

FOR LEASE

MARIETTA INDUSTRIAL PARK

±2,500 SF Industrial Flex Space

1150 MARIETTA WAY, SPARKS, NV

±2,500 SF of Industrial flex space

±600 SF office space

Excellent access and parking

Reception, office/showroom, and warehouse

Power 100 - 200A/208V/3-Phase (tenant to verify)

Two 10' x 12' grade-level drive-in doors

14' clear height

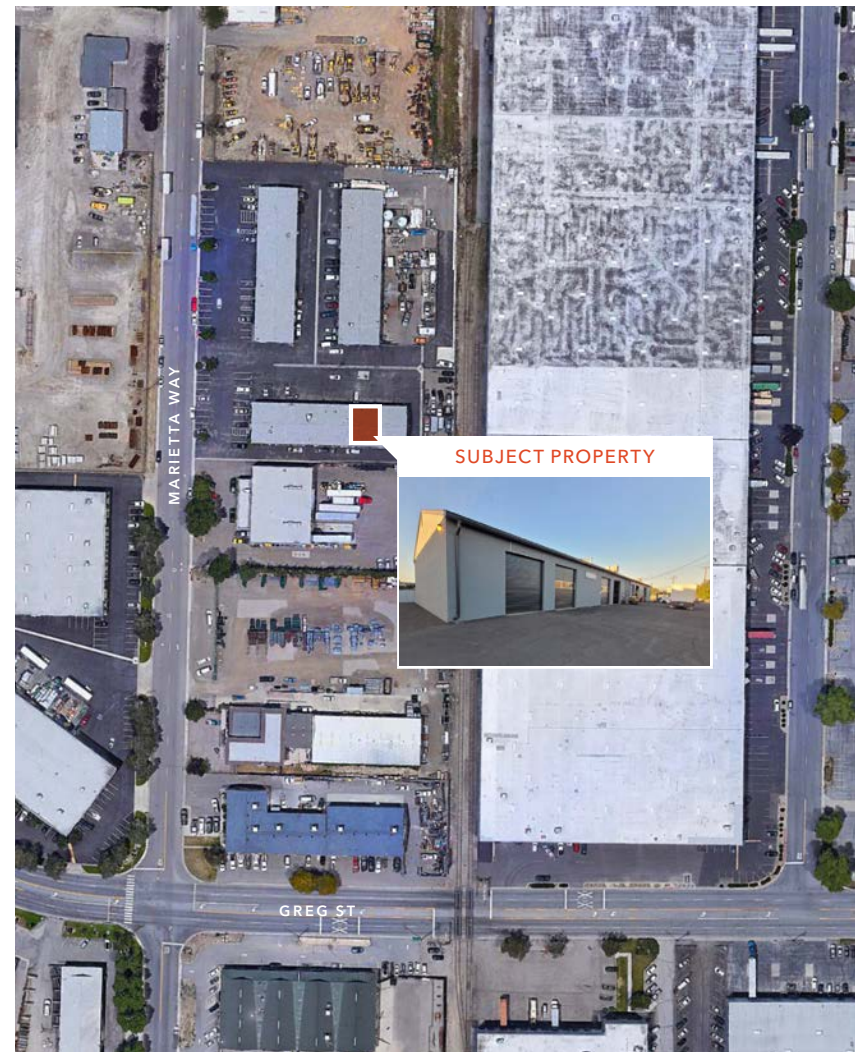
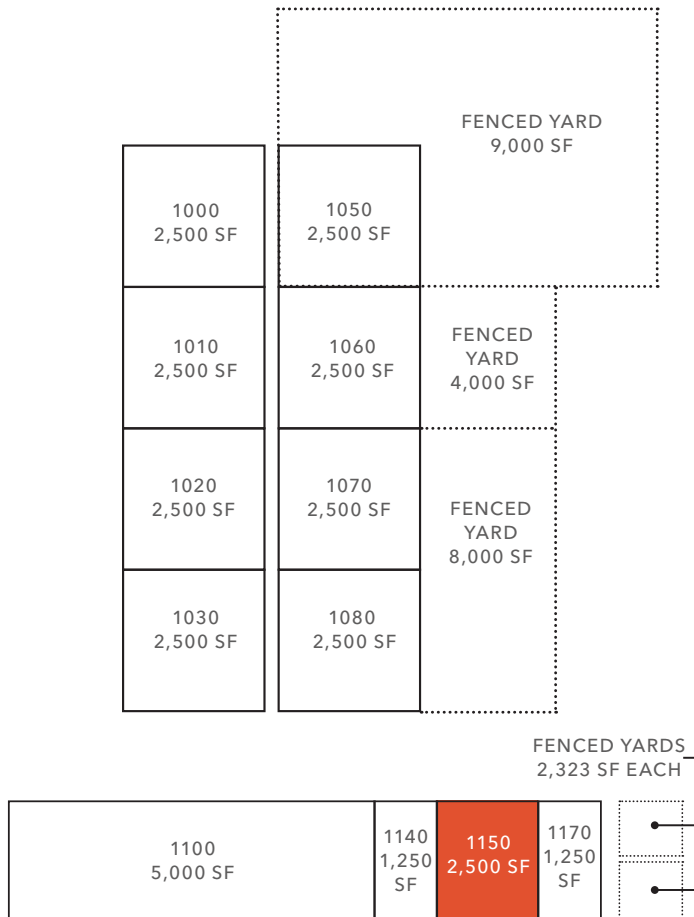
\$0.29/SF estimated 2026 NNN

\$1.05/SF lease rate NNN

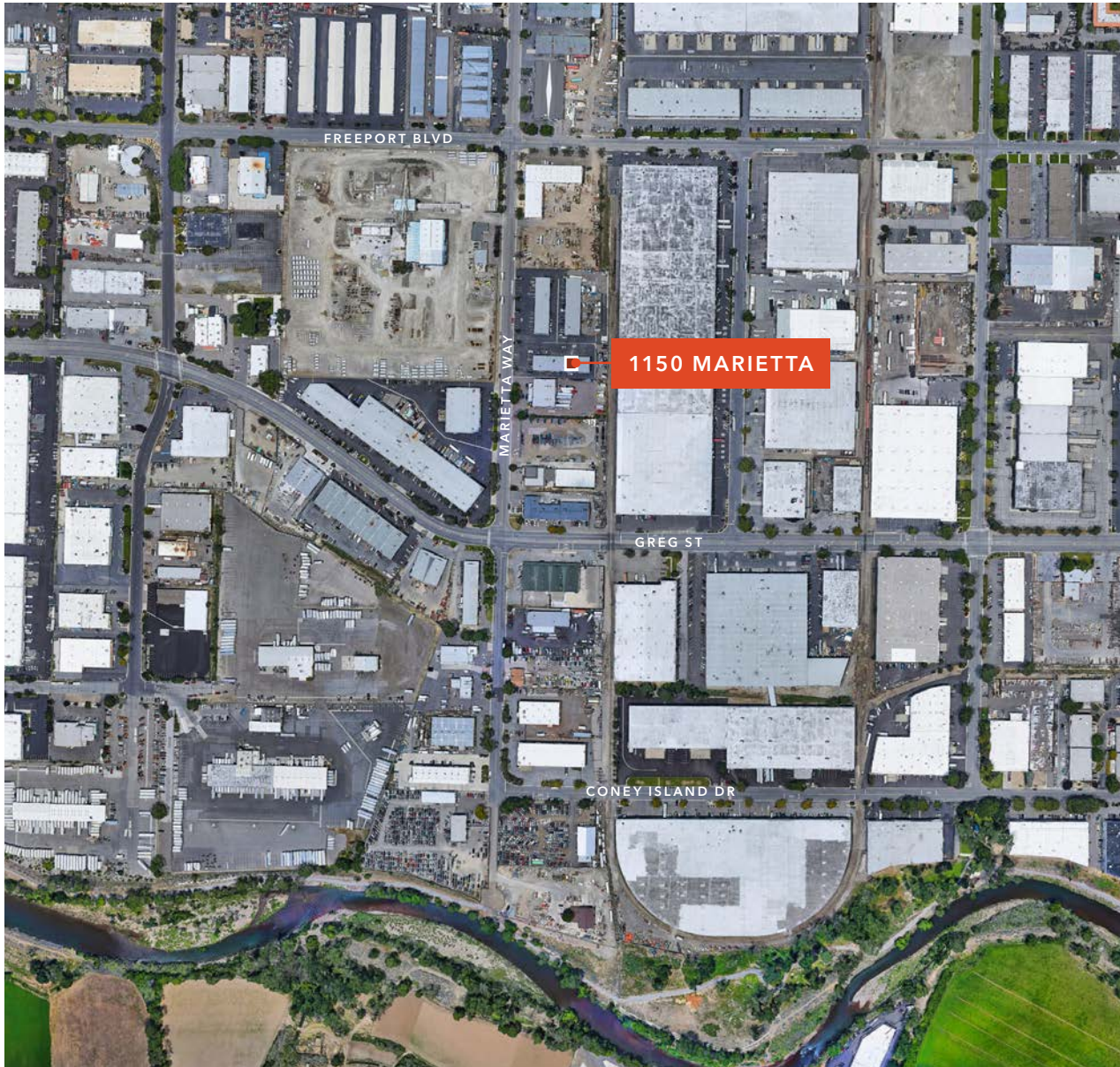
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SITE PLAN



Suite	SF	Office	Lease Price	Status	Comments
1150	2,500	±600	\$1.05	Available	Small office, two drive-in doors



SPECIFICATIONS

±2,500 SF industrial flex space

±600 SF of office space

Power 100-200A/208V/3 Phase
(tenant to verify)

Two 10' x 12' grade-level drive-in doors

14' clear height

LOCATION ADVANTAGES

Proximity to I-80 on/off ramps

Access to large labor pool and services for employees

Proximity to Reno-Tahoe International Airport

Proximity to UPS, Fed-Ex, On-Trac, & many other shipping hubs & logistics services providers

TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	2.8
RENO-STEAD FBO	13.7
UPS REGIONAL	4.3
FEDEX EXPRESS	2.5
FEDEX GROUND	8.9
FEDEX LTL	0.7

DEMOGRAPHICS

2025	3 mi	5 mi	7 mi
POPULATION	106,984	229,852	336,646
HOUSEHOLDS	44,233	97,624	140,938
AVG HH INCOME	\$82,386	\$95,184	\$111,598
TOTAL EMPLOYEES	68,727	139,691	166,900

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/>



Source: [NVEnergy](#)
Last updated: 2020

BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISONS							
STATE CORPORATE INCOME TAX	No	8.84%	4.9%	4.5% to 4.65%	5.3%	6.6%-7.6%	No
PERSONAL INCOME TAX	No	1%-13.3%	2.5%	4.5%	5.3%	4.75%-9.9%	No
PAYROLL TAX	1.17%>\$50K/Q	1%-13.3% (2026)	2.5%	4.5% (2026)	5.3%	0.9%-5.4%	No (Proposed bill for 2026)
MONTHLY PROPERTY TAX (BASED ON \$25M MARKET VALUE)	\$9,166	\$25K to \$27K	\$8K to \$13K	\$9,792	\$7.7K	15K to \$17K	\$17K
UNEMPLOYMENT TAX	0.3%-5.4%	1.5%-6.2%	0.03%-8.36%	0.3%-7.3%	0.35%-5.4%	0%-5.4%	0.27%-6.02%
CAPITAL GAINS TAX	No	13.3%	4.5%	4.5%	5.3%	4.75%-9.9%	7% on long-term capital assets