



INDUSTRIAL BUILDING FOR SUBLEASE IN  
SPARKS, NV WITH EXCELLENT ACCESS TO  
RENO/TAHOE AIRPORT

**±8,000**  
AVAILABLE SF

**±404**  
OFFICE &  
RESTROOM SF

**2**  
DOCK-HIGH  
DOORS

**1**  
DRIVE-IN  
DOOR



FOR SUBLEASE

# 1488 KLEPPE LANE

SPARKS, NV 89431

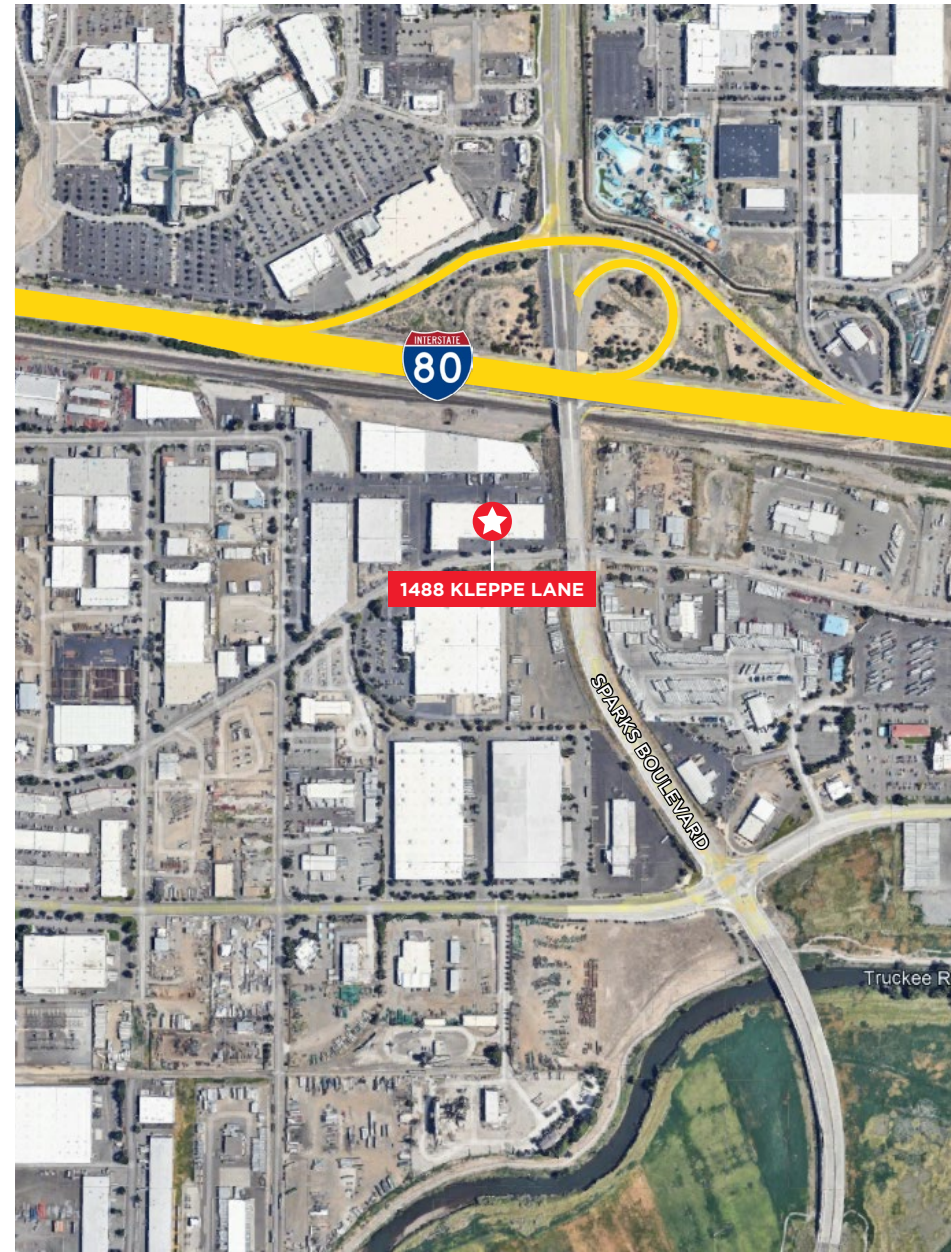
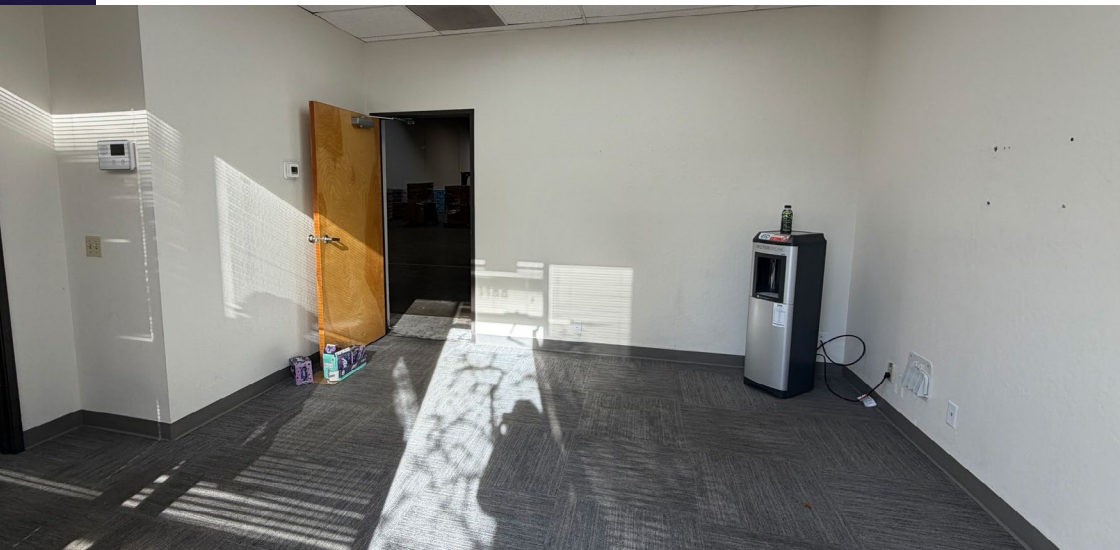
[cushmanwakefield.com](http://cushmanwakefield.com)



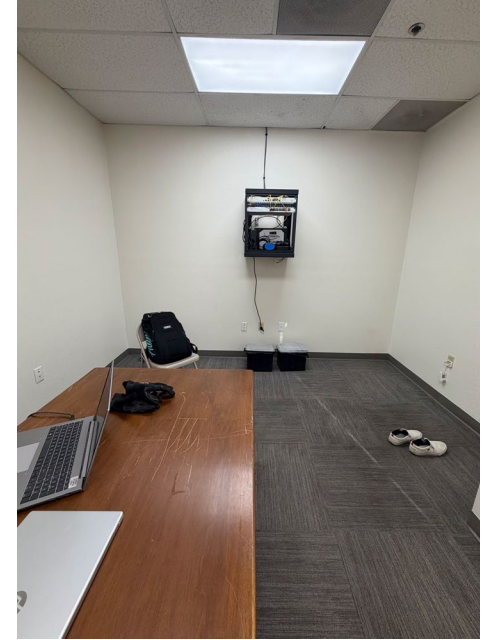
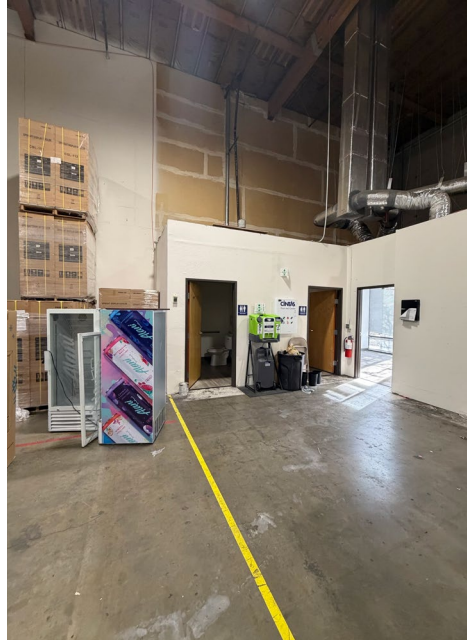
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# SPACE DETAILS

- ±8,000 SF Total
- ±404 SF Office & Restroom + Lobby Area
- 24' Clear Height
- (2) Dock-high doors w/ packages (10' x 10')
- (1) Drive-in door (16' x 10')
- 400 amps, 277/480V, 3-phase
- Available Now
- Sublease Term through 1/1/2028
- Asking Rate: Negotiable
- Zoning (I) Industrial



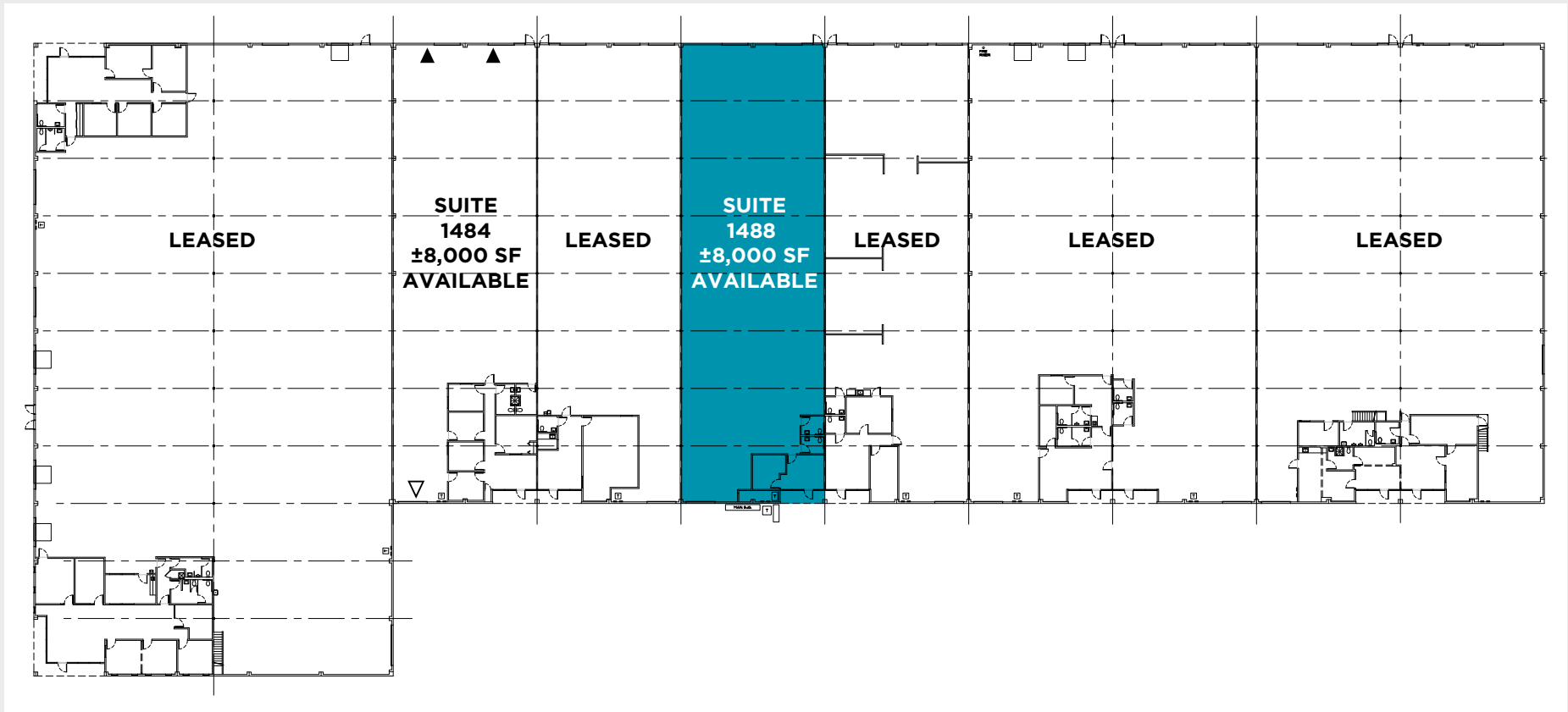
# INTERIOR PHOTOS



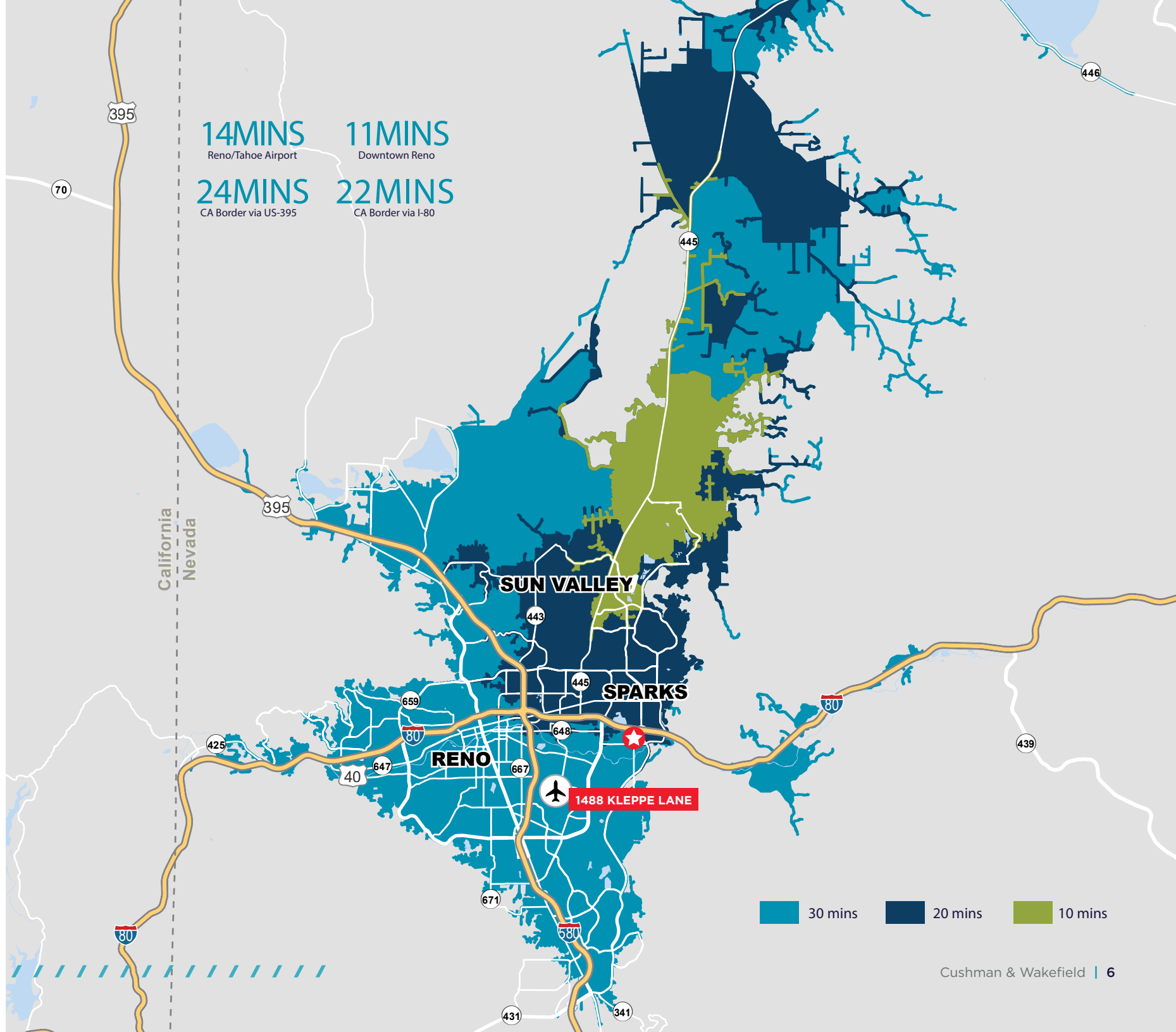
# EXTERIOR PHOTOS



# SITE PLAN



# DRIVE TIMES



# AREA OVERVIEW

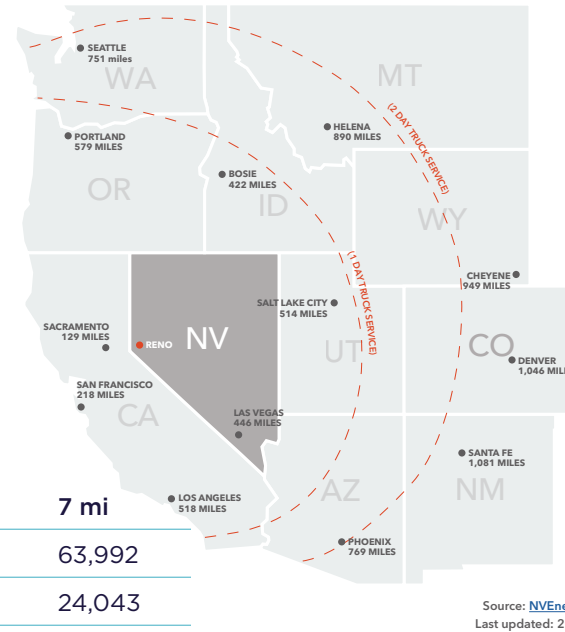


## TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	18.3
Reno-Stead FBO	26.0
UPS Regional	11.2
FEDEX Express	15.0
FEDEX Ground	6.6
FEDEX LTL	14.6

## DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
Population	9	16	63,992
Households	4	7	24,043
Avg, HH Incomes	\$120,583	\$106,864	\$136,724
Total Employees	99	268	13,793



## 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	1.17%>\$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	13.3%	4.5%	4.95%	6.93%	9.9%	No

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FOR MORE INFORMATION, PLEASE CONTACT:

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