

Kiley Commerce Center

Industrial Flex Business Park | Expected Delivery Fourth Quarter 2026



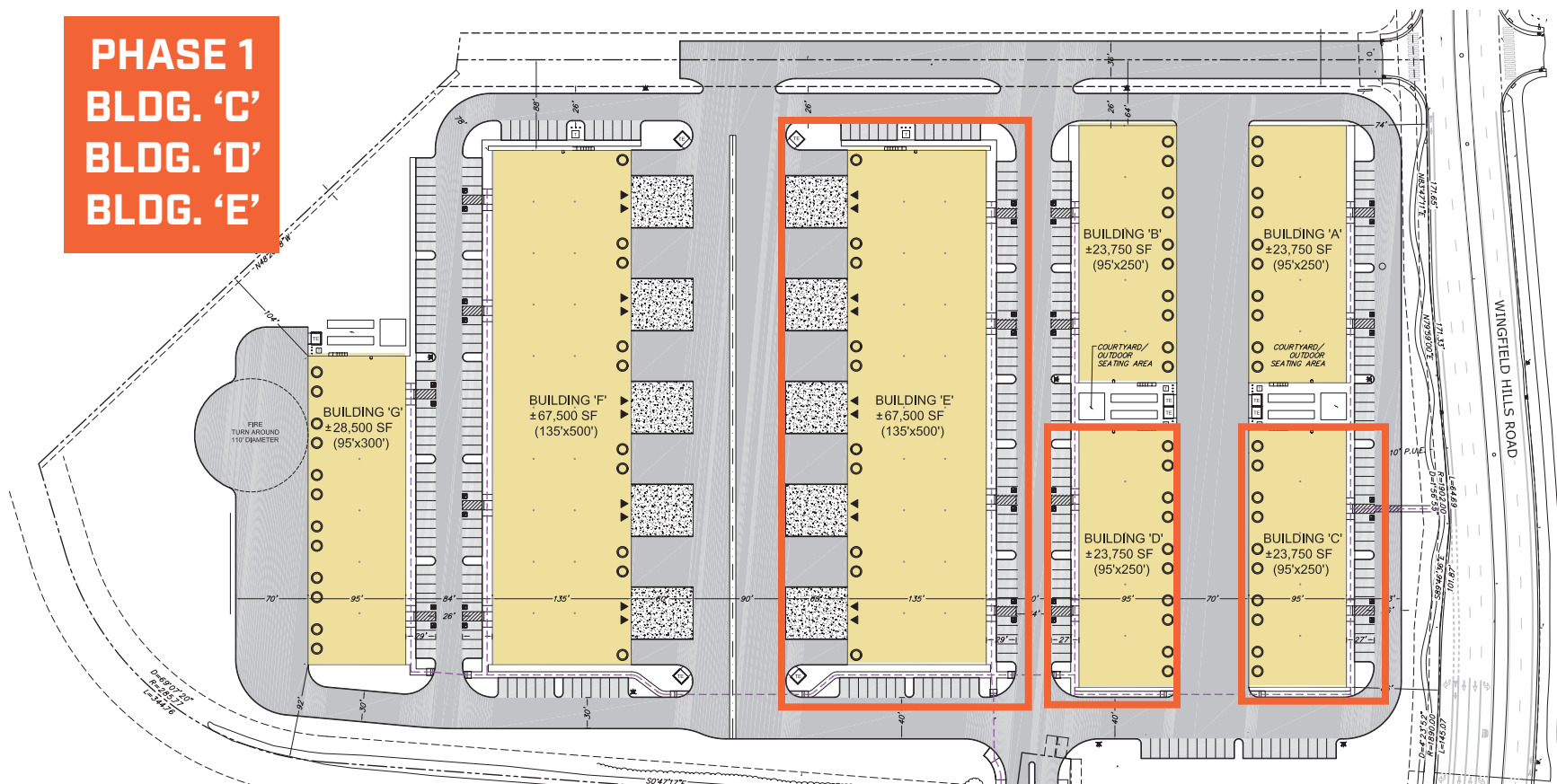
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CBRE

Site Plan Summary

PHASE 1 consists of **THREE BUILDINGS** in the Newest Multi-Building Industrial Park in Spanish Springs

PHASE 1
BLDG. 'C'
BLDG. 'D'
BLDG. 'E'



PHASE 1

- BUILDING C: ±23,750 SF
- BUILDING D: ±23,750 SF
- BUILDING E: ±67,500 SF

EACH BUILDING WILL HAVE:

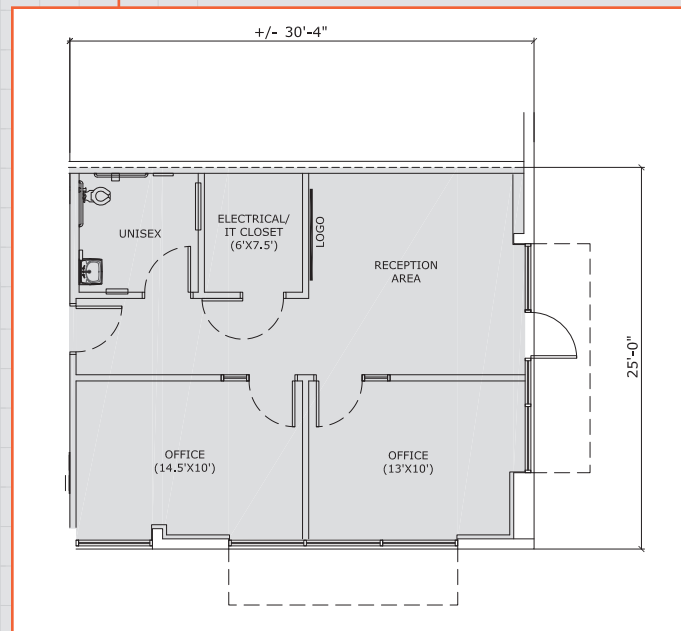
- CIRCULAR SITE FLOW
- AMPLE CAR PARKING STALLS
- COMMON AREA COURTYARD

Buildings C & D

- **±23,750 SF EACH**
- **DIVISIBLE TO ±2,342 SF**
- **UNITS MAY BE COMBINED**

Each Space Features:

- One (1) 12 x 14 grade level doors
- ±455 SF office space
- 16' clear height
- HVAC in office
- Reznor heater in warehouse
- 200 amps; 480/270 volts, 3-phase
- Parking ratio 1.2:1,000

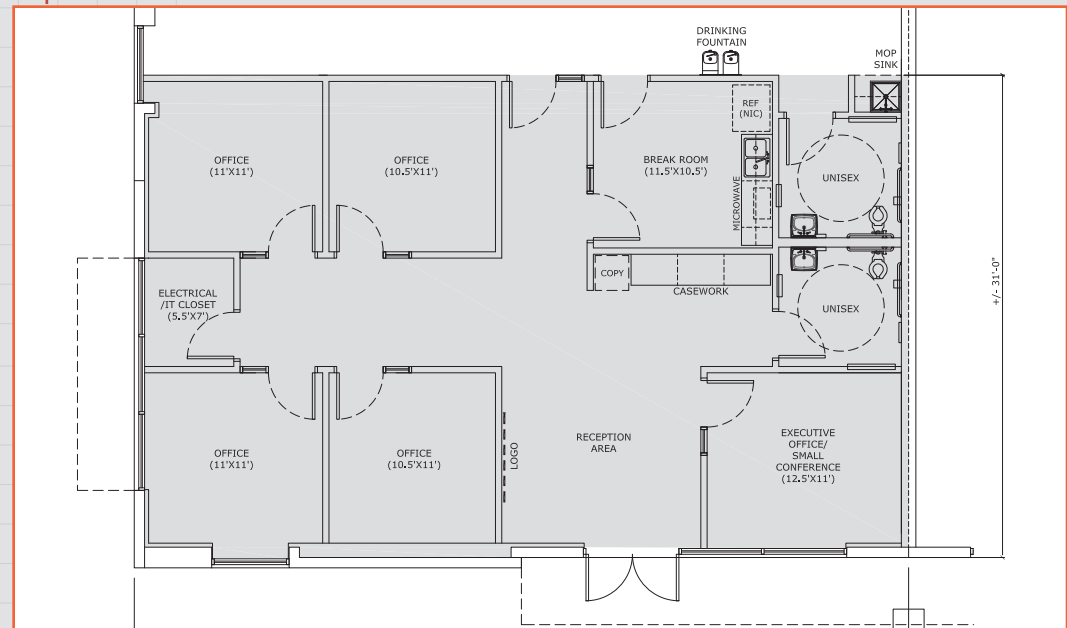
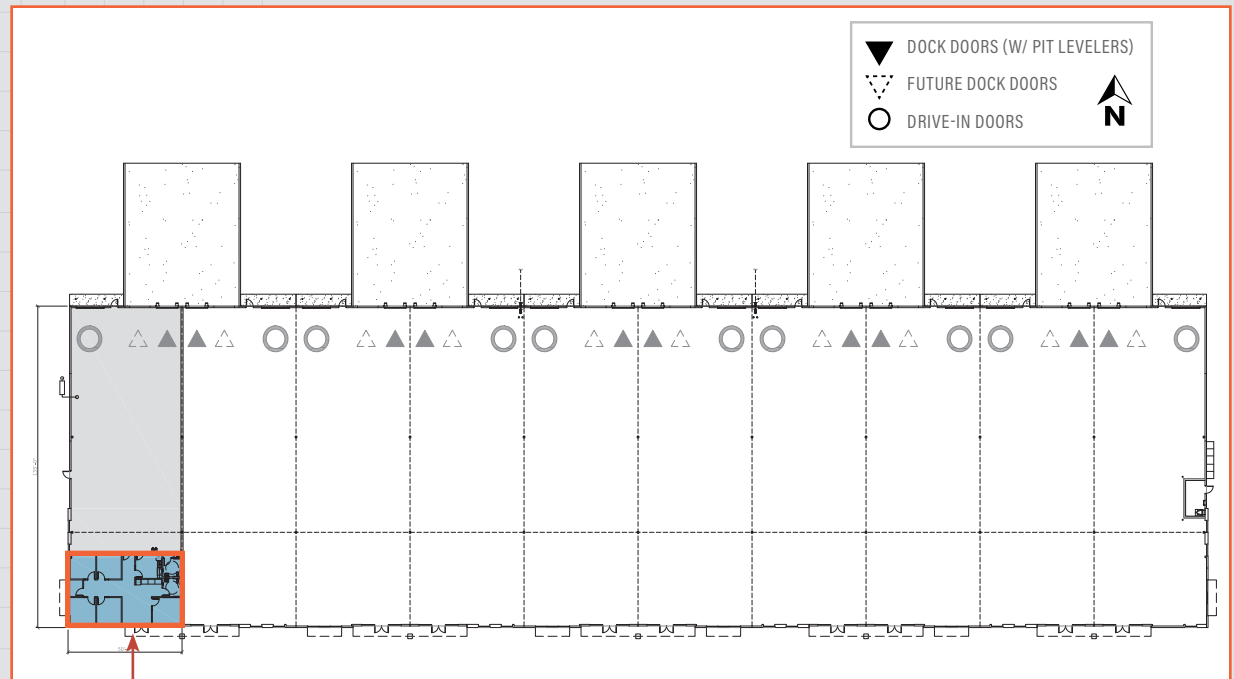


Building E

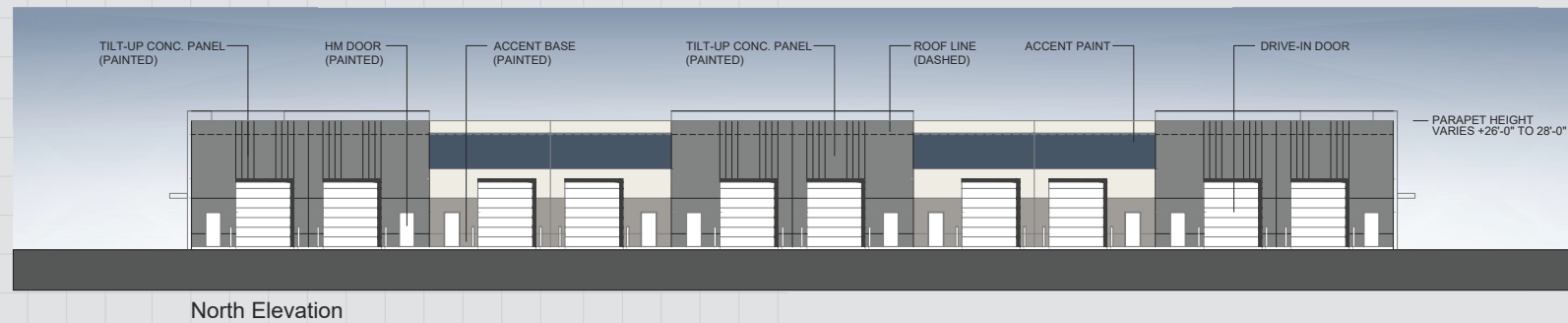
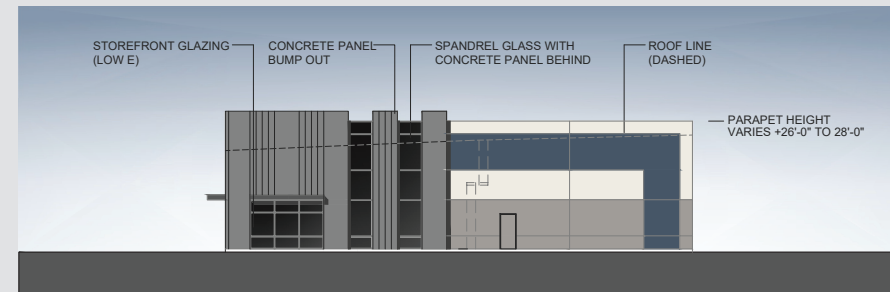
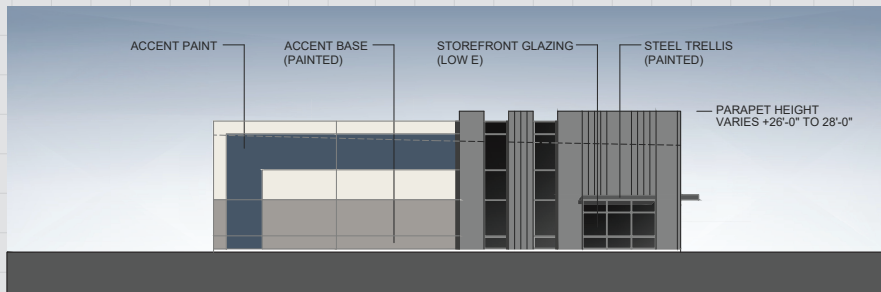
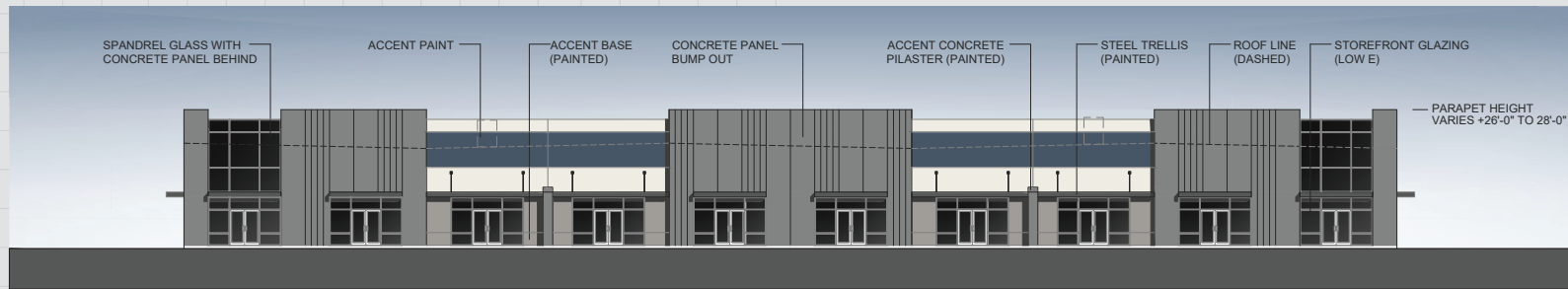
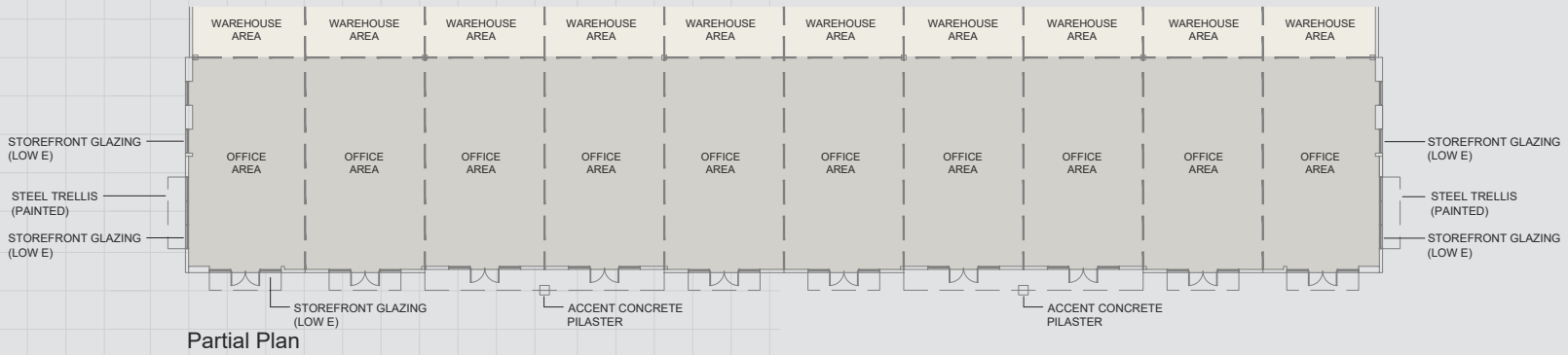
- $\pm 67,500$ SF EACH
- DIVISIBLE TO $\pm 6,676$ SF
- UNITS MAY BE COMBINED

Each Space Features:

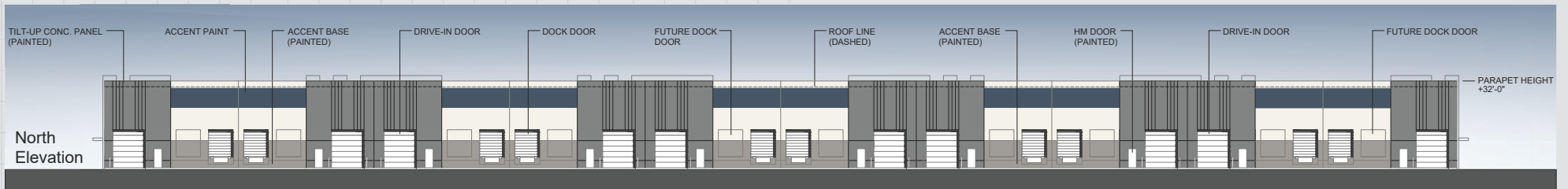
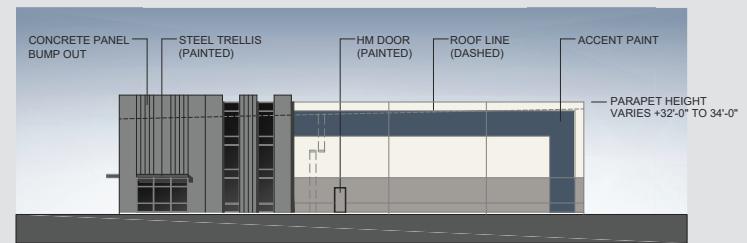
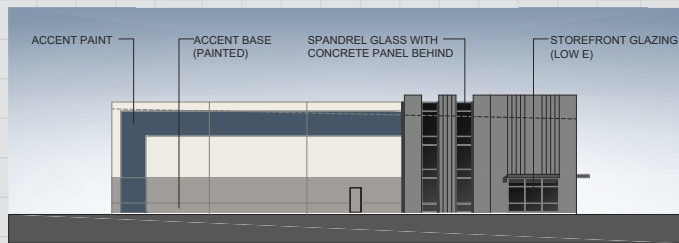
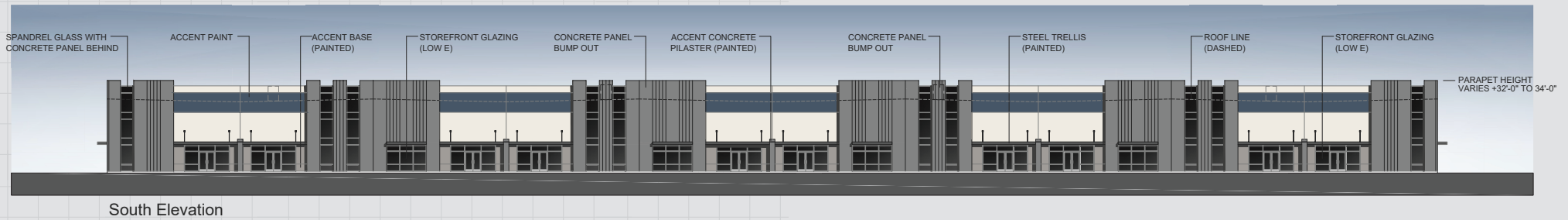
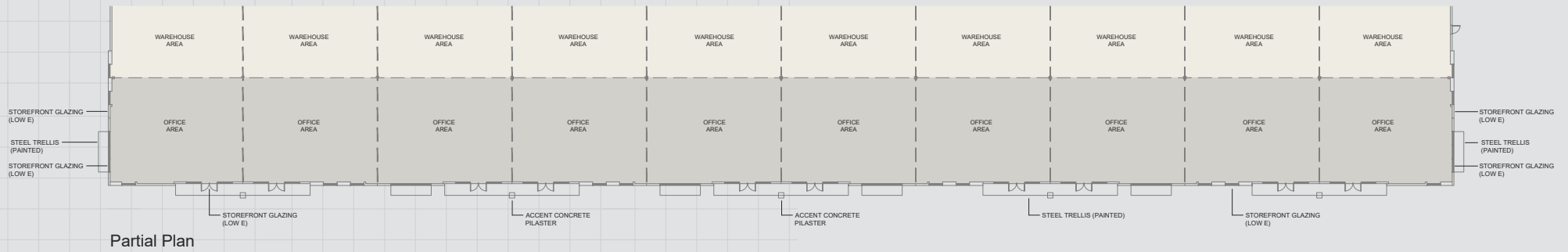
- Two (2) 10 x 12 dock doors
- One (1) 12 x 14 grade level doors
- $\pm 1,317$ SF office space
- 22' clear height
- HVAC in in office
- Reznor heater in warehouse
- 200 amps; 480/270 volts, 3-phase
- Parking ratio 1.2:1,000



CONCEPTUAL ELEVATION - BUILDINGS C&D



CONCEPTUAL ELEVATION - BUILDING E



Location Access



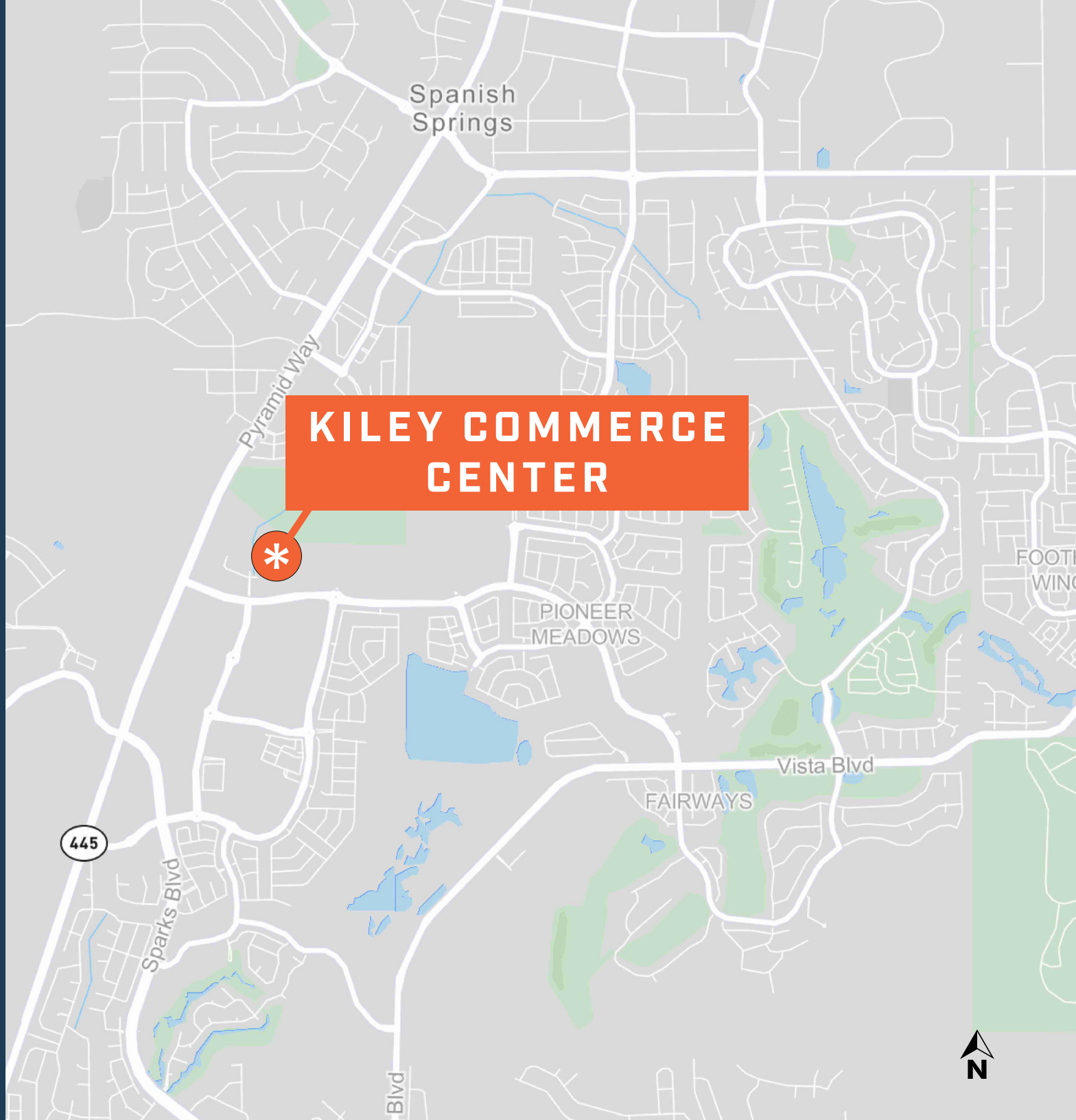
7 Miles
to I-80 serving Chicago
and San Francisco /
Oakland



11.5 Miles
to the Reno-Tahoe
International Airport



Immediate access
to employee support



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

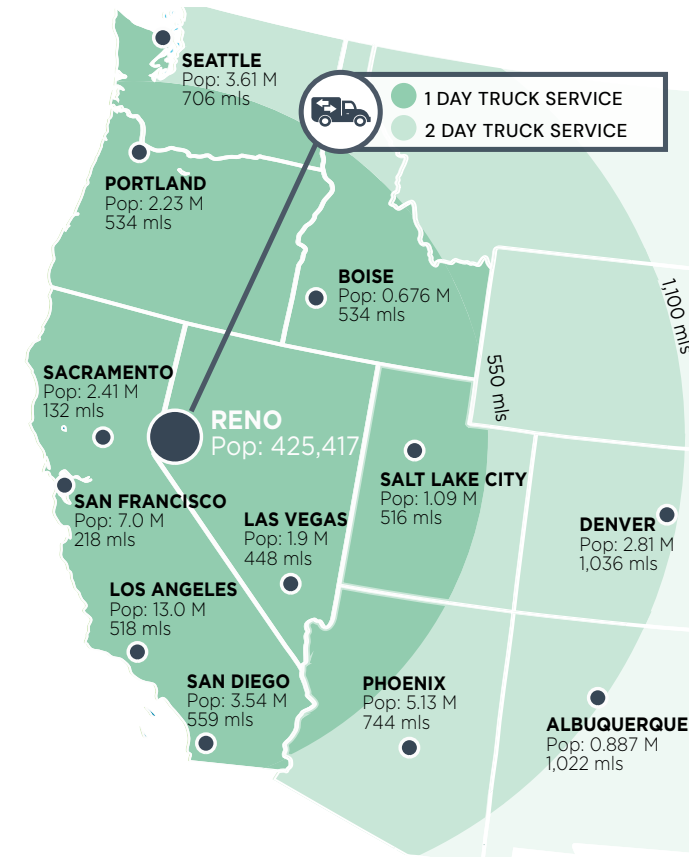
RADIUS	1-MILE	3-MILES	5-MILES
Population	4,881	61,534	124,967
Households	1,767	22,159	44,594
Household Income	\$120,274	\$133,400	\$127,647
Place of Work – Employees	198	6,446	13,373

TRANSPORTATION

- Reno-Tahoe Int'l Airport: **11.5 miles**
- Reno-Stead FBO: **9.2 miles**
- UPS Regional: **12.7 miles**
- FedEx Ground: **6.4 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

THE NEW NEVADA

Grow Your Business Here



GREATER RENO – SPARKS

- 100 companies have relocated here in 3 years.
- Cost of living .9% lower than national average.
- Ranked in Top 100 places to live.
- Ranked in 35 best cities for millennials to work.
- Average commute 22 min.



BUSINESS FRIENDLY

- Ranked in Top 10 states for best business tax climate.
- Ranked in Top 10 states for business incentives.



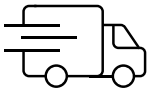
TECHNOLOGY INFRASTRUCTURE

- Major data centers: **Switch, Apple, Ebay, Rackspace.**
- Research Collaboration.
- Home to **Microsoft, Intuit, Sierra Nevada Corp.**
- **“Super-Loop”** Fiber Network in Progress.



REAL ESTATE, LAND, RESOURCES

- Affordable large-scale real estate and water available.
- Large Industrial Space.
- Tesla Gigafactory in the Tahoe Reno Industrial Center.



SHIPPING HUB

- Less Than 1-Day Truck Service To > 60 M Customers, 8 States, 5 Major Ports.
- 2-Day Truck Service to 11 States.



ENTREPRENEURIAL ECOSYSTEM

- Ranked as one of the 14 best startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More



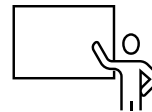
TAX ADVANTAGES

- No Corporate Tax
- No Personal Income Tax
- No Inventory Tax
- No Franchise Tax
- No Special Intangible Tax



TIER 1 UNIVERSITY

- University of Nevada Reno, more than 20,000 students
- R1 – University for Research by Carnegie Classifications



WORKFORCE DEVELOPMENT

- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.



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FOR LEASE

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CBRE

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