

FOR LEASE

1105 SOUTH ROCK BLVD
SUITE 120-123, RENO, NV

BROOKSIDE CORPORATE CENTER

Class A Industrial Space

±18,601 SF industrial space

Quality location and excellent first
impression property

Excellent central location in proximity to multiple
I-80 ramps, services, and shipping hubs

Excellent access with large truck courts and
driveways from three arterial streets

BTS office available or keep the existing 4,568 SF
office including reception, open cubicle area,
private offices, conference room, breakroom,
and restrooms

Two 12' x 14' grade-level drive-in doors

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NEGOTIABLE

LEASE RATE

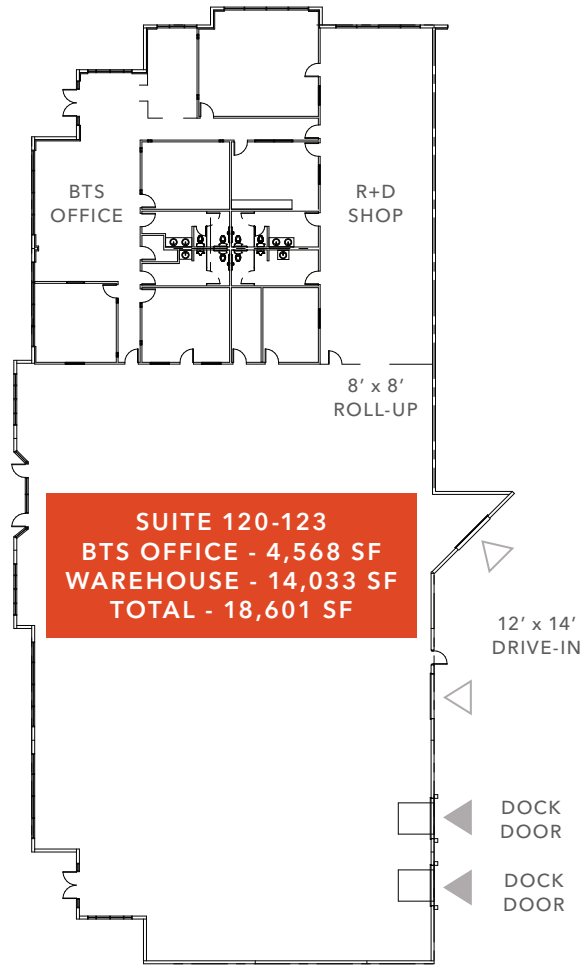
\$0.28/SF/MO

2026 EST. NNN

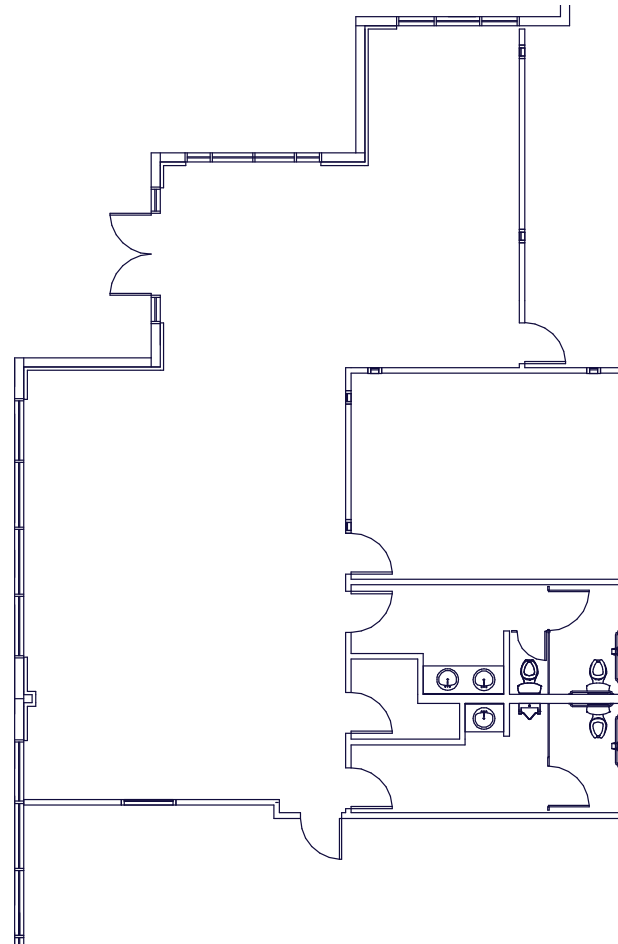
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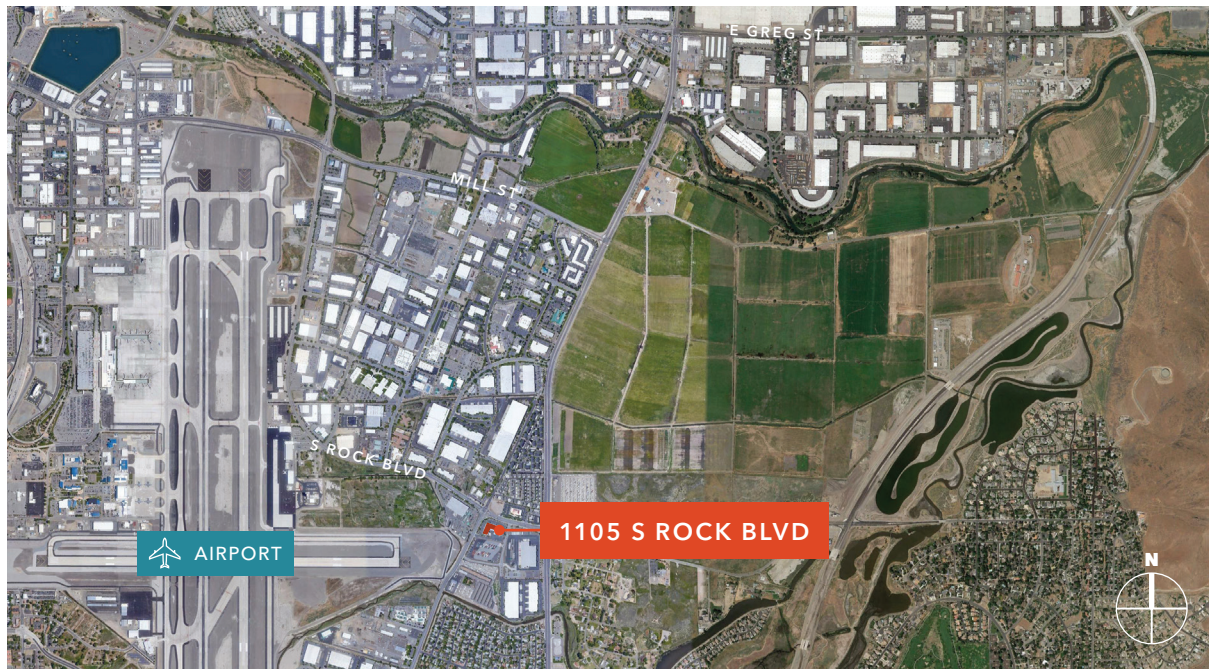
FLOOR PLAN

EXISTING SPACE FLOOR PLAN



BTS / POTENTIAL OFFICE FLOOR PLAN





Property Information

INDUSTRIAL SPACE	18,601 SF
POWER	600A / 480V / 3Ph (tenant to verify)
LOADING DOCK DOORS	Two
GRADE-LEVEL DOOR	Two 12' x 14'
SPRINKLER SYSTEM	.33 / 3000
COLUMNS	50' x 50'
CLEAR HEIGHT	18'
CONSTRUCTED	In 2007

Location Advantages

- Proximity to I-80 and Hwy 395/I-580 on/off ramps
- Monument signage visibility from two arterial streets
- Located within desirable metro Industrial area
- Proximity to FedEx, UPS, and other shipping hubs
- Access to large labor pool and services for employees
- Proximity to Reno-Tahoe International Airport private and commercial terminals
- Proximity to Tesla, Apple, Google, and many other high-profile corporate citizens

TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	4.4
RENO-STEAD FBO	15.1
UPS REGIONAL	5.0
FEDEX EXPRESS	1.0
FEDEX GROUND	10.2
FEDEX LTL	3.4

DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
POPULATION	55,369	212,129	317,675
HOUSEHOLDS	23,583	92,243	134,665
AVG HH INCOME	\$85,273	\$99,512	\$110,066
TOTAL EMPLOYEES	70,702	149,473	165,541

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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