



For Sale

colliers.com/Reno



1760 Deming Way
Sparks, NV 89431

Building Size

±19,220 SF

Reduced Sale Price

\$4,975,000

Freestanding Industrial Flex with
Yard - Central Sparks Location

**Perfect for Contractors,
Servicers & Local Distributors**

Property Features

- ±19,220 SF Total
- ±9,000 SF office
- 1.011 Acre parcel
- APN: 034-154-05

*Seller can deliver the
building vacant at sale or
lease back at a 6.5% cap
rate for a 5 year term*

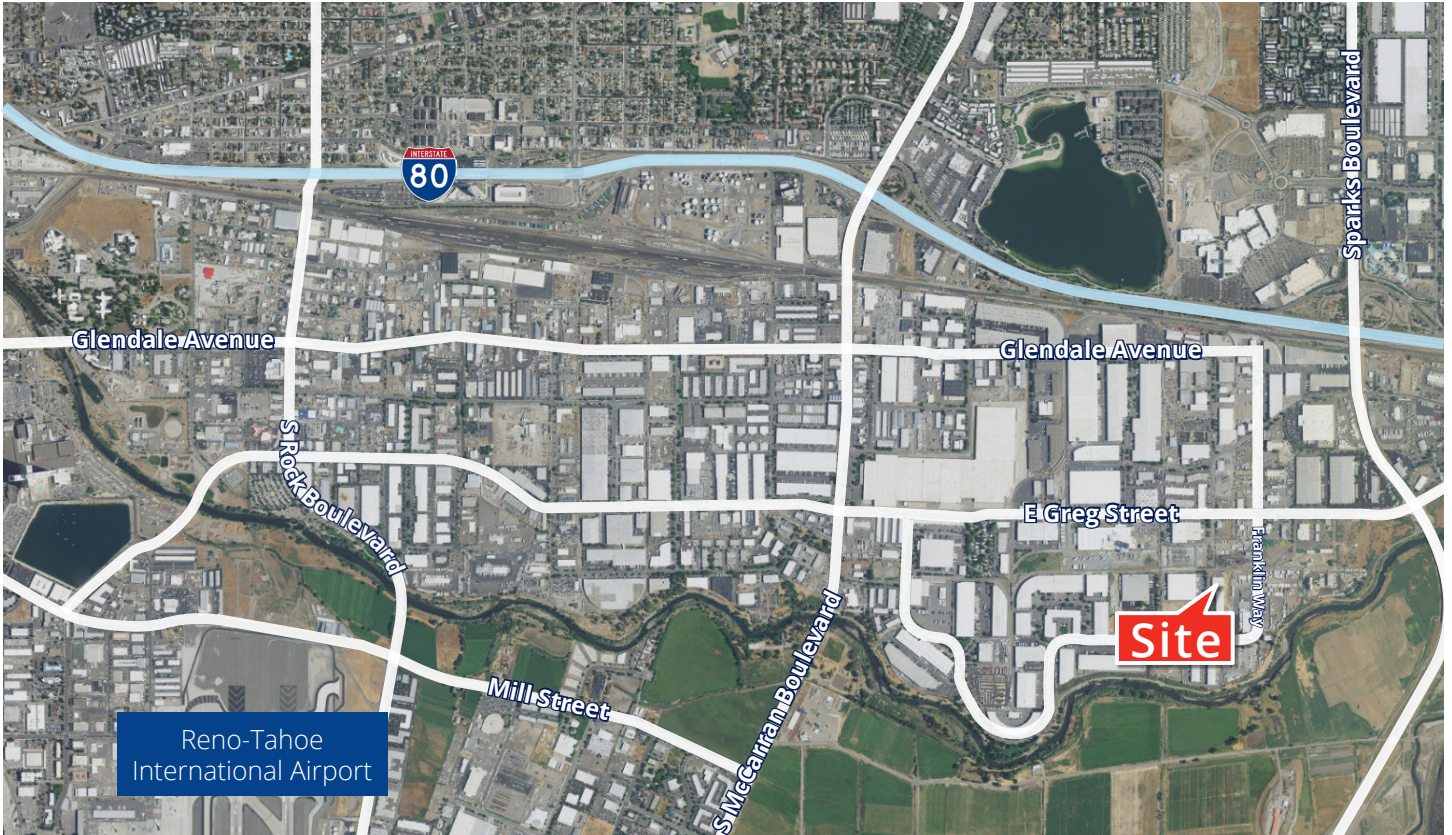
Property Highlights

- 2 - 8'x8' Dock doors
- 1 - 12'x12' Drive-in door
- 15' Clear height
- Power: 1,600 Amps
- Central Sparks location
- Small fenced yard
- Freestanding industrial building with large office
- Strong power for the size of the building

Floor Plan



Sparks Submarket



Tax & Operating Advantage

Nevada Operating Advantage

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location



1.38%
Payroll Tax



6.85%
Sales Tax



0.44%
Property Tax



0.25-5.4%
Unemployment
Insurance Tax

0%
Personal
Income Tax

0%
Franchise
Tax

0%
Inventory
Tax

0%
Estate
Tax

0%
Corporate
Income Tax

0%
Unitary
Tax

0%
Inheritance
Tax

State	Corporate Income Tax	Individual Income Tax	Property Tax	Unemployment Insurance Tax	Capital Gains Tax	Sales Tax (state minimum)
Nevada	0.00%	0.00%	0.44%	0.25-5.4%	0.00%	6.85%
California	8.84%	13.30%	0.66%	1.5-6.2%	13.30%	7.25%
Arizona	4.90%	2.50%	0.39%	0.08-20.93%	2.50%	5.60%
Utah	4.95%	4.65%	0.44%	0.0-7.0%	4.95%	6.10%
Idaho	5.80%	5.80%	0.46%	0.24-5.4%	5.80%	6.00%
Oregon	7.60%	9.90%	0.78%	0.9-5.4%	9.90%	0.00%
Washington	0.00%	7.00%	0.72%	0.0-5.4%	7.00%	6.50%



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