



BUILDING 5  
902-930  
KLEPPE

FOR LEASE

# SIERRA COMMERCE PARK

930 KLEPPE LN | BUILDING 5 | SPARKS, NV 89431

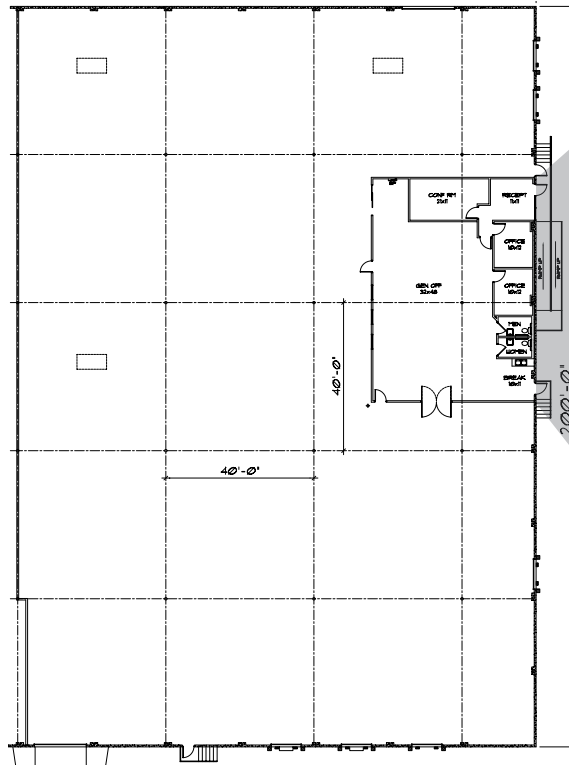
[cushmanwakefield.com](http://cushmanwakefield.com)

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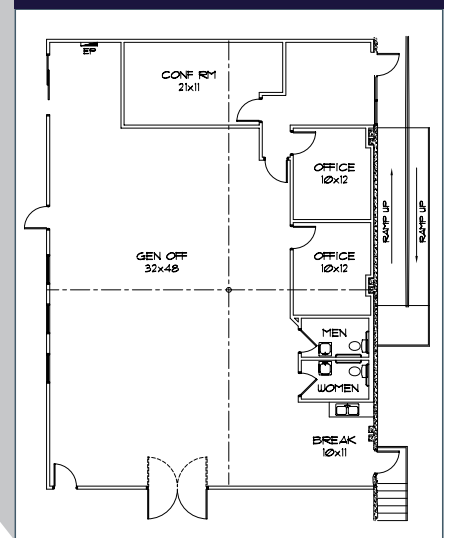
# PROPERTY FEATURES

Date Available	12/1/25
Total Industrial Warehouse Space	±27,904 SF
Total Office Space	±2,688
Dock-high Doors	1 drive-in and 6 dock doors
Ceiling Height	24' clear height
Column Spacing	40' X 40'
Sprinkler Rating	0.495 GPM/2,000 SF
OPEX	\$0.11 PSF estimated NNN
Power	800 Amps, 277/480V   3-phase power <i>(to be verified by tenant)</i>
Management	Professionally managed 1.5M SF project
Location	Excellent access to Interstate 80 and the McCarran Loop

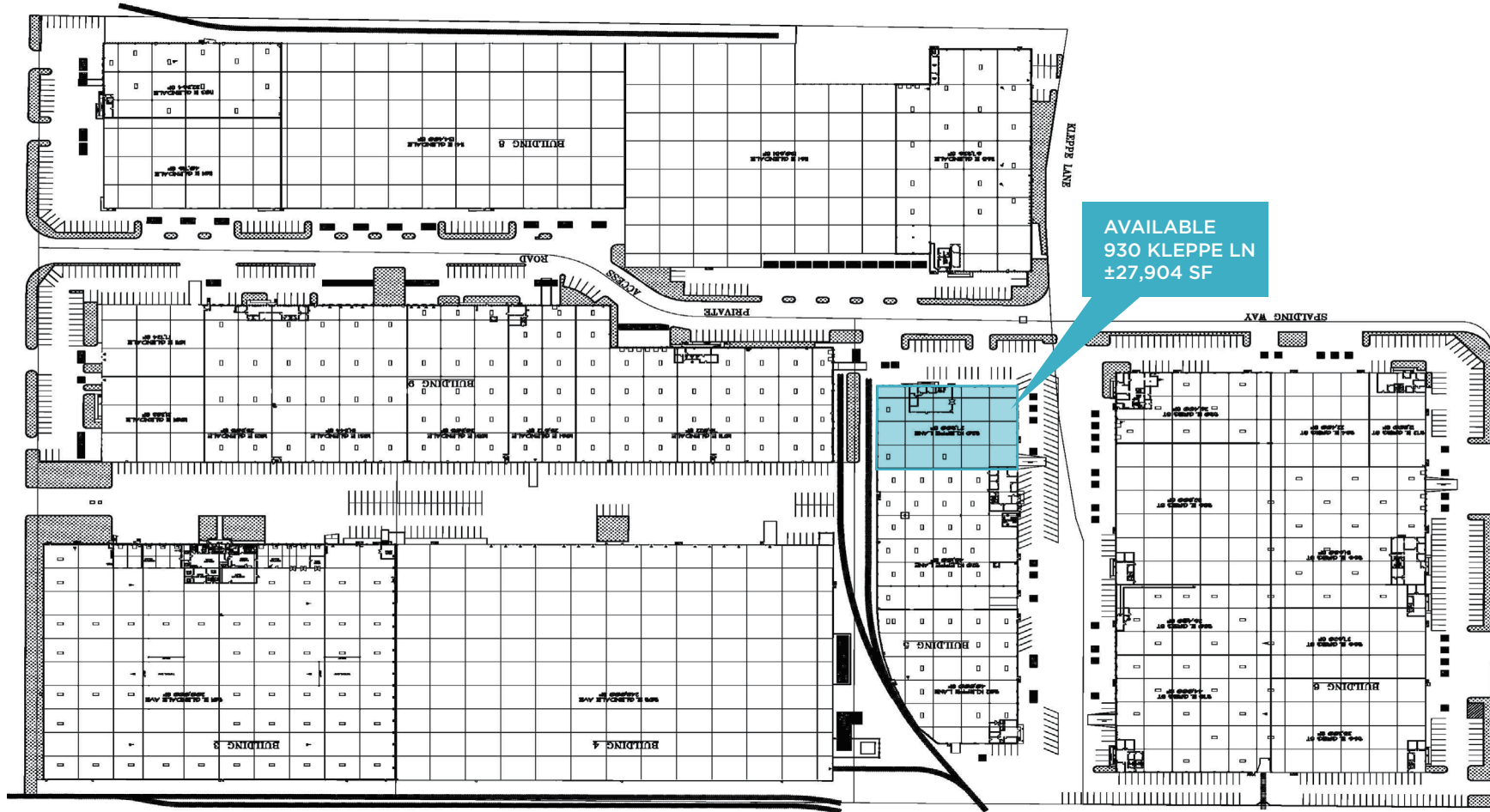
±27,904 SF Available



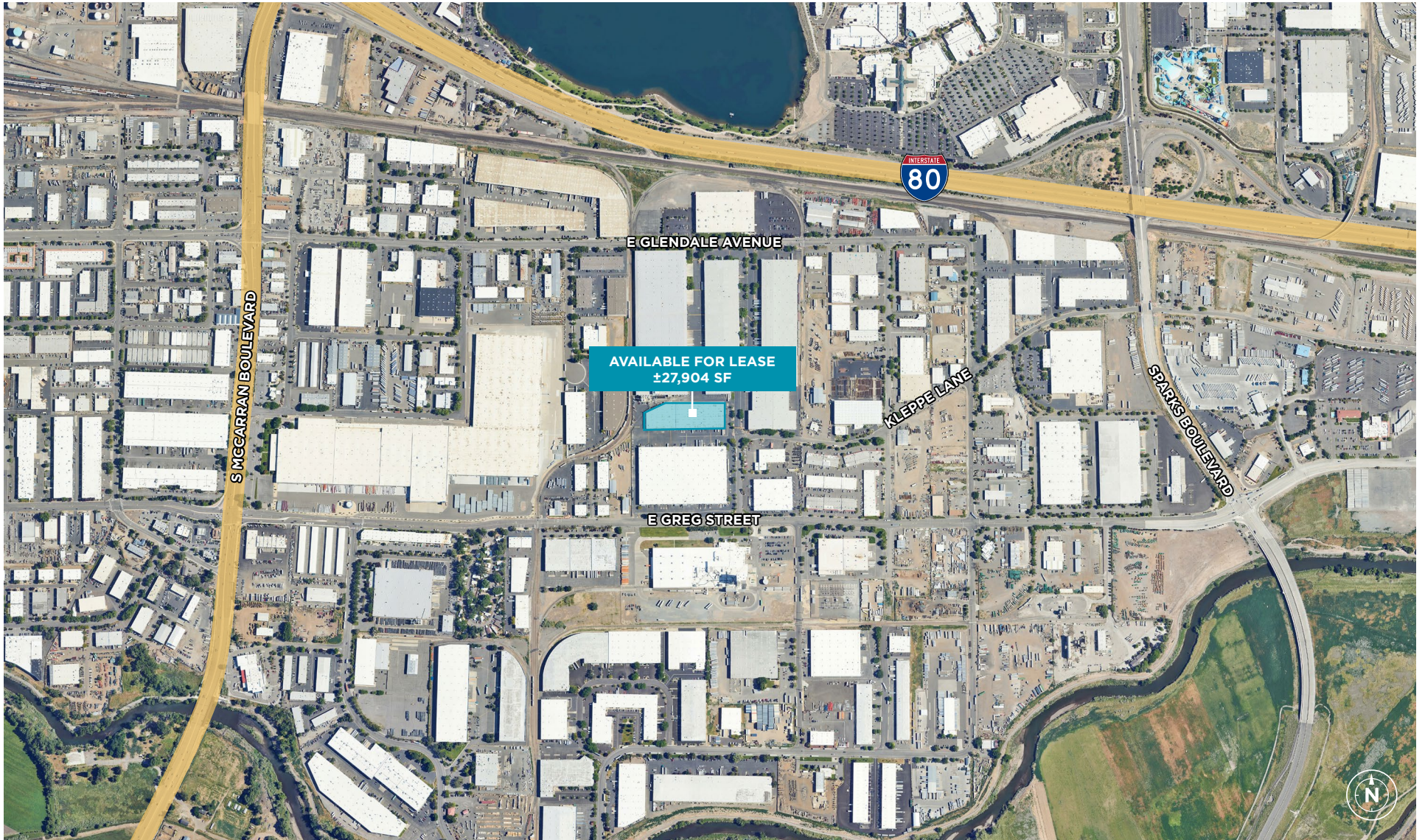
±2,760 SF OFFICE



# SITE PLAN



# AERIAL MAP



# 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



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

## DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
Population	68,960	190,745	315,455
Households	27,214	77,515	129,536
Avg, HH Incomes	\$110,396	\$97,999	\$112,446
Total Employees	44,161	118,681	159,152

## 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/businessrelocation-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](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%	5.8%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	4.85%	5.8%	4.75%-9.9%	No
Payroll Tax	1.17%	0.380% (2019)	No	No	No	0.73%-0.7537%	No
Monthly Property Tax (Based On \$25m Market Value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.25%-5.4%	1.6%-6.2%	0.07%-18.78%	0.3%-7.3%	0.3%-5.4%	0.7%-5.4%	0.27%-6.02%
Capital Gains Tax	No	Up to 13.3%	Up to 4.95%	4.95%	Up to 6.0%	Up to 9.9%	No

Last updated: 2023

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