

FOR LEASE

420 INGENUITY AVENUE



Industrial
PRODUCT TYPE



±9,000–18,000
AVAILABLE SF



Class A
PRODUCT CLASS



Now
AVAILABLE



NAI Alliance



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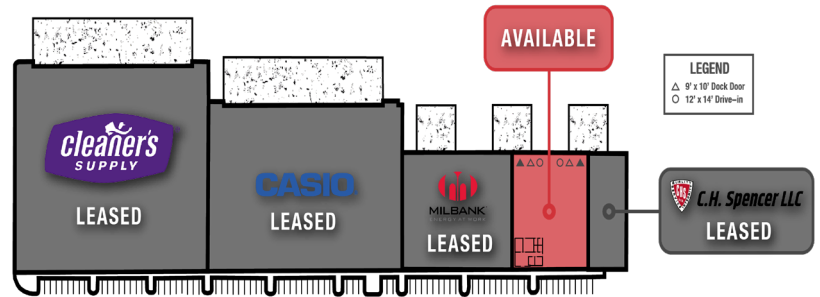
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Industrial
PRODUCT TYPE


±9,000–18,000
AVAILABLE SF


Contact Broker
RATE

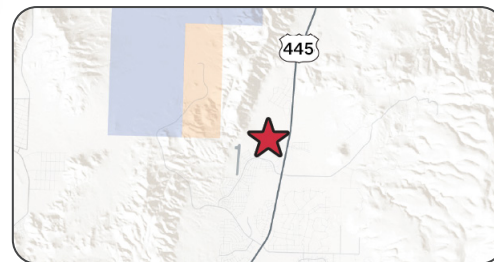

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420 INGENUITY AVENUE



Property Highlights

Located in the heart of the Spanish Springs Business Center surrounded by an abundant labor pool. Brand new Class A industrial product built by Panattoni.

Property Details

Address	420 Ingenuity Ave Sparks, NV 89441
Available SF	±9,000-18,000 SF
Office	±1,650 SF
Lease Rate	Negotiable
Lease Type	NNN
OPEX Rate	\$0.18/SF/MO
Clear Height	30'
Column Spacing	50'x50'
Dock Door	4
Grade Level Doors	2
Power	200-400 Amps 480 Volt 3 Phase
Parking	Ample
APNs	538-162-01
Year Built	2023
Zoning	I - industrial

Aerial Map + Property Highlights



±195,000

BUILDING SIZE



±9,000-18,000

AVAILABLE SIZE



Contact Broker

RATE



Now

AVAILABLE

5-MILE KEY FACTS



42,058

POPULATION



3.4%

UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)



MEDIAN
AGE

5-MILE INCOME FACTS



\$113,684

MEDIAN
HOUSEHOLD
INCOME



\$52,922

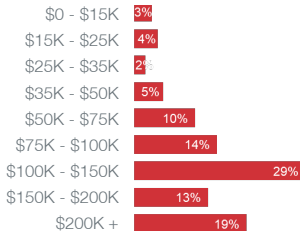
PER CAPITA
INCOME



\$590,359

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



321

BUSINESSES



3,794

EMPLOYEES

5- MILE EDUCATION FACTS

3%

NO HIGH
SCHOOL
DIPLOMA



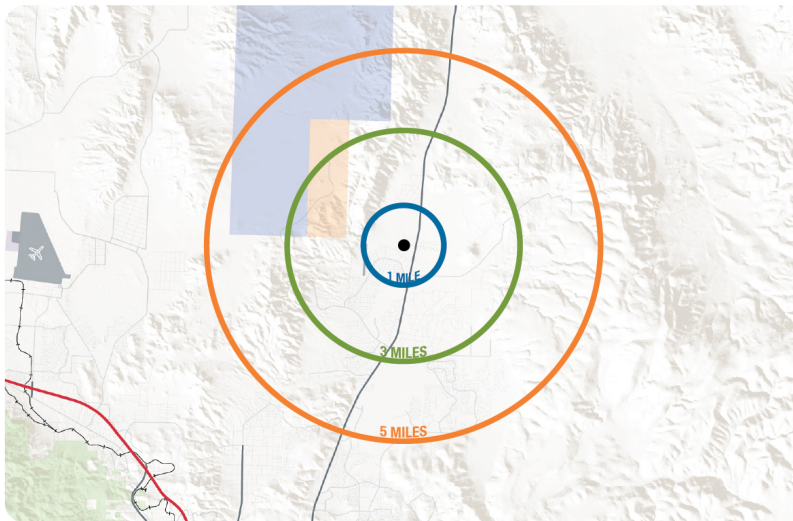
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

420 INGENUITY AVENUE

PYRAMID WAY

SUBJECT

SHA NEVA ROAD

INGENUITY AVENUE

DISTANCE FROM SUBJECT

NEAREST  ON RAMP	9.2 MI 15 MIN DRIVE
RENO TAHOE AIRPORT	16.1 MI 24 MIN DRIVE
PORT OF OAKLAND	230 MI 4 HOUR DRIVE
PORT OF LOS ANGELES	507 MI 9 HOUR DRIVE



±195,000
BUILDING SIZE



±9,000–18,000
AVAILABLE SIZE

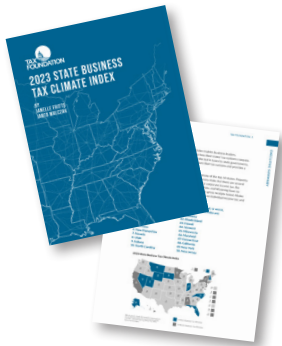


Contact Broker
RATE



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AVAILABLE

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

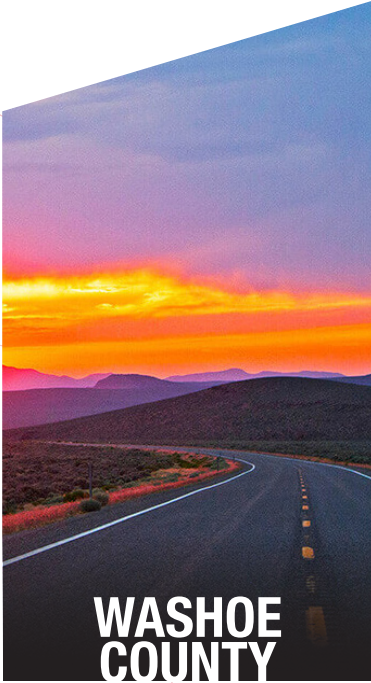
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing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

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders. Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



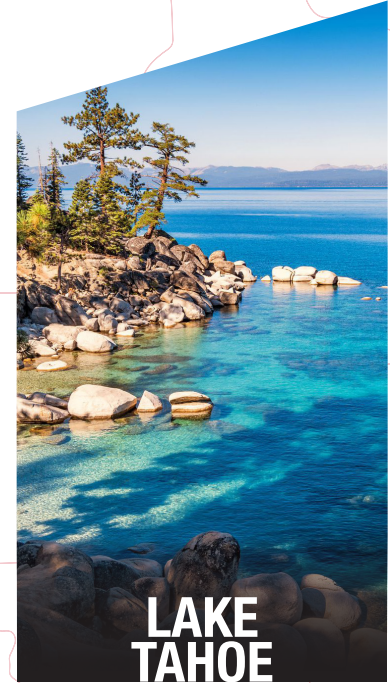
CITY OF RENO

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more. Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors. Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

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