



A ±55,515 SF WAREHOUSE DISTRIBUTION SPACE LOCATED IN SPARKS, NEVADA.

\$0.79 PSF
LEASE RATE

1 MONTH
RENTAL ABATEMENT FOR EACH YEAR OF LEASE TERM

±3,128 SF
OFFICE SPACE



FOR LEASE

1285 B SOUTHERN WAY

SPARKS, NV 89431

cushmanwakefield.com



FOR LEASE

PROPERTY FEATURES



±55,515 SF INDUSTRIAL BUILDING WITH EASY ACCESS FROM FREEWAYS.

Lease rate: \$0.79 PSF

1 month rental abatement for each year of lease term

±55,515 SF available

±3,128 SF office space

3 dock-high doors

26' clear height

40' x 40' typical column spacing

.45/2668 sprinkler rating

277/480 volt, 3-phase power

LED lighting on sensors

Front loading

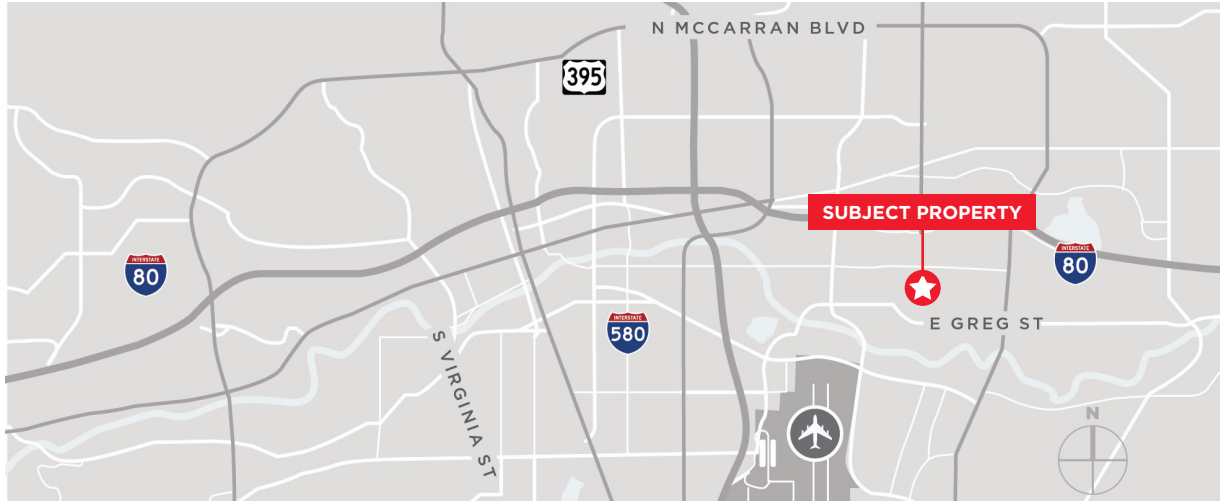
Zoned (I) Industrial

Built in 1976

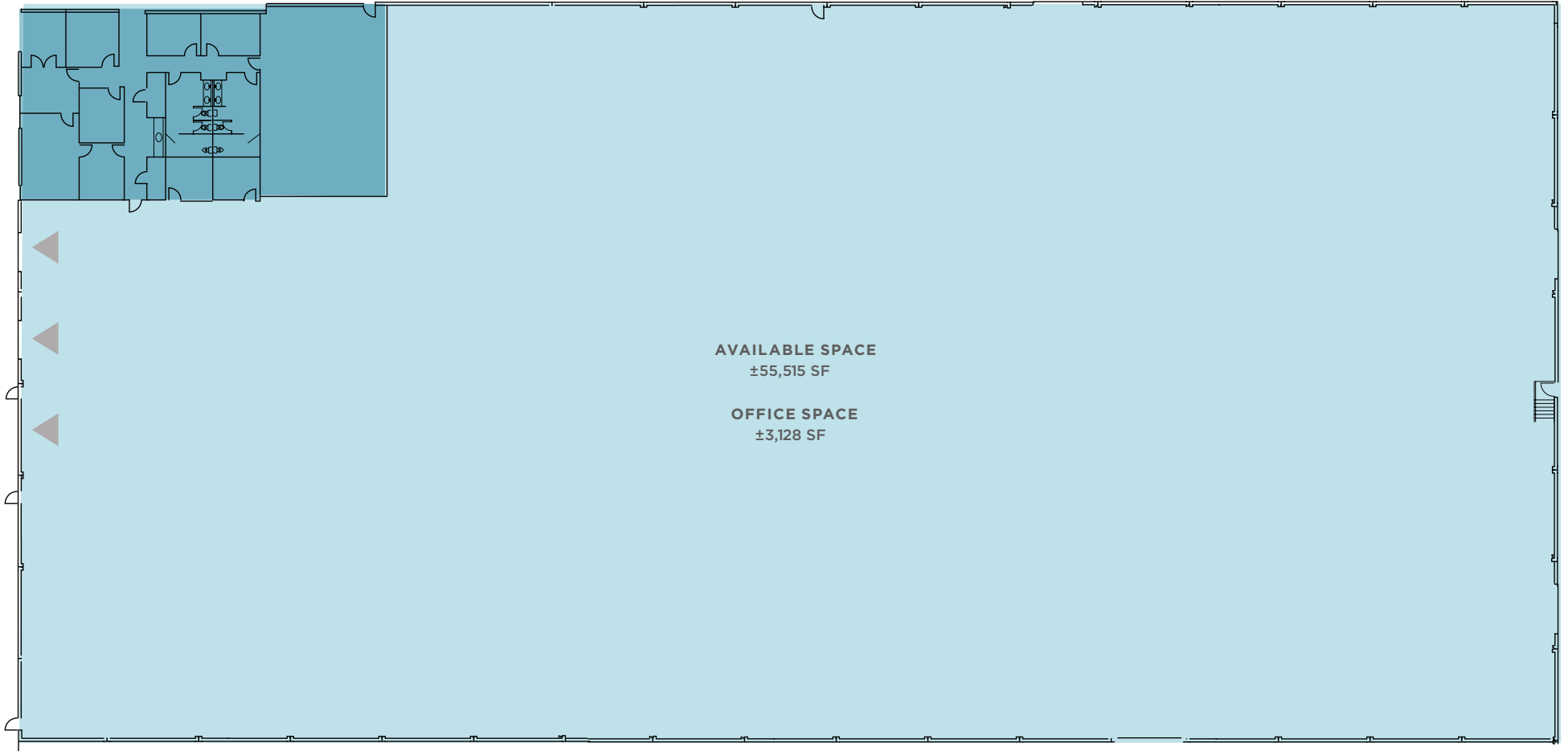
Central Sparks location

Low traffic freeways

Updated landscaping



FLOOR PLAN



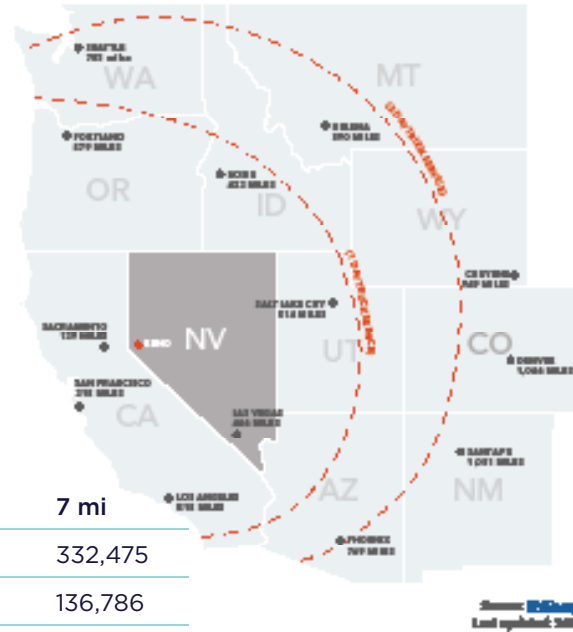
AREA OVERVIEW

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	3.0
Reno-Stead FBO	13.6
UPS Regional	4.2
FEDEX Express	2.5
FEDEX Ground	8.8
FEDEX LTL	0.8

DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
Population	105,272	223,718	332,475
Households	40,868	92,944	136,786
Avg, HH Incomes	\$92,888	\$102,305	\$116,724
Total Employees	66,489	137,916	164,228



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
- **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	1.17% > \$50K/Q	0.380% (2019)	No	No	No	0.73%-0.7537%	No
Monthly Property Tax (Based On \$25m Market Value)	\$22,969	\$26,041	\$68,096	\$31,850	\$34,792	\$50,000	\$21,125
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-12.76%	0.10%-7.10%	0.26%-5.4%	0.70%-5.4%	0.13%-5.72%
Capital Gains Tax	No	13.3%	4.5%	4.95%	6.93%	9.9%	No

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