



FOR LEASE

SIERRA COMMERCE PARK

902 KLEPPE LN | BUILDING 5 | SPARKS, NV 89431

cushmanwakefield.com

LBA Logistics  |  CUSHMAN & WAKEFIELD

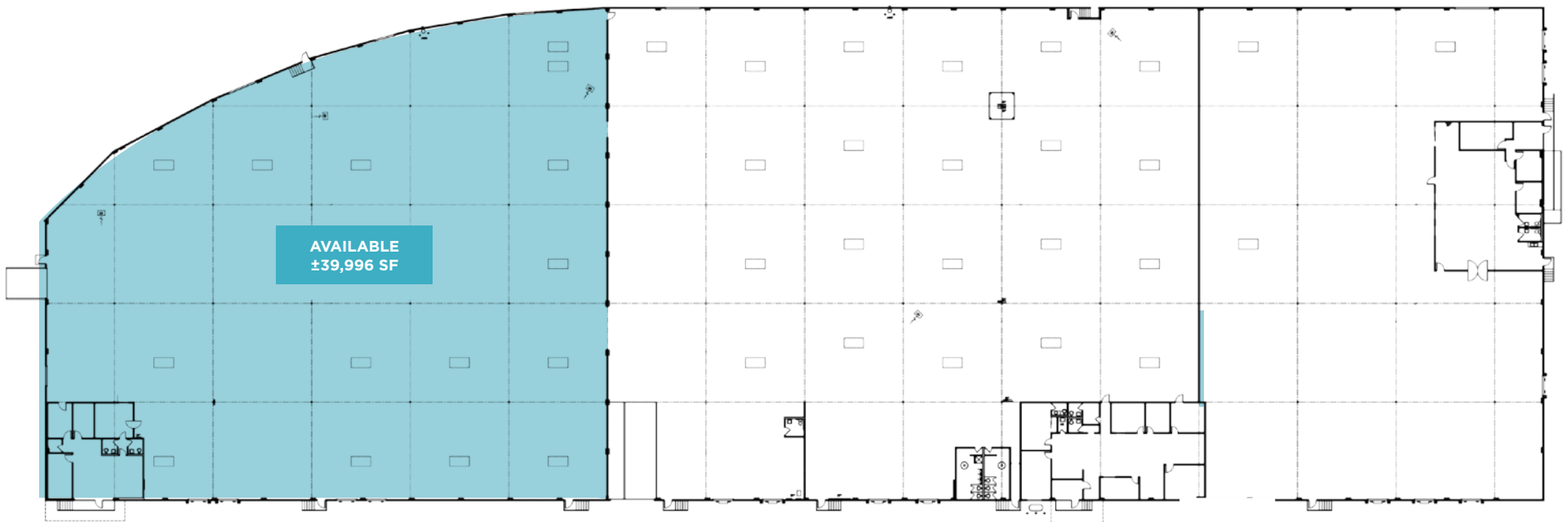
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PROPERTY FEATURES

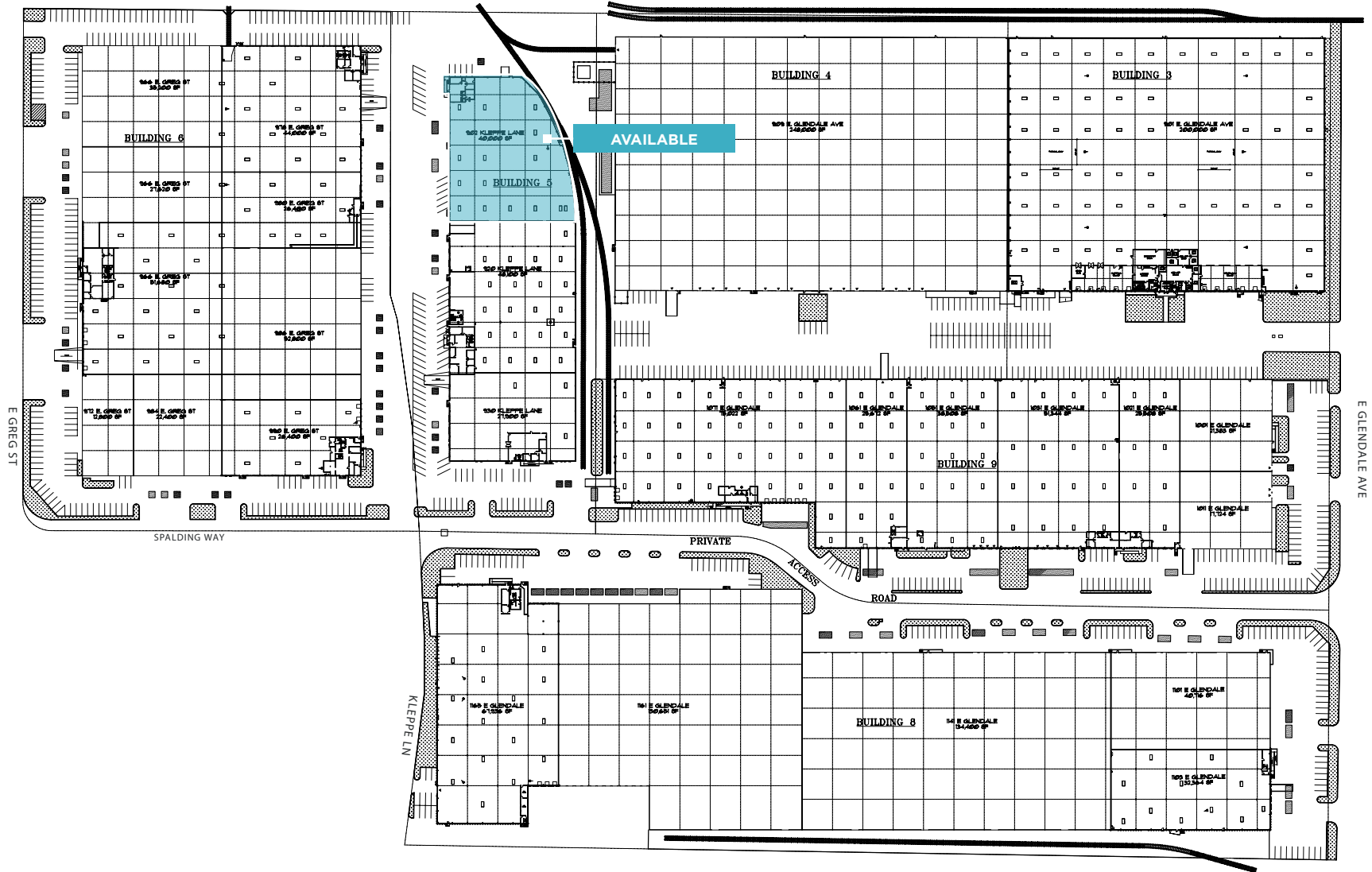
Lease Rate	Negotiable
Total Industrial Warehouse Space	±39,996 SF
Total Office Space	±1,827 SF
Dock-high Doors	5 dock-high doors and 1 ramped door
Ceiling Height	24' clear height
Column Spacing	40' X 40'
Sprinkler Rating	.33/3,000
OPEX	\$0.09/SF/month

Area Overview

- Great location in Sparks
- Excellent access to Interstate 80 and the McCarran loop
- Localized labor force



SITE PLAN



AREA OVERVIEW

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	4.3
Reno-Stead FBO	15.0
UPS Regional	2.5
FEDEX Express	2.7
FEDEX Ground	7.8
FEDEX LTL	2.1

DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
Population	69,153	192,675	321,201
Households	27,804	78,146	130,681
Avg, HH Incomes	\$92,245	\$85,913	\$101,364
Total Employees	37,198	103,736	173,126



Source: NVEnergy
Last updated: 2020

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%	4.85%	5.7%	6.6%-7.6%	No, Business & Occupation Tax: 0.15%-0.484%
Personal Income Tax	No	1%-13.3%	2.5%	4.55%	5.659%	4.75%-9.9%	No
Payroll Tax	1.17%	1.2% SDI Tax	No	No	No	1.1%-3.8237%	No
Monthly Property Tax (Based On \$25m Market Value)	\$26,688	\$23,927	\$31,981	\$19,852	\$18,905	\$39,500	\$23,356
Unemployment Tax	0.25%-5.4%	1.6%-6.2%	0.04%-9.72%	0.2%-7.2%	0.18%-5.4%	0.9%-5.4%	0.24%-6.05%
Capital Gains Tax	No	Up to 14.4%	2.5%	4.55%	Up to 5.8%	Up to 9.9%	Up to 7% above \$250,000

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