

FOR SUBLEASE

FERNLEY, NV 89408

1600 E NEWLANDS RD

Industrial Building For Sublease

+/- 20,736 - 69,120 SF available

Small shipping kiosk / data location + bathrooms

589,520 SF distribution / manufacturing building on a
34.9 Acre parcel

Proximate to Tesla, Microsoft, Apple, Switch, Polaris,
Trex, CNH, Sherwin Williams, Johns Manville, Lowes, and
many other high-profile corporate citizens

Proximate to I-80 east/west arterial

Ample trailer & auto parking

Up to 10 dock positions with pit levelers

ESFR sprinkler system

BRAD LANCASTER, SIOR

Industrial Services - Kidder Mathews
775.690.0535 | brad.lancaster@kidder.com

LIC B*0144389.CORP

CASEY PROSTINAK, SIOR

Vice President - Logic Commercial
775.813.2866 | cprosinak@logiccre.com

LIC S*177148.LLC

SUBJECT
PROPERTY

\$.60/SF
LEASE RATE NNN

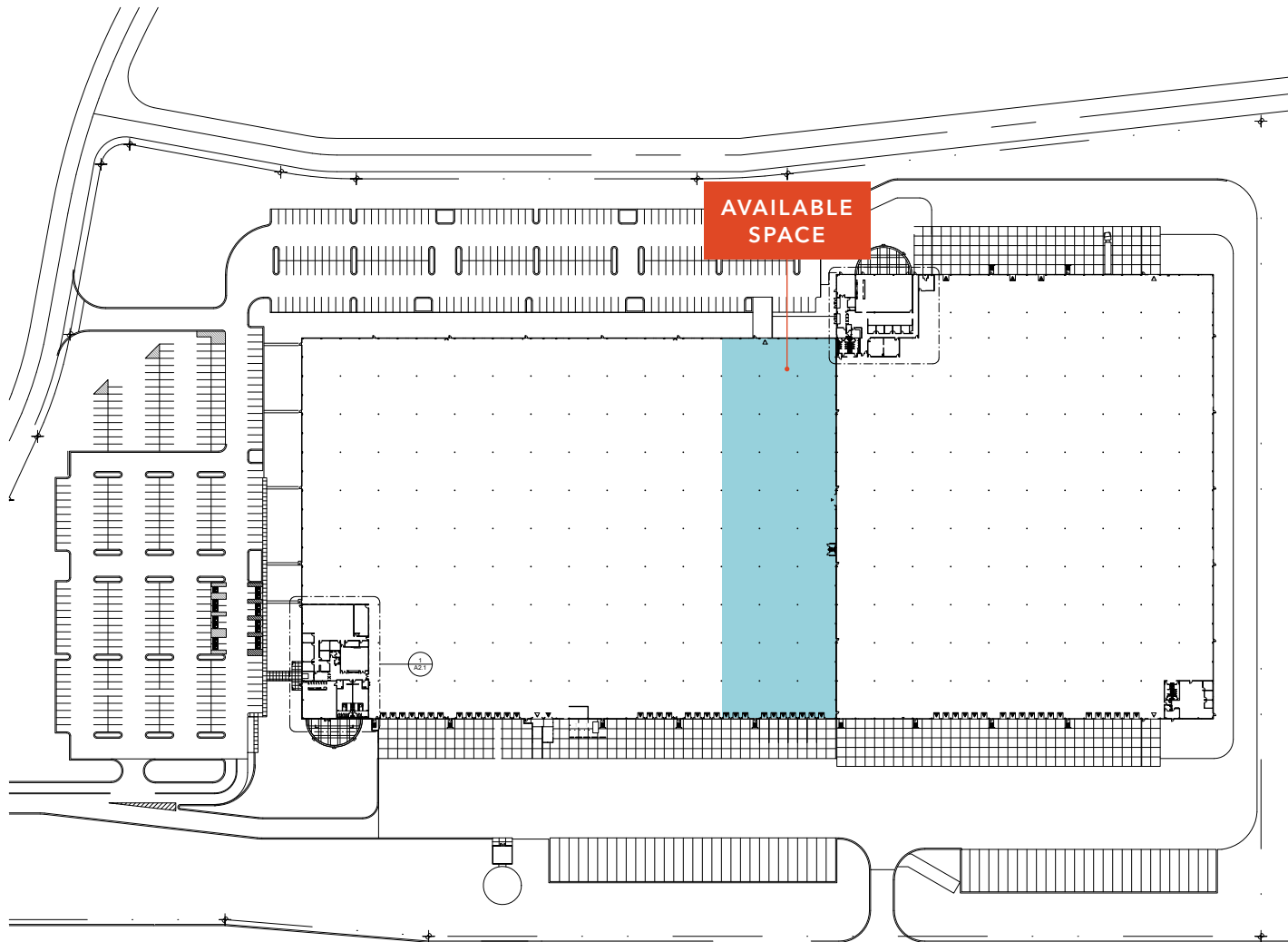
\$.12/SF
2026 EST. NNN

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FLOOR / SITE PLAN



$\pm 20,736 -$
 $\pm 69,120$ SF

AVAILABLE

$\$.60$

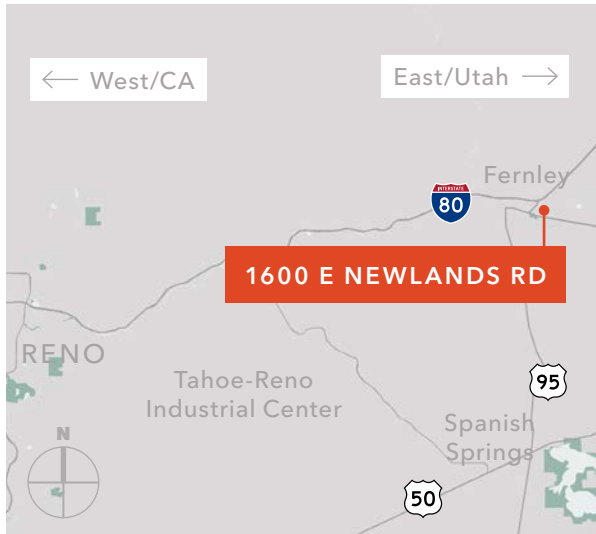
LEASE RATE NNN

$\$.12 /$ SF

2026 EST. NNN

NOW

AVAILABLE



Property Information

±20,736 - 69,120 SF available

Small shipping kiosk / data location + bathrooms

589,520 SF distribution / manufacturing building on a 34.9 Acre parcel

One day truck service to 7 western states, 2 day service to 11 western states

One day truck service to 7 western states, 2 day service to 11 western states

Proximate to I-80 east/west arterial

Cross-docked for efficient workflow

ESFR sprinkler system to allow maximum inventory

Up to 10 dock positions with pit levelers

±32' clear height to maximize space utilization

48' x 48' column spacing

Built in 1996 for Stanley Tools, refurbished in '99 for Amazon, & in 2016 for Daehan Solutions & CNH



TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	38
RENO-STEAD FBO	46
UPS REGIONAL	31
FEDEX GROUND & EXPRESS	1.7
FEDEX GROUND	28.6
FEDEX LTL	36

DEMOGRAPHICS

2025	3 mi	5 mi	7 mi
POPULATION	19,612	25,351	26,368
HOUSEHOLDS	7,239	9,373	9,758
AVG HH INCOME	\$104,205	\$105,406	\$104,174
TOTAL EMPLOYEES	2,876	3,826	3,833

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/>



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

BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISONS							
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

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