

FOR LEASE

**STAG**  
INDUSTRIAL

**CUSHMAN &  
WAKEFIELD**

# 655 SPICE ISLAND DRIVE SUITE 109

SPARKS, NV 89431



FOR LEASE

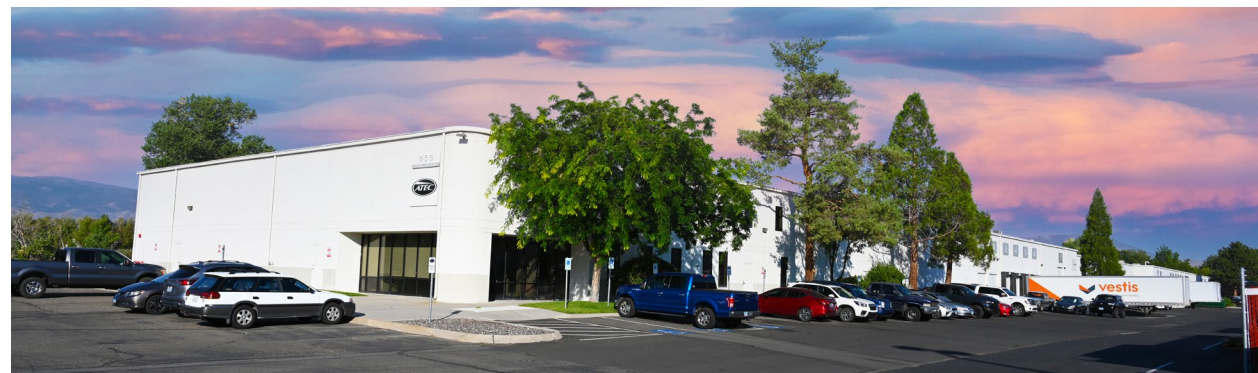
# PROPERTY FEATURES

Located in the Sparks submarket with excellent access to I-80

ASKING RATE	Negotiable
ESTIMATED OPEX	\$0.12 PSF/Mo
AVAILABILITY DATE	5/1/2026
AVAILABLE SF	±46,600 SF
OFFICE	±7,350 SF (incl. ±2,800 SF mezz.)
CLEAR HEIGHT	24'
POWER	1,625 amps (TBV), 277/480V, 3-phase * 1,600amps of gear, service TBV by tenant with utility
LOADING	(3) dock-high doors (2) drive-in doors
LIGHTING	LED
COLUMN SPACING	50' x 20'
SPRINKLER RATING	.33/3,000
COOLING	Rooftop packaged units & rooftop evaporative cooler
AUTO PARKING	Ample parking
YEAR BUILT	1991 / Renovated in 2020
ZONING	Industrial (I)

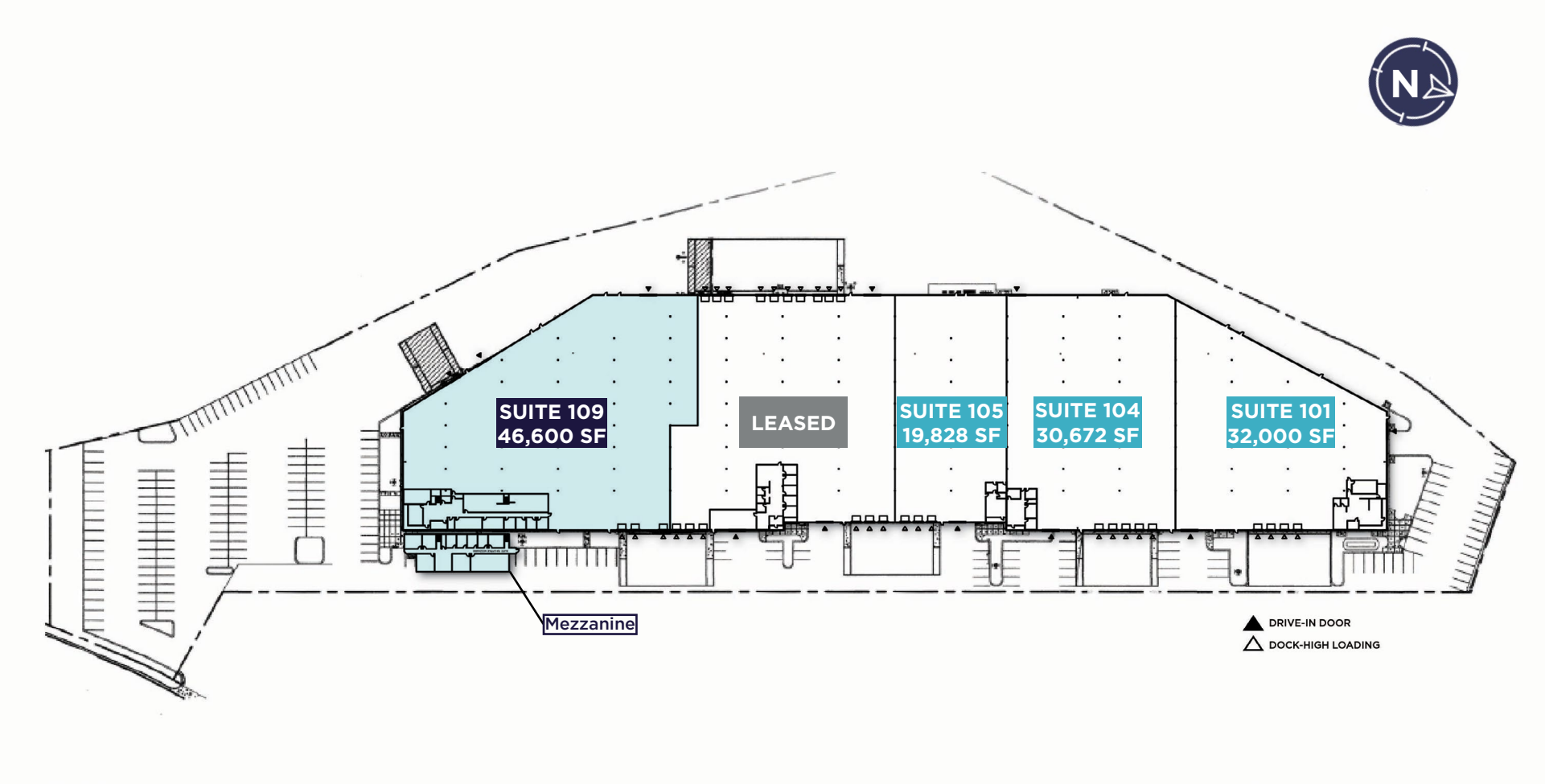
## LOCATION HIGHLIGHTS

- 0.6 miles from SR-659
- 2.2 miles from I-80
- 4.1 miles from Reno/Tahoe International Airport



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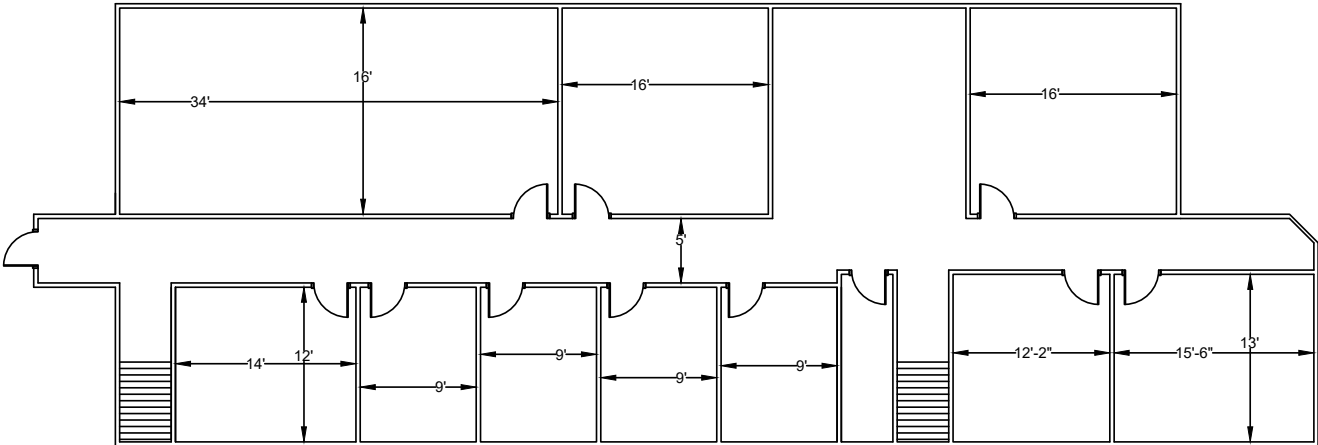
# SITE PLAN



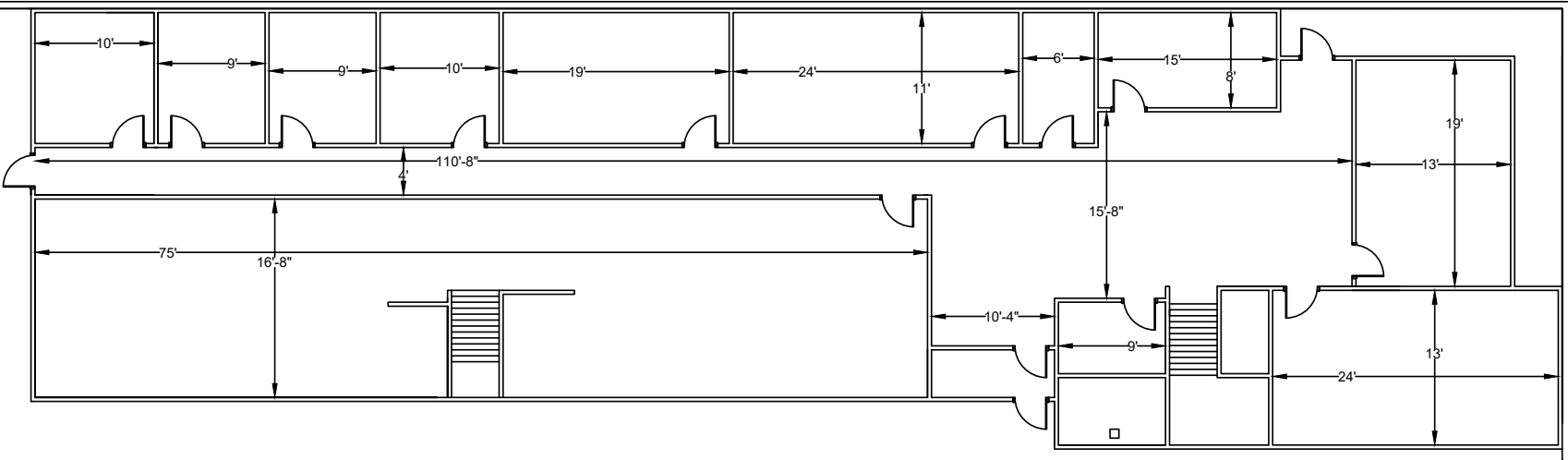
# OFFICE FLOORPLAN



## MEZZANINE



## GROUND FLOOR

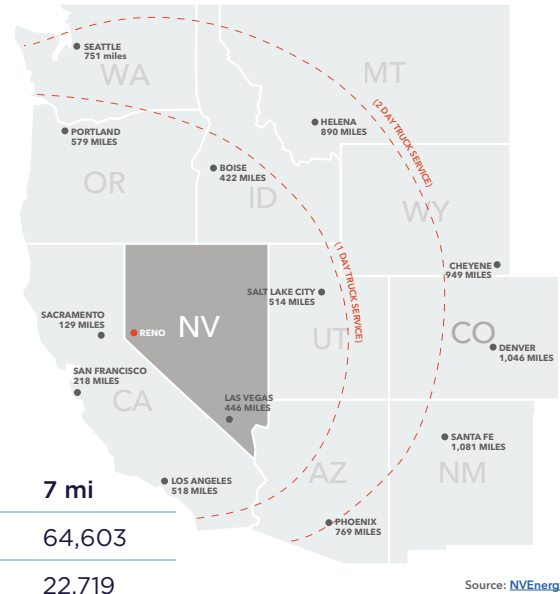


# AREA OVERVIEW



## TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	13.7
Reno-Stead FBO	1.0
UPS Regional	15.7
FEDEX Express	14.9
FEDEX Ground	21.2
FEDEX LTL	14.0



## DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
Population	30,800	44,393	64,603
Households	10,933	15,938	22,719
Avg, HH Incomes	\$96,417	\$98,384	\$103,492
Total Employees	4,197	6,262	9,207

Source: NVEnergy

## 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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