

FOR LEASE

# 445 INGENUITY AVE



SPANISH SPRINGS, NV

## *New 80,000 SF Distribution / Manufacturing Space*

New +/- 80,000 SF Suite - Construction Completed

+/- 2,403 SF Office

Within a +/- 172,500 SF building on a 9.95 acre parcel

Up to 10.5 Acres of Industrial Outdoor Storage Yard Space available across the street @ 0 Ingenuity (see aerial on pg 3)

Proximate to I-80 east/west arterial, shipping hubs, & services

ESFR sprinkler system

800 amps | 480 volt | 3-phase power

Negotiable lease rate

Estimated 2026 NNN/CAM/OpEx = \$ .11 / SF / Mo

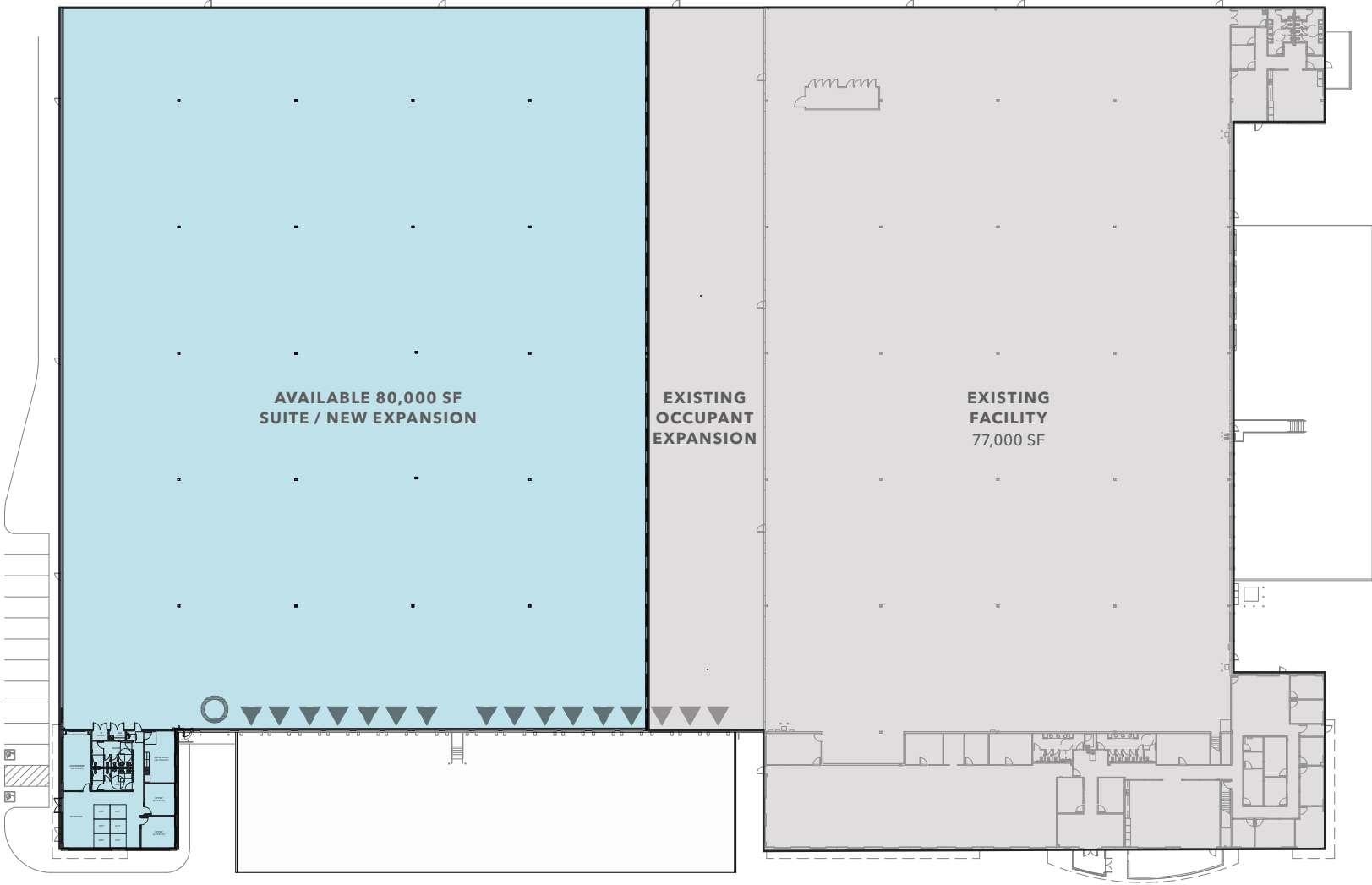
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# FLOOR PLAN



445 INGENUITY AVE



## PROPERTY DESCRIPTION

New +/- 80,000 SF Suite - Construction Completed"

+/- 2,403 SF Office

Up to 10.5 Acres of Industrial Outdoor Storage Yard  
Space available across the street @ 0 Ingenuity

Within a +/- 172,500 SF building on a 9.95  
acre parcel

ESFR Sprinkler System to allow maximum inventory

13 dock positions (6 with levelers & truck seals)

Additional dock seals, truck hooks, truck lights &  
bumpers to be added as required

One 12' X 14' Grade-level drive-in door

800 amps | 480 volt | 3-phase power

±30' Clear height at eaves

54' X 50' column spacing

54' Speed Bay / Loading / Staging Area

Combination heating / ventilation units

Proximate to I-80 east/west arterial, shipping hubs, &  
services

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

AVAILABLE FOR LEASE

KIDDER MATHEWS

## TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	14.5
RENO-STEAD FBO	17.8
UPS REGIONAL	13.8
FEDEX EXPRESS	14.5
FEDEX GROUND	17.8
FEDEX LTL	13.3

## DEMOGRAPHICS

2025	3 mi	5 mi	7 mi
POPULATION	15,264	34,864	68,284
HOUSEHOLDS	5,686	12,858	24,682
AVG HH INCOME	\$161,493	\$148,516	\$136,779
TOTAL EMPLOYEES	2,136	3,038	4,914

## 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

<b>Business Costs</b> <a href="https://www.edawn.org/site-selector/business-relocation-advantages/">https://www.edawn.org/site-selector/business-relocation-advantages/</a>
<b>Business Incentives</b> <a href="https://goed.nv.gov/programs-incentives/incentives/">https://goed.nv.gov/programs-incentives/incentives/</a>
<b>Cost of Living</b> <a href="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</a>
<b>Quality of Life</b> <a href="http://edawn.org/live-play/">http://edawn.org/live-play/</a>



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

## BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
<b>TAX COMPARISONS</b>							
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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