

**±162,240 - ±436,800 SF
SPACE NOW AVAILABLE FOR LEASE**



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**CONCO BUSINESS PARK
425 E. SYDNEY DR.
SPARKS, NV 89434**

CBRE

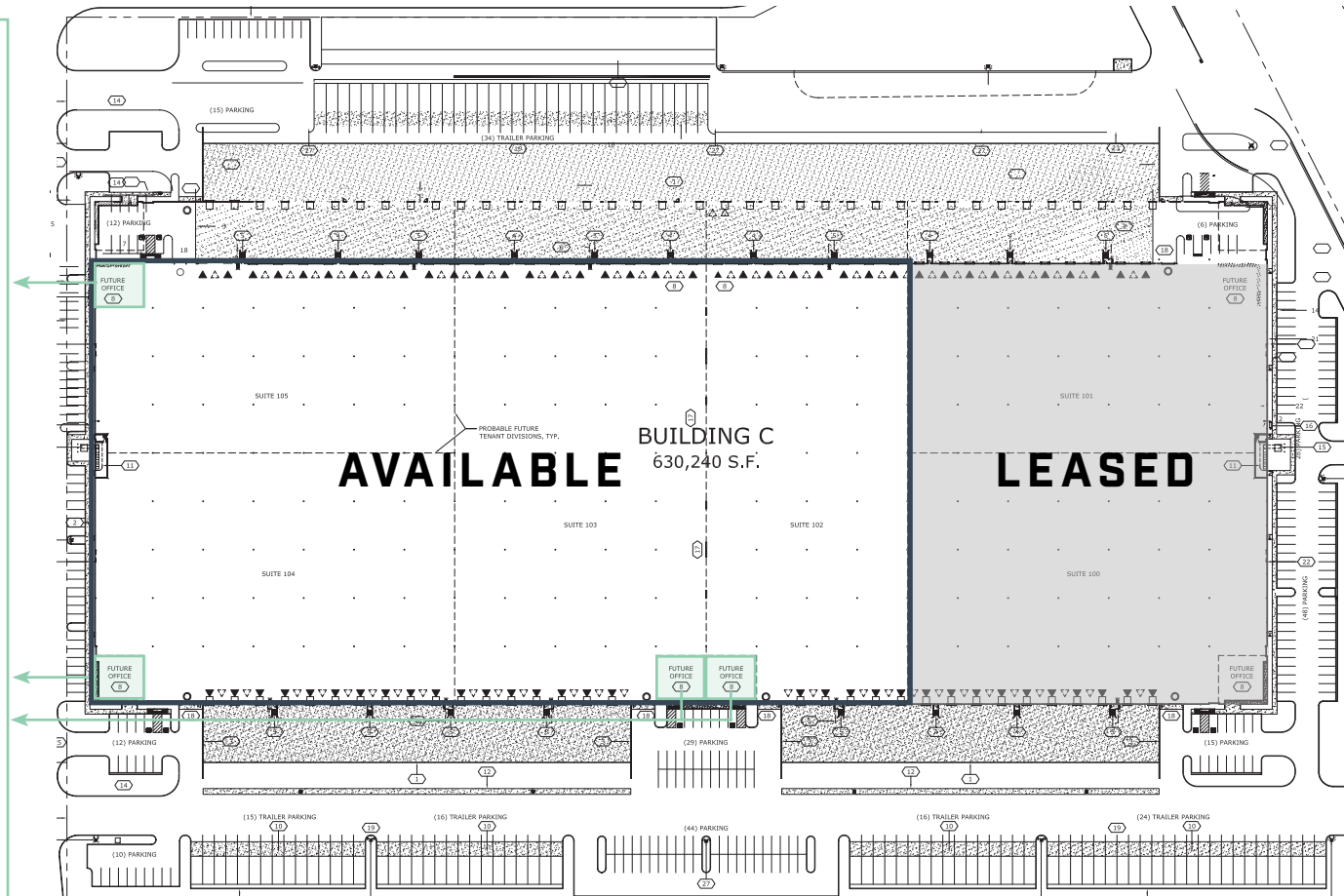
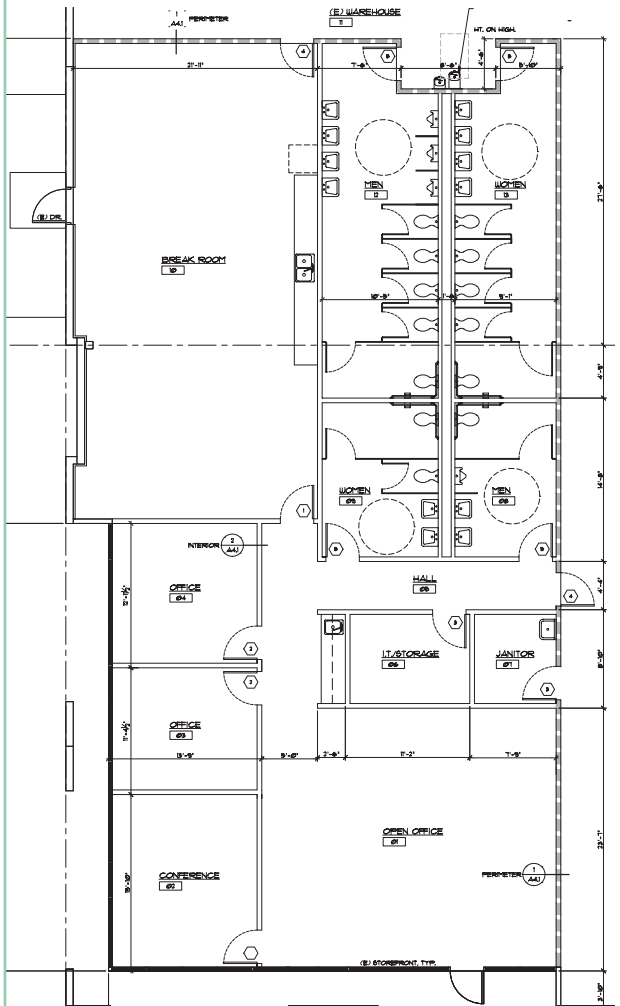
BUILDING HIGHLIGHTS

- Available: ±436,800 SF
- Total: ±630,240 SF
- Site Area: ±39.6 acres
- 36' Clear Height
- 52' x 50' Column Spacing
- 8,000 Amps 480 V, 3-phase power
- ESFR Sprinklers
- 7" Concrete slab
- Year built: 2018
- 70 insulated dock doors with levelors and view windows
- Drive-in Doors: 6 - 12'x14'
- Cross – dock configuration
- Parking: 105 Trailer parking
- 1/1000 Auto parking
- 2% skylights in warehouse



SITE PLAN

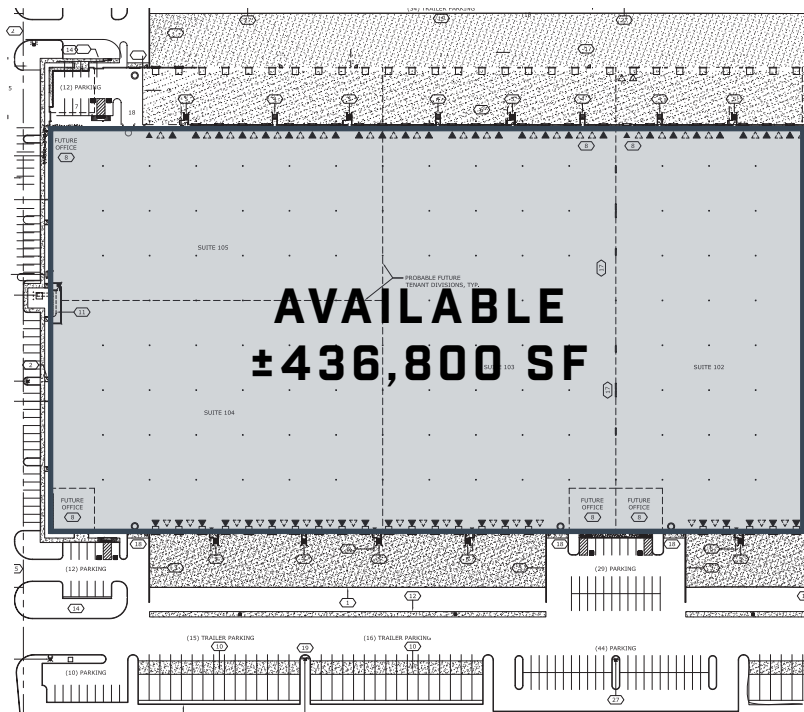
OFFICE SPACE SPECS ±5,000 SF



LEASING SPACE OPTIONS

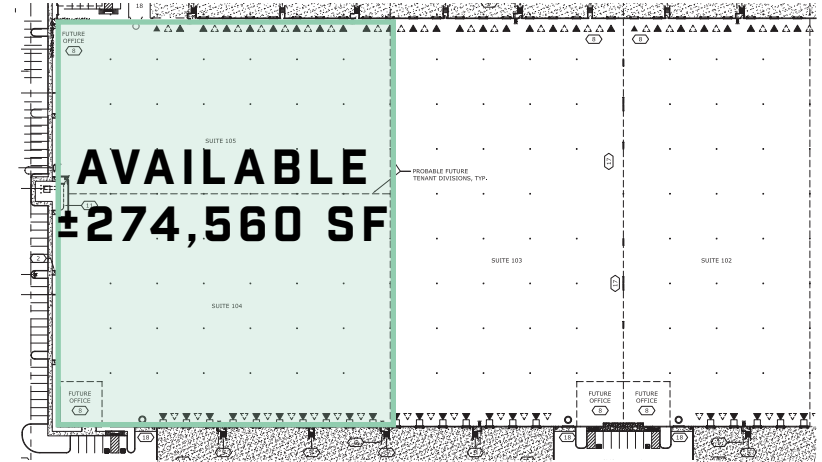
OPTION A:

- Available: ±436,800 SF
- Office SF: ±5,000 SF
- Dock-Doors: 59 (32 with Levelers)
- Drive-In Door: 4 (12' X 14')
- Power: 3,500 Amps, 480v



OPTION B:

- Available: ±274,560 SF
- Office SF: ±5,000 SF
- Dock-Doors: 36 (18 with Levelers)
- Drive-In Door: 2 (12' X 14')
- Power: 2,000 Amps, 480v

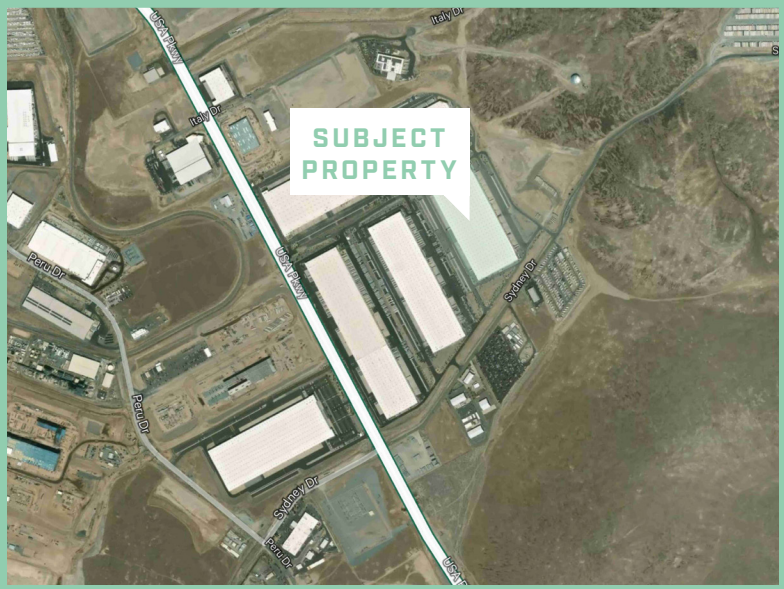


OPTION C:

- Available: ±162,240 SF
- Office SF: BTS
- Drive-In Door: 2 (12' X 14')
- Power: 1,500 Amps, 480v



PROPERTY OVERVIEW



AREA OVERVIEW



LOCATED 15 miles from Reno-Tahoe International Airport



EASY ACCESS to Interstate 80 and numerous amenities



LOCALIZED labor force and bus lines

THE NEW NORTHERN NEVADA

A DISTRIBUTION HUB

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

2025 DEMOGRAPHICS

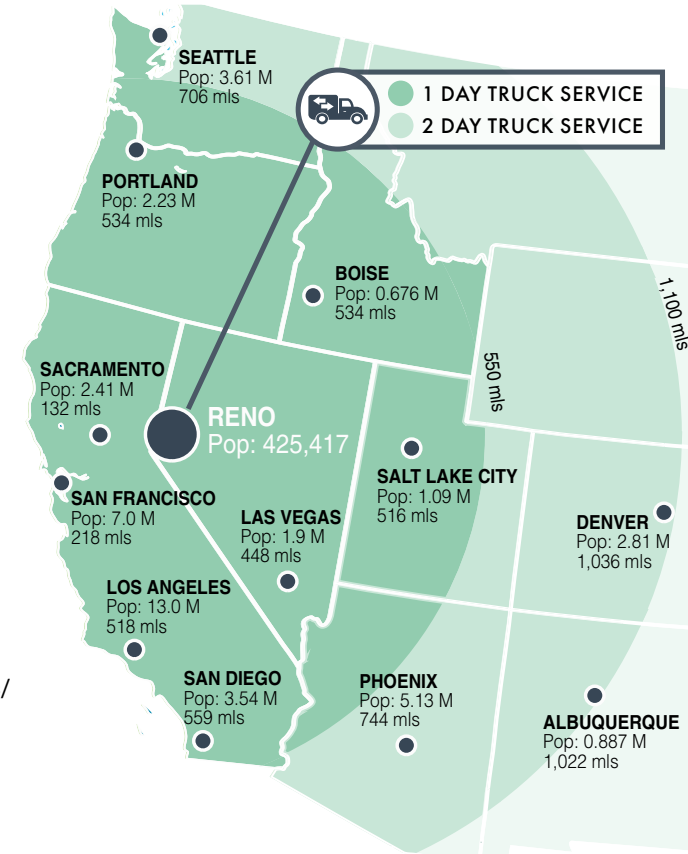
RADIUS	1-MILE	3-MILES	5-MILES
Population	2,888	50,338	130,334
Households	1,453	20,664	51,184
Household Income	\$85,587	\$103,954	\$99,631
Place of Work - Employees	1,574	27,203	69,945

TRANSPORTATION

- Reno-Tahoe Int'l Airport: **5 miles**
- Reno-Stead FBO: **18.4 miles**
- UPS Regional: **0.25 miles**
- FedEx Ground: **4.6 miles**

HELPFUL LINKS

- **Business Costs**
<http://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**
<http://goed.nv.gov/programs-incentives/incentives/>
- **Quality of Life**
<http://edawn.org/live-play/>



TAX COMPARISON

	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% - 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	No	No	No	No	No	No



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