 3-phase
- 32' clear height
- 60' speed bays
- LED lighting (30 FC @36" AFF unobstructed) with motion sensors and photo cells for daylight harvesting
- 60 MIL single ply TPO roof membrane with R-19 rigid insulation above the deck
- Underground conduit for installation of high speed fiber communications



CLASS A INDUSTRIAL



BUILD-TO-SUIT OFFICE



EASY ACCESS TO 1-580



HIGHLY DESIRABLE LOCATION

# CORPORATE NEIGHBORS



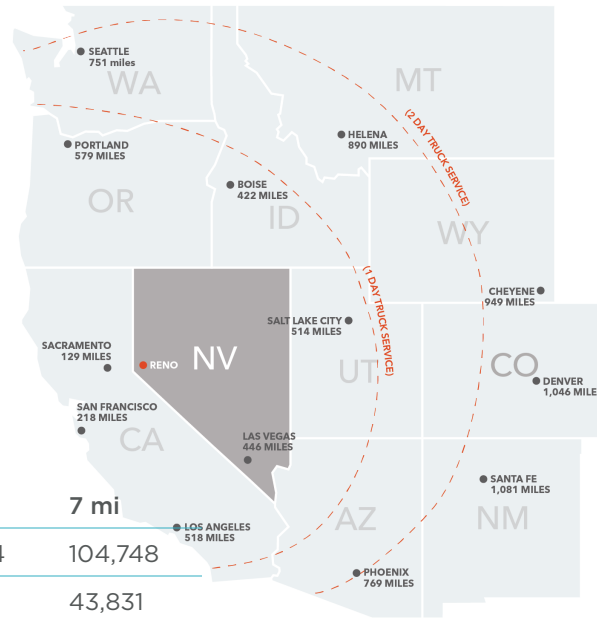
# AREA OVERVIEW

## TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	10.4
Reno-Stead FBO	22.1
UPS Regional	11.8
FEDEX Express	9.5
FEDEX Ground	21.6
FEDEX LTL	12.3

## DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
Population	41,750	64,724	104,748
Households	17,113	26,801	43,831
Avg HH Income	\$132,826	\$135,046	\$122,165
Total Employees	12,760	29,076	61,092



Source: NVEnergy

## 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
- State-qualified employee hiring incentive

## HELPFUL LINKS

- **Business Costs**  
<https://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**  
<https://goed.nv.gov/programs-incentives/incentives/>
- **Cost of Living**  
[https://www.nvenergy.com/publish/content/dam/nvenergy/brochures\\_arch/about-nvenergy/economic-development/costoflivingred.pdf](https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.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%	4.95%	6.925%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	4.95%	1.125%-6.925%	5%-9.9%	No
Payroll Tax	1.475%>\$50K/Q	0.380% (2019)	No	No	No	0.73%-07537%	No
Monthly Property Tax (Based On \$25m Market Value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.3%-5.4%	1.6%-6.2%	0.04%-11.80%	0.15%-7.1%	0.25%-5.4%	0.15%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.95%	4.95%	Up to 6.93%	Up to 9.9%	No

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# 580 SOUTH ALDOS

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