

FOR LEASE OR BTS FOR SALE



# 395 NORTH BUILDING D

RENO PARK DRIVE | RENO, NV 89508

**±164,640**

AVAILABLE SF

**NEGOTIABLE**

LEASE RATE

**32'**

CLEAR HEIGHT

**ESFR**

SPRINKLER SYSTEM

FOR LEASE

# PROPERTY FEATURES

List Price Negotiable

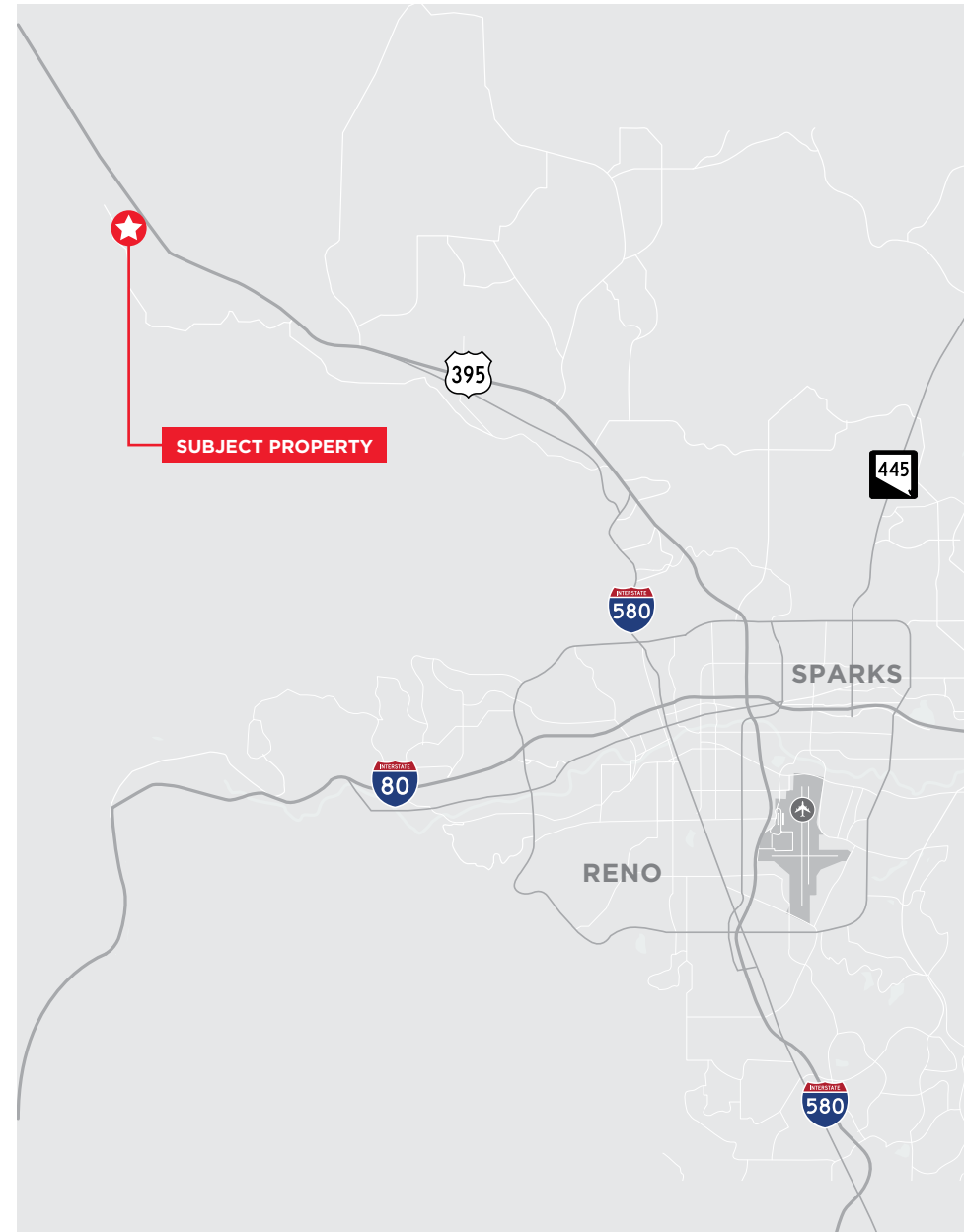
Space ±164,640 SF

Office Size Build-to-suit

Estimated Opex TBD

## Property Highlights

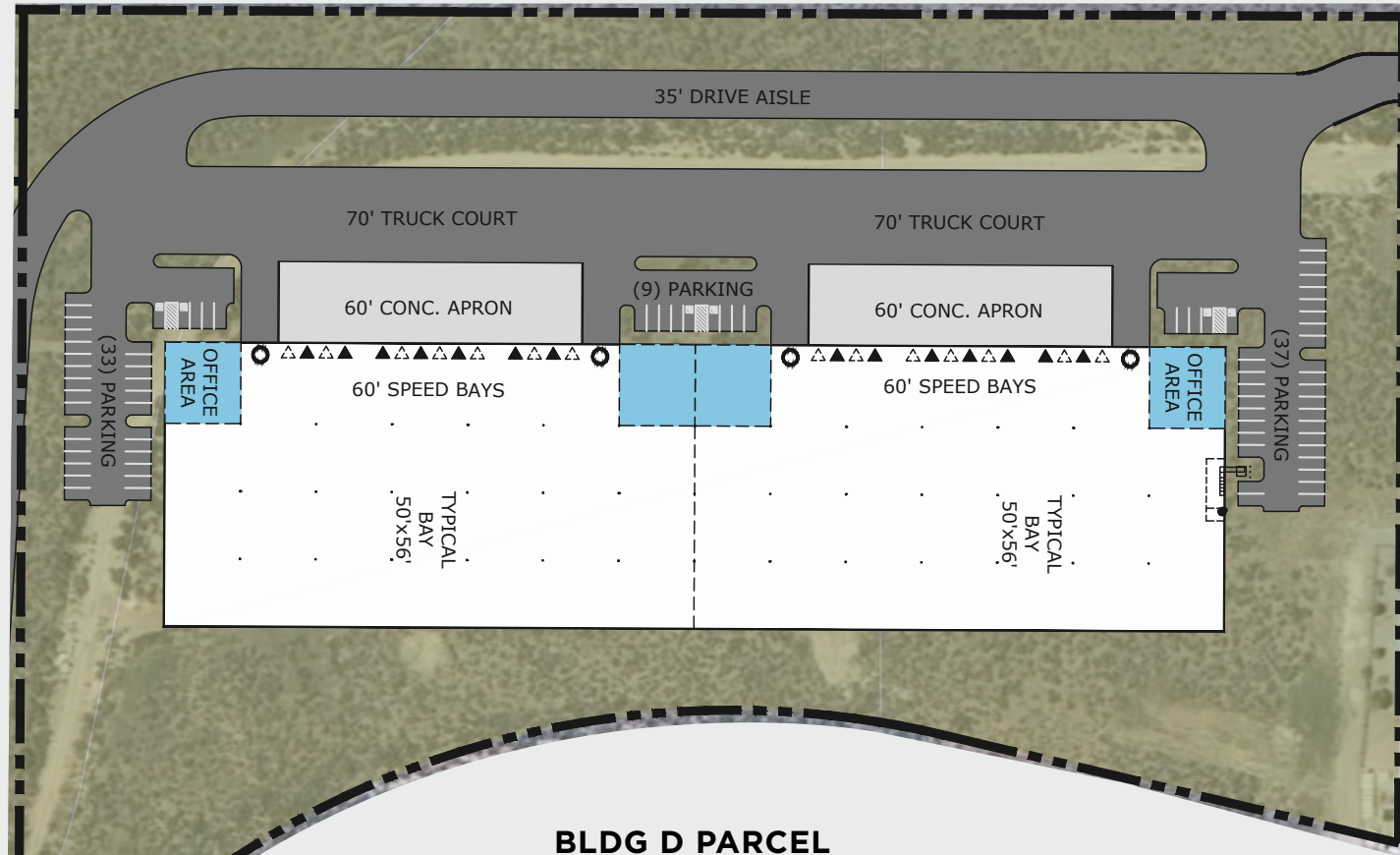
- 14 dock-high doors with 9x10 manual vertical lift doors
- 14 knock out panels for future dock-high doors
- 56' X 50' column spacing with 60' speed bay depth
- 4 grade-level doors measuring 12' x 14'
- 32' clear height
- Front loaded
- ESFR sprinkler system served from a central pump and water tank
- 79 car parks
- 3,000 amps of 277/480 volt 3-phase power
- 7" slab reinforced
- 2% skylight coverage
- Roof system 60 mil single ply membrane with R-19 rigid insulation above deck
- Property can be rail served by Union Pacific



# SITE PLAN



# SITE PLAN



## BLDG D PARCEL

BLDG. D: 164,640 SF  
(210'X784')  
588,237 SF  
±13.50 ACRES

- ▲ Dock-High Doors
- △ Knock Out Panels (Future Dock-High Doors)
- Grade-Level Doors

# TENANT AERIAL



# AREA OVERVIEW



## TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	18.6
Reno-Stead FBO	9.2
UPS Regional	20.5
FEDEX Express	19.3
FEDEX Ground	25.1
FEDEX LTL	18.4



Source: [NVEnergy](#)  
Last updated: 2024

## DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
Population	9,613	13,025	31,033
Households	9,836	13,437	33,223
Avg. HH Incomes	\$102,193	\$109,885	\$111,015
Total Employees	593	935	4,194

## 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	1.378% > \$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

FOR LEASE OR BTS FOR SALE

# 395 NORTH BUILDING D

RENO PARK DRIVE | RENO, NV 89508

FOR MORE INFORMATION, PLEASE CONTACT:

**Mike Nevis, SIOR, CCIM**  
Vice Chairman  
+1 775 470 8855  
mike.nevis@cushwake.com  
Lic. # S.0061759

**Emily Jaenson**  
Associate  
+1 847 630 4739  
emily.jaenson@cushwake.com  
Lic. # S.0203962



DEVELOPED BY  
 PANATTONI

[cushmanwakefield.com](http://cushmanwakefield.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-07.15.2025