

811

SANDHILL ROAD



180,792 SF
FOR LEASE

811 SANDHILL ROAD
RENO, NV 89521



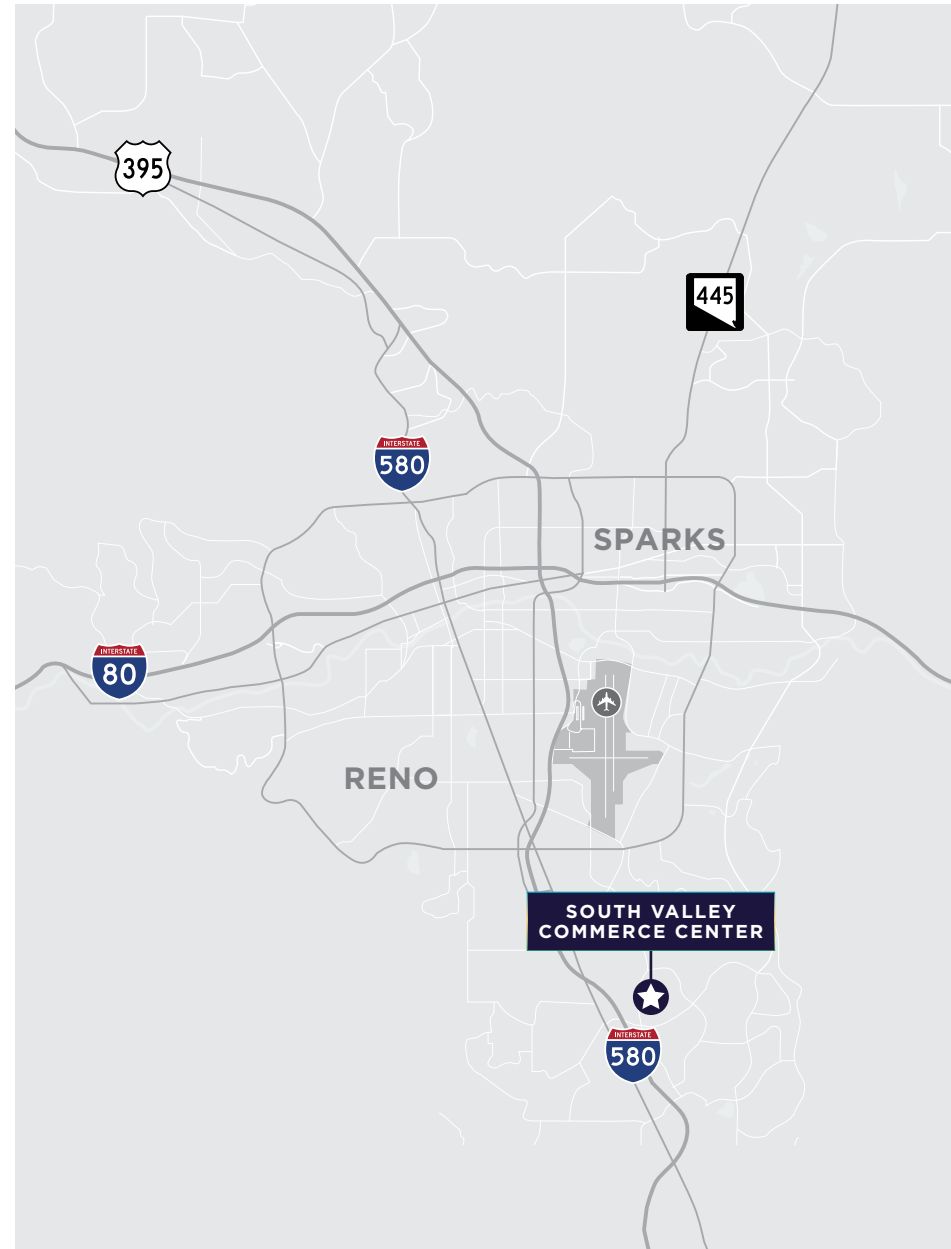
FOR LEASE

PROPERTY FEATURES

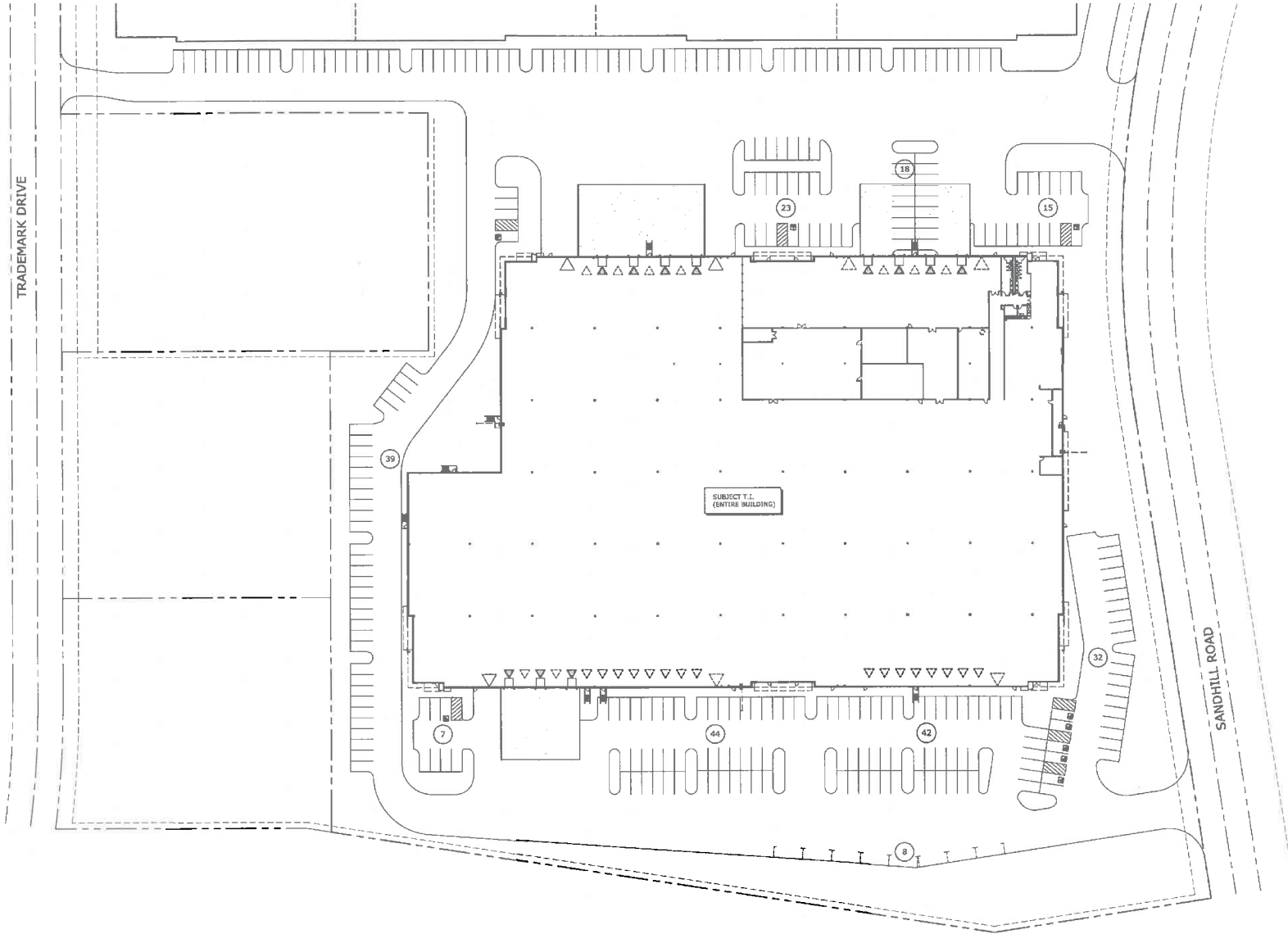
Lease Rate	Negotiable
Space	±180,792 SF
Office Size	Built-to-Suit
Estimated OPEX	\$0.15 PSF/Mo
Zoning	Industrial Commercial (IC)
Land Area	±9.87 Acres

Property Highlights

- 30' clear height
- Electrical equipment for 4,000 amps 277/480 volt 3-phase (power to be determined by local utility)
- 50' x 60' column spacing
- 60' speed bays
- 6" floor slab reinforced at 4,000 psi
- 228 parking spaces
- 8 existing dock-high doors (9' x 10')
- 10 knock out panels for future doors
- 3 grade-level doors (12' x 14')
- LED lighting system
- Cross dock
- ESFR sprinkler system
- 60 mil single-ply roof membrane
- Rigid insulation above the deck
- Built in 2017



SITE PLAN



CORPORATE NEIGHBORS



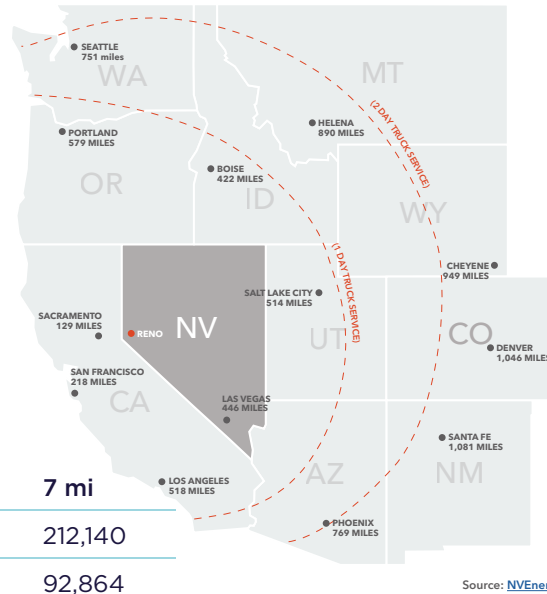
AREA OVERVIEW

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	6.8
Reno-Stead FBO	18.9
UPS Regional	9.1
FEDEX Express	5.6
FEDEX Ground	5.6
FEDEX LTL	7.6

DEMOGRAPHICS

2025	3 mi	5 mi	7 mi
Population	66,038	129,398	212,140
Households	27,374	53,944	92,864
Avg, HH Incomes	\$142,986	\$137,427	\$124,835
Total Employees	35,108	66,384	107,895



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/>

BUSINESS COST COMPARISONS

Tax Comparisons	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	4.9%	5%	7.4%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	1.378%	0.711% (2018)	No	No	No	0.09%	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	0.3%-5.4%	1.5%-6.2%	0.04%-10.59%	0.2%-7.2%	0.4%-5.4%	1.2%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.54%	5%	Up to 7.4%	Up to 9.9%	No

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