

FOR LEASE



DEVELOPED BY
 PANATTONI

RED ROCK COMMERCE CENTER BUILDING A

N VIRGINIA ST. & RED ROCK RD. | RENO, NV 89506

INDUSTRIAL BUILDING WITH
BUILD-TO-SUIT OFFICE, IDEALLY
LOCATED IN NORTH VALLEYS,
WITH EASY ACCESS TO U.S. 395

±552,720

AVAILABLE SF

NEGOTIABLE

LEASE RATE

36'

CLEAR HEIGHT

ESFR

SPRINKLER SYSTEM

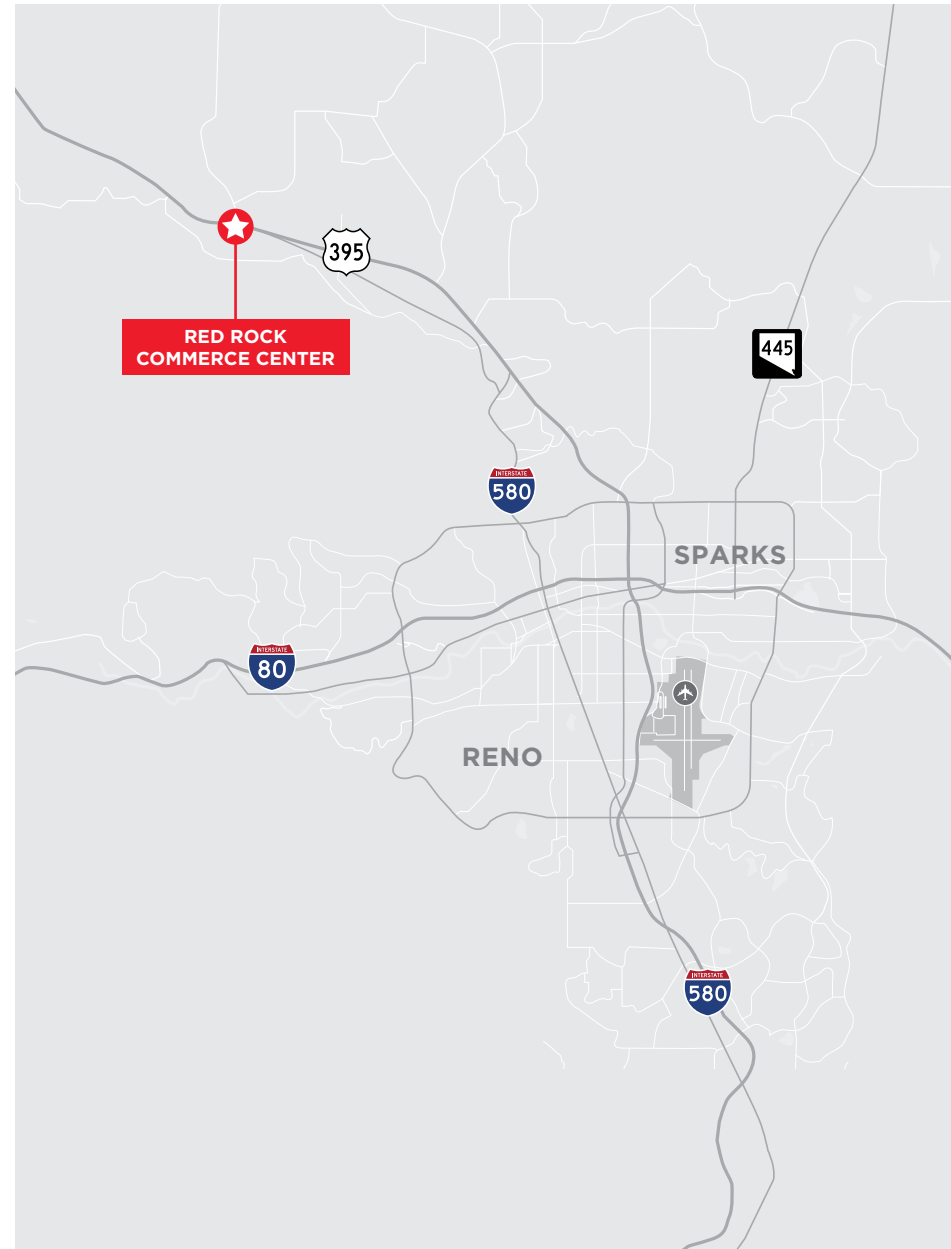
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PROPERTY FEATURES

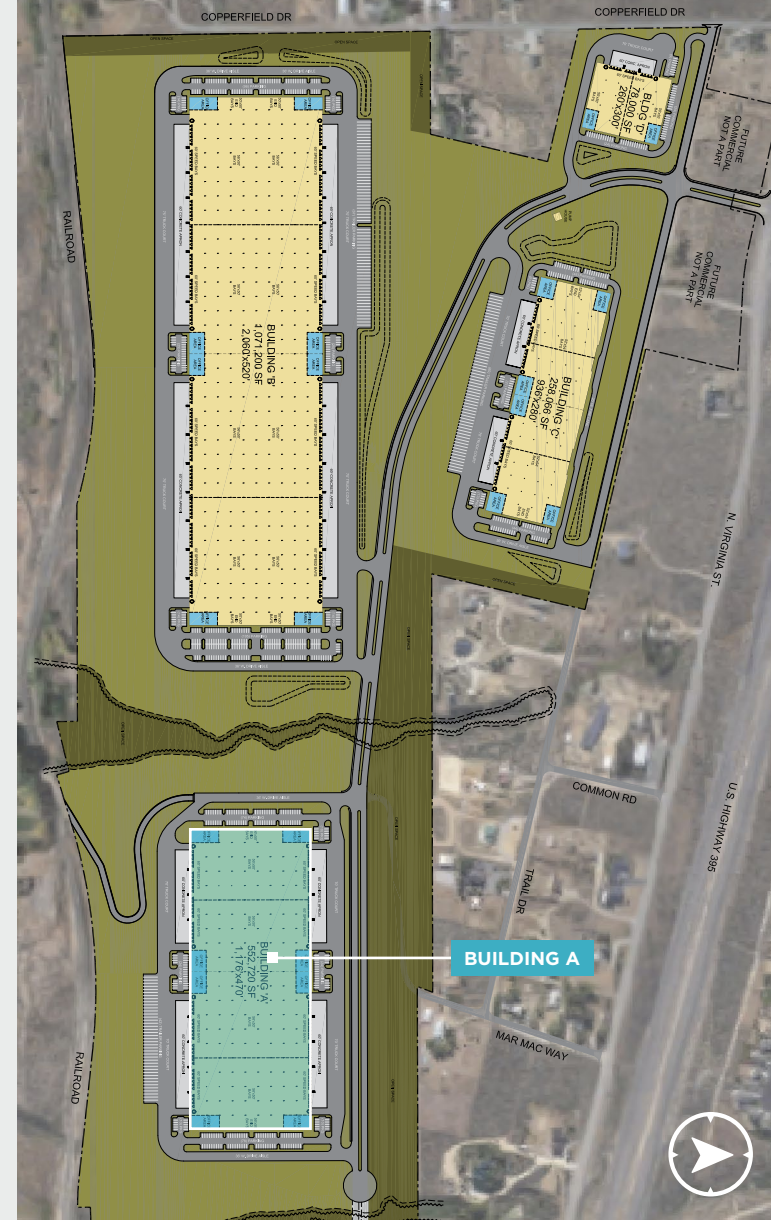
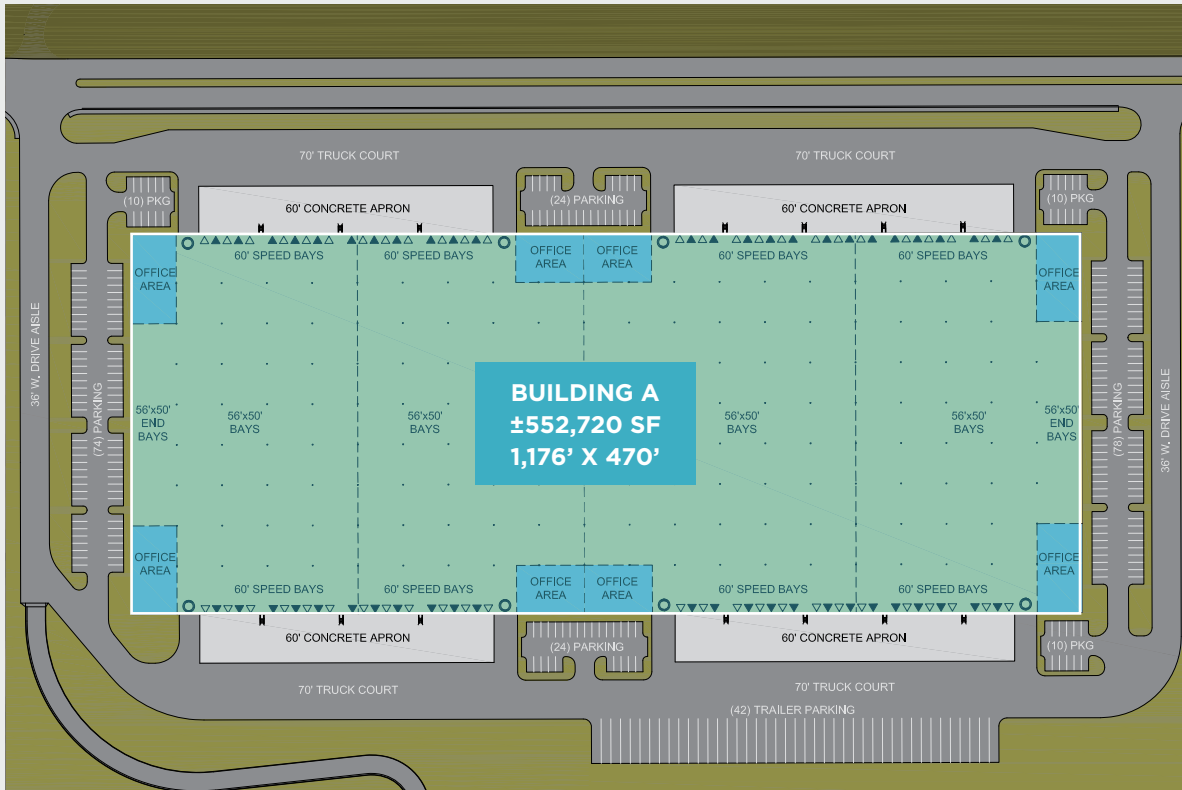
List Price	Negotiable
Space	±552,720 SF
Office Size	Build-to-suit
Estimated Opex	TBD
Availability Date	TBD
Property Website	TBD

Property Highlights

- 48 dock-high doors with 35,000 lb mechanical pit type levelers
- 8 grade-level doors
- 50 knock out panels for future dock-high doors
- 56' X 50' column spacing
- 36' clear height
- CROSS docked
- ESFR sprinkler system
- 230 car parks
- 42 trailer parking
- 4,000 amps of 277/480 volt 3 phase power
- LED lighting system (30 fc unobstructed) with motion sensors and photocells (for daylight harvesting)
- Roof system 60 mil single ply membrane with R-19 rigid insulation above deck



SITE PLAN



TENANT AERIAL



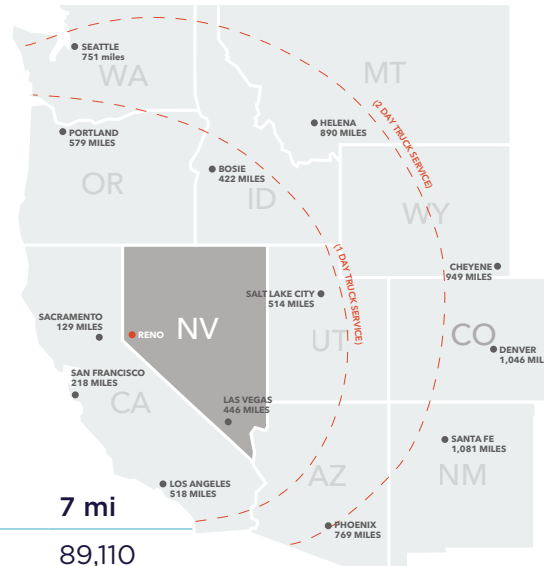
AREA OVERVIEW

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	13.2
Reno-Stead FBO	4.2
UPS Regional	14.9
FEDEX Express	14.1
FEDEX Ground	20.4
FEDEX LTL	13.1

DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
Population	22,602	41,797	89,110
Households	7,796	14,716	32,180
Avg. HH Incomes	\$108,806	\$96,132	\$123,672
Total Employees	4,084	6,122	11,751



Source: [NVEnergy](#)
Last updated: 2024

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	1.378%>\$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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