

FOR LEASE



DEVELOPED BY  
 PANATTONI

# RED ROCK COMMERCE CENTER BUILDING D

N VIRGINIA ST. & RED ROCK RD. | RENO, NV 89506

INDUSTRIAL BUILDING WITH  
BUILD-TO-SUIT OFFICE, IDEALLY  
LOCATED IN NORTH VALLEYS,  
WITH EASY ACCESS TO U.S. 395

**±78,000**

AVAILABLE SF

**NEGOTIABLE**

LEASE RATE

**30'**

CLEAR HEIGHT

**ESFR**

SPRINKLER SYSTEM

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# PROPERTY FEATURES

List Price Negotiable

Space ±78,000 SF

Office Size Build-to-suit

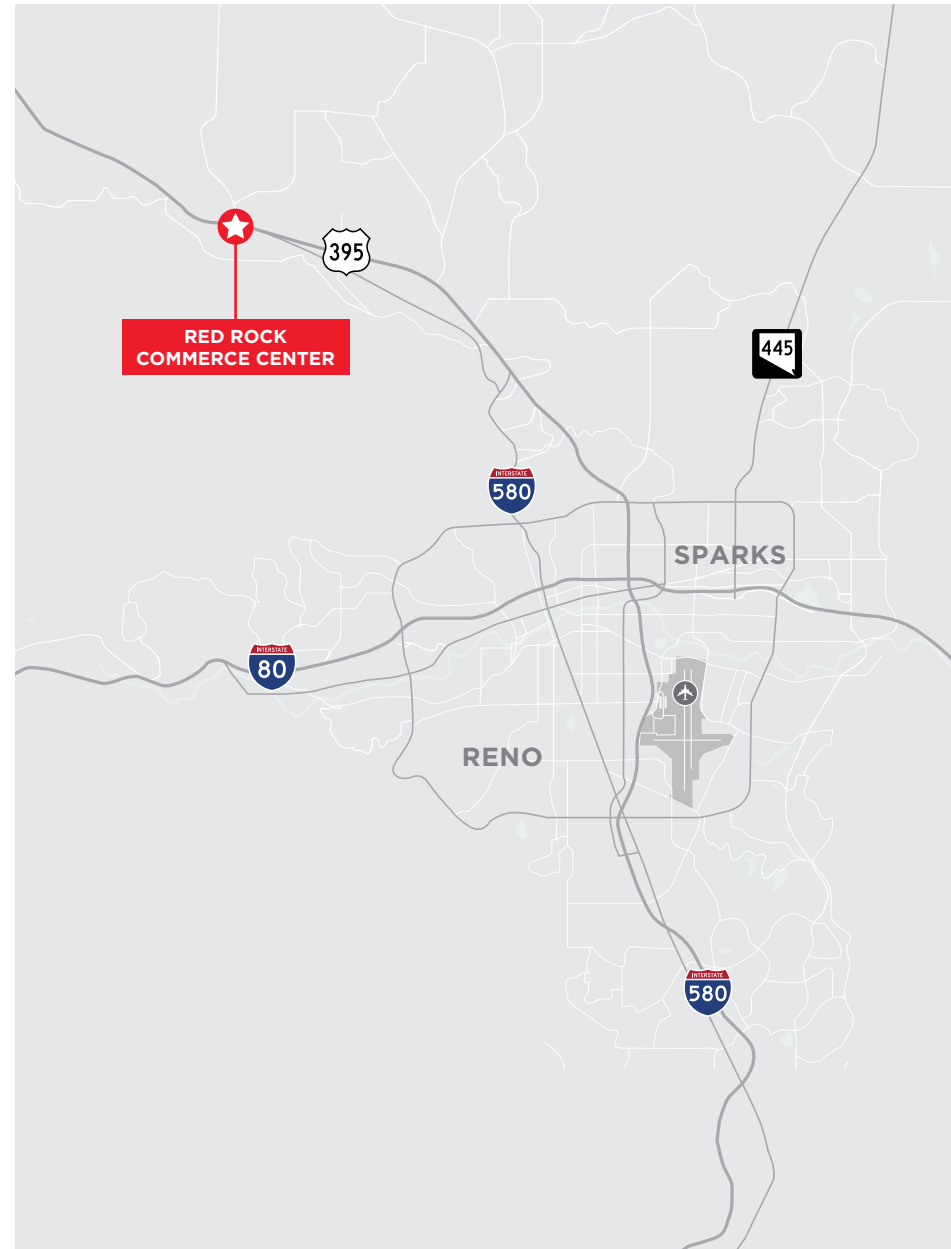
Estimated Opex TBD

Availability Date TBD

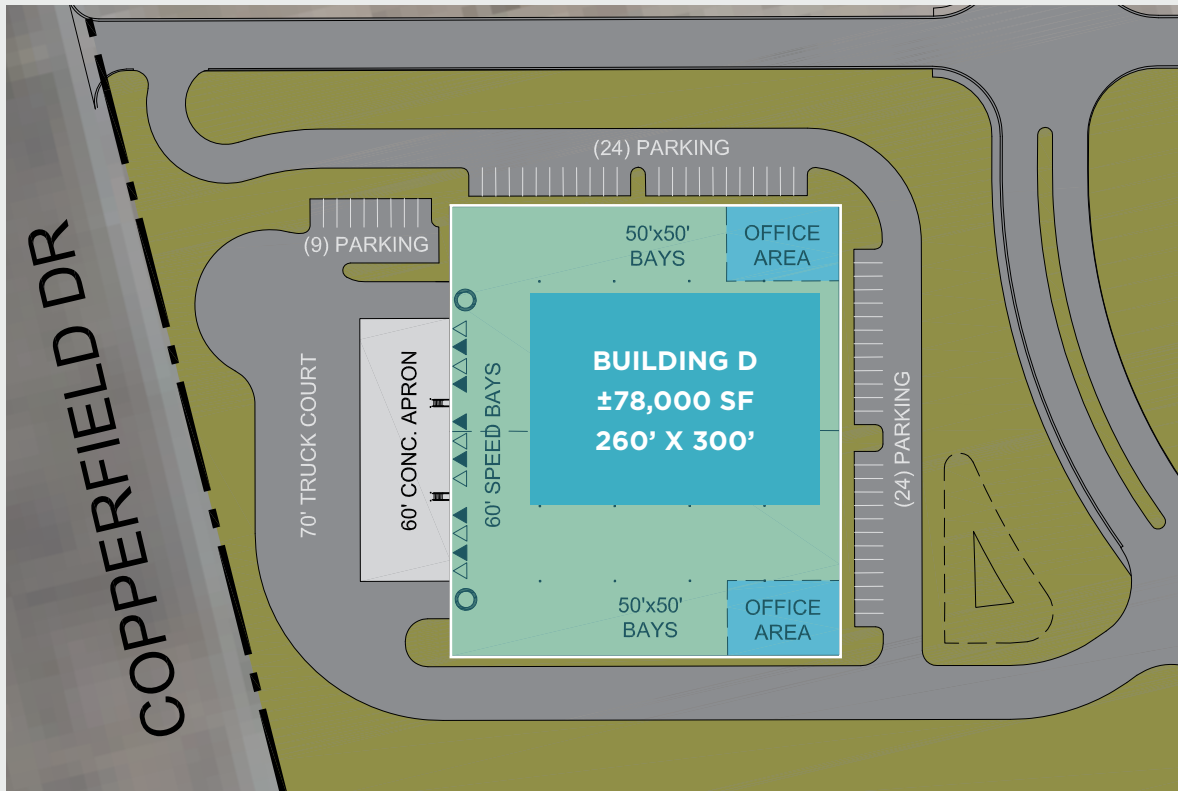
Property Website TBD

## Property Highlights

- 6 dock-high doors with 35,000 lb mechanical pit type levelers
- 2 grade-level doors
- 6 knock out panels for future dock-high doors
- 50' x 50' column spacing
- 30' clear height
- Front or rear loaded
- ESFR sprinkler system
- 58 car parks
- 2,000 amps of 277/480 volt, 3 phase power
- LED lighting system (30 fc unobstructed) with motion sensors and photocells (for daylight harvesting)
- Roof system 60 mil single ply membrane with R-19 rigid insulation above deck



# SITE PLAN



# TENANT AERIAL



# AREA OVERVIEW

## TRANSPORTATION

| Ground                   | Miles |
|--------------------------|-------|
| Reno-Tahoe Int'l Airport | 13.2  |
| Reno-Stead FBO           | 4.2   |
| UPS Regional             | 14.9  |
| FEDEX Express            | 14.1  |
| FEDEX Ground             | 20.4  |
| FEDEX LTL                | 13.1  |

## DEMOGRAPHICS

| 2023            | 3 mi      | 5 mi     | 7 mi      |
|-----------------|-----------|----------|-----------|
| Population      | 22,602    | 41,797   | 89,110    |
| Households      | 7,796     | 14,716   | 32,180    |
| Avg. HH Incomes | \$108,806 | \$96,132 | \$123,672 |
| Total Employees | 4,084     | 6,122    | 11,751    |



Source: NVEnergy  
Last updated: 2024

## 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](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%         | 4.95%       | 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   | 1.378%>\$50K/Q | 0.380% (2019) | No           | No          | No            | 0.73%-0.7537% | No          |
| Monthly Property Tax<br>(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             | 13.3%         | 4.5%         | 4.95%       | 6.93%         | 9.9%          | No          |

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FOR MORE INFORMATION, PLEASE CONTACT:

**Mike Nevis, SIOR, CCIM**  
Vice Chairman  
+1 775 470 8855  
mike.nevis@cushwake.com  
Lic. # S.0061759

**Emily Jaenson**  
Associate  
+1 847 630 4739  
emily.jaenson@cushwake.com  
Lic. # S.0203962



DEVELOPED BY  
 PANATTONI

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

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