



**14444**

**LEAR BLVD. | RENO, NV**

**FOR SALE \$22,438,000**

**CBRE**

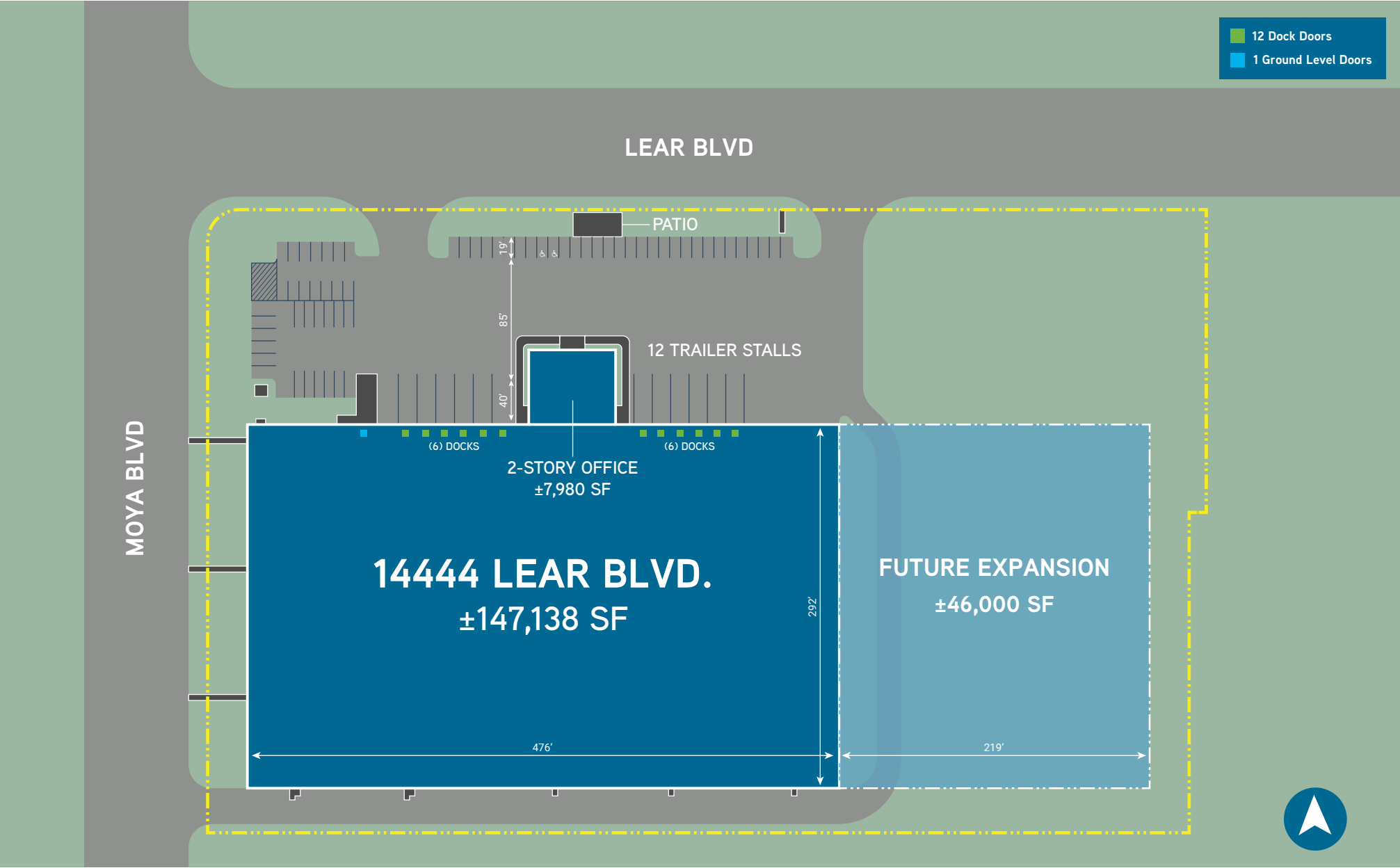
# PROPERTY SPECIFICATIONS

<b>Sales Price</b>	\$22,438,000
<b>Available Space</b>	±143,120 SF
<b>Office Space:</b>	Two-Story, ±7,980
<b>Clear Height</b>	24'
<b>Column Spacing</b>	36' x 36'
<b>Dock Doors</b>	12
<b>Ground Level Doors</b>	1

<b>Excess Land</b>	±2.95 Acres
<b>Building Expansion or Paved Yard Flexibility</b>	Potential to expand the building another ±46,000 SF, or pave the additional land for trailer parking
<b>Power</b>	900 Amps, 277/480v, 3-phase power
<b>Auto Parking Spaces</b>	35



# SITE PLAN



# NEIGHBORING TENANTS



DOWNTOWN

US  
395

EATON B-LINE

VEKA WEST

JCPENNEY  
LOGISTICS  
CENTER

INTERSTATE  
580

FABRICATED  
EXTRUSION  
COMPANY OF  
RENO

TEMPO  
FULFILLMENT

PLEXCO  
SPIROLITE  
CHEVRON CHEM

INTERNATIONAL  
WAREHOUSE  
GROUP OF NV

HV  
MANUFACTURING  
CO

LDS BROKERAGE

TFORCE  
LOGISTICS

14444 LEAR  
BLVD.



# AREA AMENITIES



3-minute drive south to I 80 - serving Chicago and San Francisco/Oakland



EASY ACCESS to to U.S. Hwy 395 - serving Seattle and Los Angeles



LOCALIZED labor force and bus lines

# THE NEW NORTHERN NEVADA

## A DISTRIBUTION HUB

### 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

### 2025 DEMOGRAPHICS

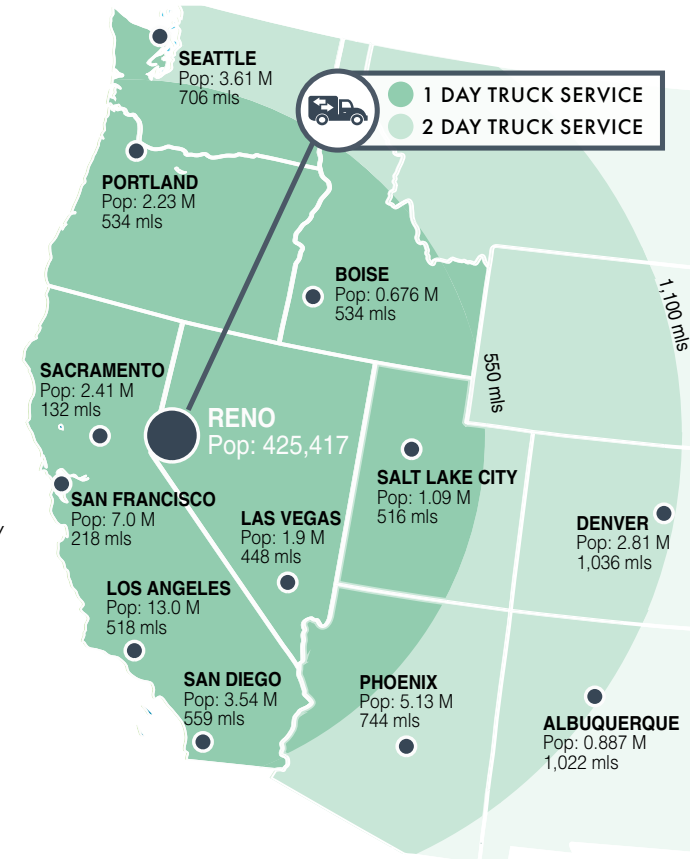
RADIUS	1-MILE	3-MILES	5-MILES
Population	2,888	50,338	130,334
Households	1,453	20,664	51,184
Household Income	\$85,587	\$103,954	\$99,631
Place of Work - Employees	1,574	27,203	69,945

### TRANSPORTATION

- Reno-Tahoe Int'l Airport: **5 miles**
- Reno-Stead FBO: **18.4 miles**
- UPS Regional: **0.25 miles**
- FedEx Ground: **4.6 miles**

### HELPFUL LINKS

- **Business Costs**  
<http://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**  
<http://goed.nv.gov/programs-incentives/incentives/>
- **Quality of Life**  
<http://edawn.org/live-play/>



TAX COMPARISON	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	1.475% > \$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	No	No	No	No	No	No



## LOCAL CONTACT:

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