



±100,160 SF, WELL LOCATED STAND-ALONE BUILDING WITH HEAVY POWER

3,000 AMPS
277/480 VOLTS

\$0.69 PSF
LEASE RATE

±3,740 SF
OFFICE SPACE

1 MONTH
RENTAL ABATEMENT FOR EACH YEAR OF LEASE TERM



FOR LEASE

1280 SOUTHERN WAY

SPARKS, NV 89431

cushmanwakefield.com



FOR LEASE

PROPERTY FEATURES

Lease rate: \$0.69 PSF

1 month rental abatement for each year of lease term

±100,160 SF available space

±3,740 SF office space

6 dock-high doors, 5 with in-pit levelers

4 rail doors

18' clear height

45' x 40' column spacing

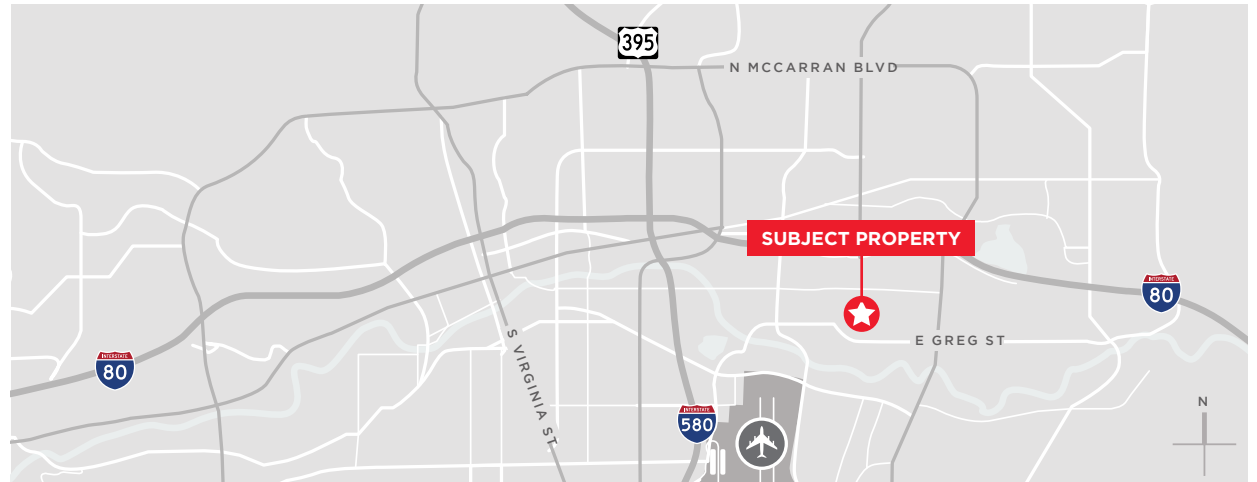
3,000 amps 277/480 volts, 3-phase

Front loading

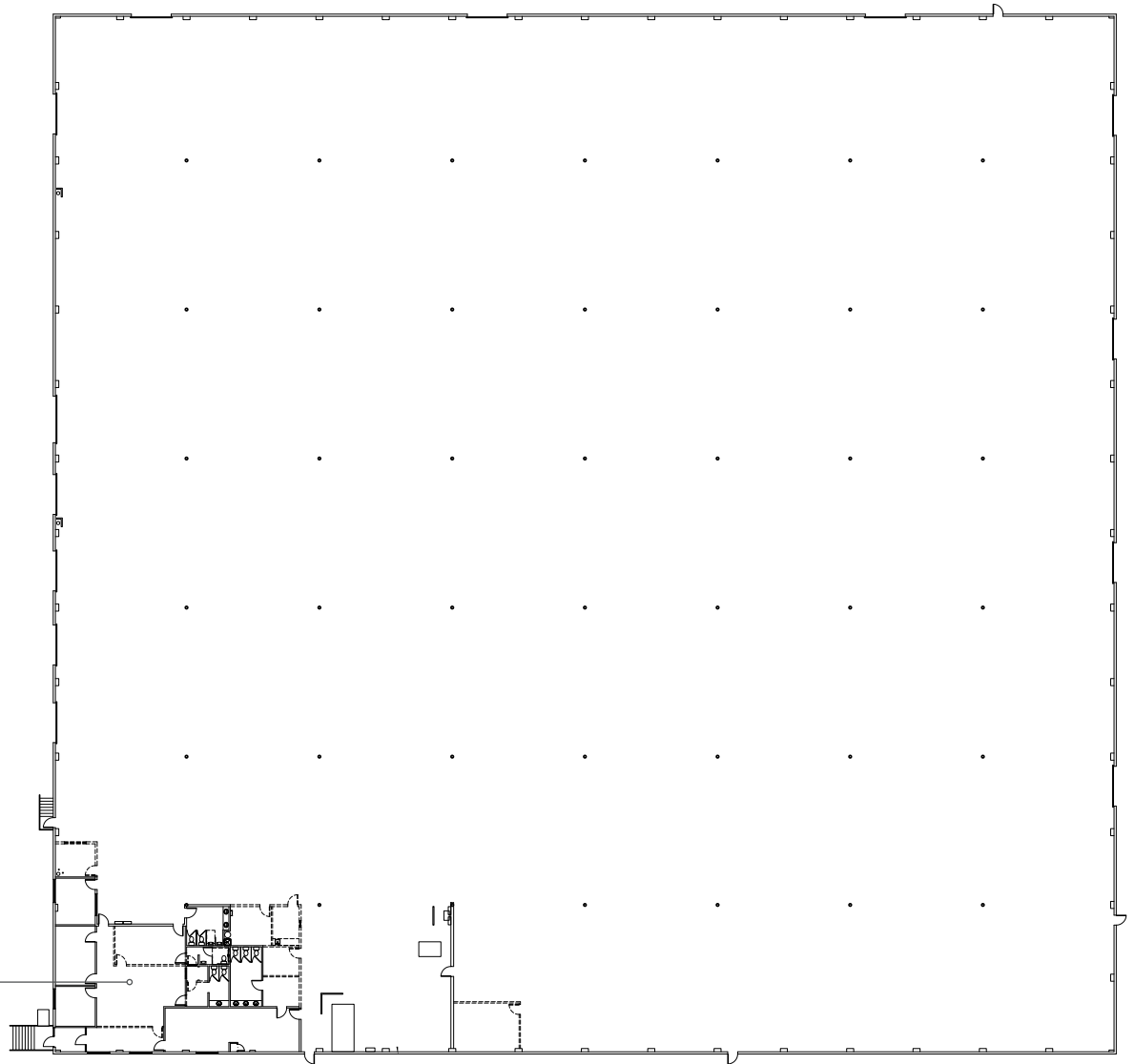
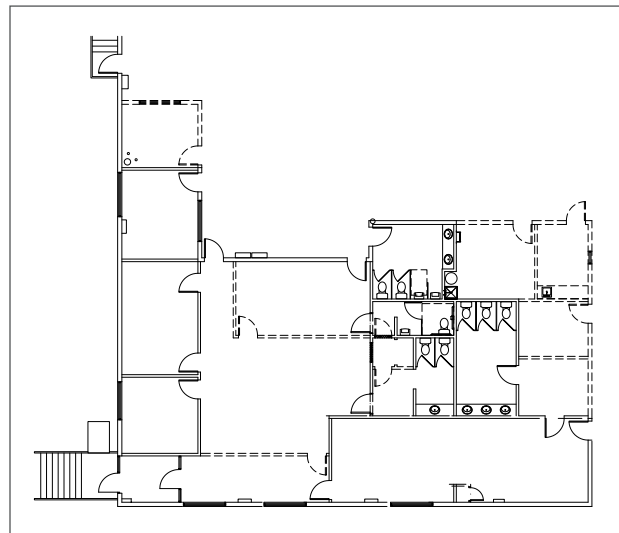
0.33gpm/3,000 SF sprinkler density

T-5 lighting system

Outside storage possible



FLOOR PLAN

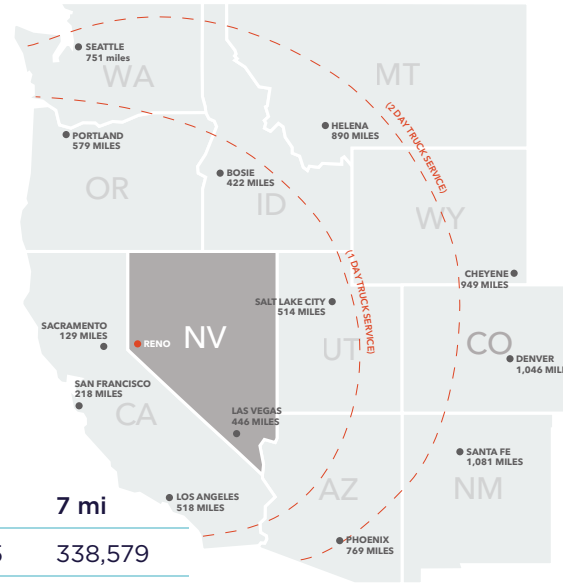


AREA OVERVIEW



TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	3.2
Reno-Stead FBO	14.0
UPS Regional	3.6
FEDEX Express	2.3
FEDEX Ground	8.1
FEDEX LTL	0.8



Source: [NVEnergy](#)
Last updated: 2024

DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
Population	106,556	227,435	338,579
Households	41,793	93,278	138,139
Avg, HH Incomes	\$86,841	\$95,668	\$111,387
Total Employees	63,555	137,489	164,192

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%	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 (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

FOR LEASE

1280 SOUTHERN WAY

SPARKS, NV 89431

FOR MORE INFORMATION, PLEASE CONTACT:

Mike Nevis, SIOR, CCIM
Vice Chairman
+1 775 232 6119
mike.nevis@cushwake.com
Lic. # S.0061759

Shawn Jaenson, SIOR
Executive Managing Director
+1 775 399 3048
shawn.jaenson@cushwake.com
Lic. # S.0188002



[cushmanwakefield.com](https://www.cushmanwakefield.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-06.24.2025