

FOR LEASE



# SOUTH RENO INDUSTRIAL BUILDING A

12910 OLD VIRGINIA RD | RENO, NV 89521

**±20,866**

AVAILABLE SF

**30'**

CLEAR HEIGHT

**NEGOTIABLE**

LEASE RATE

**ESFR**

SPRINKLER SYSTEM

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



# SITE PLAN



## Property Features

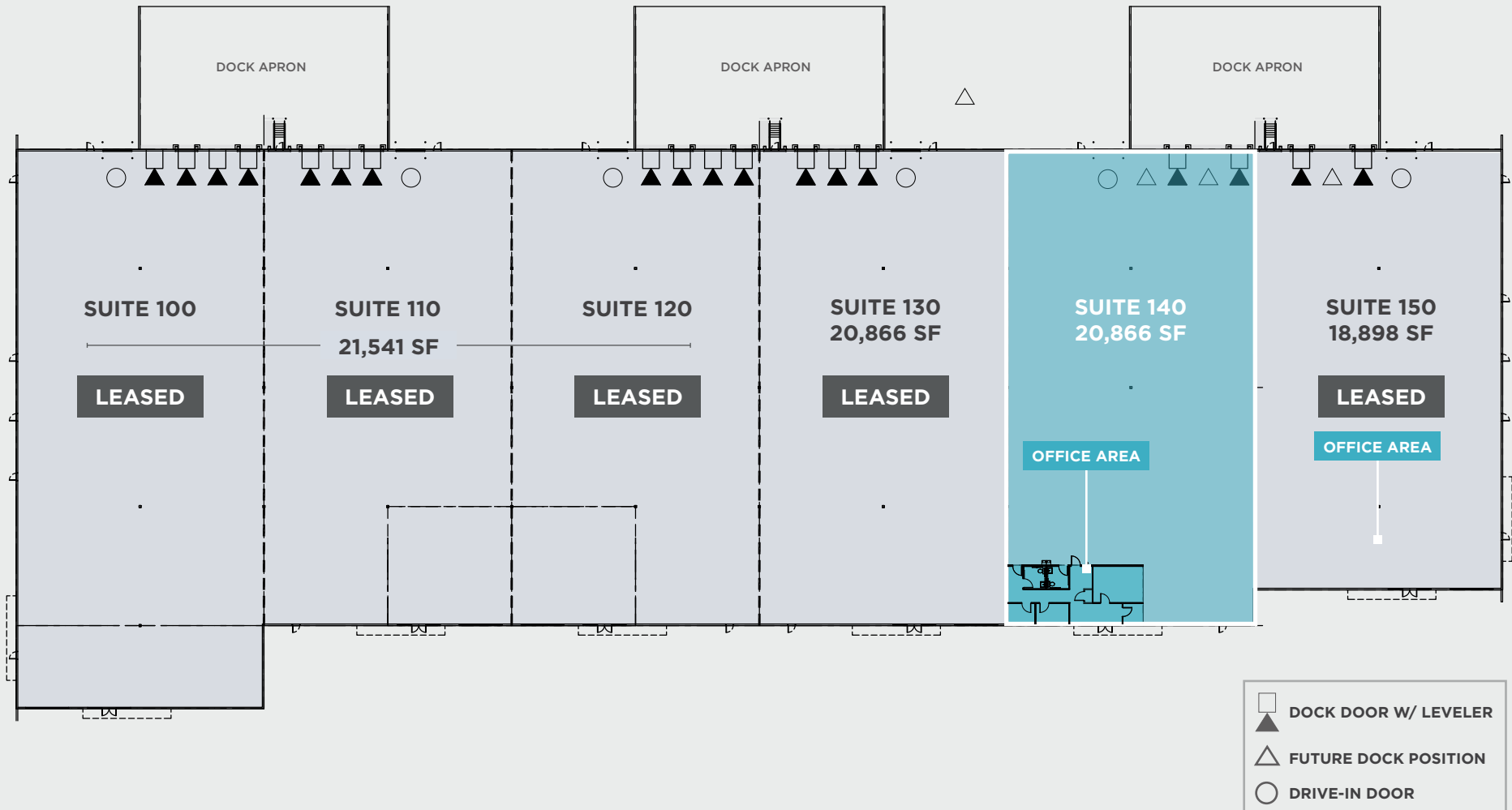
- ±20,866 SF available
- Lease rate — negotiable
- OpEx — \$0.22 PSF/Month (est.)
- 30' clear height
- 200 amps power per unit, 3-phase
- 52' X 50' column spacing
- ESFR sprinklers
- 6.5" concrete slab
- LED lighting
- 165 parking spaces
- Roof system 60 mil, single ply TPO
- Located in the South Reno submarket
- Easy access to I-580
- Ample amenities & labor in close proximity



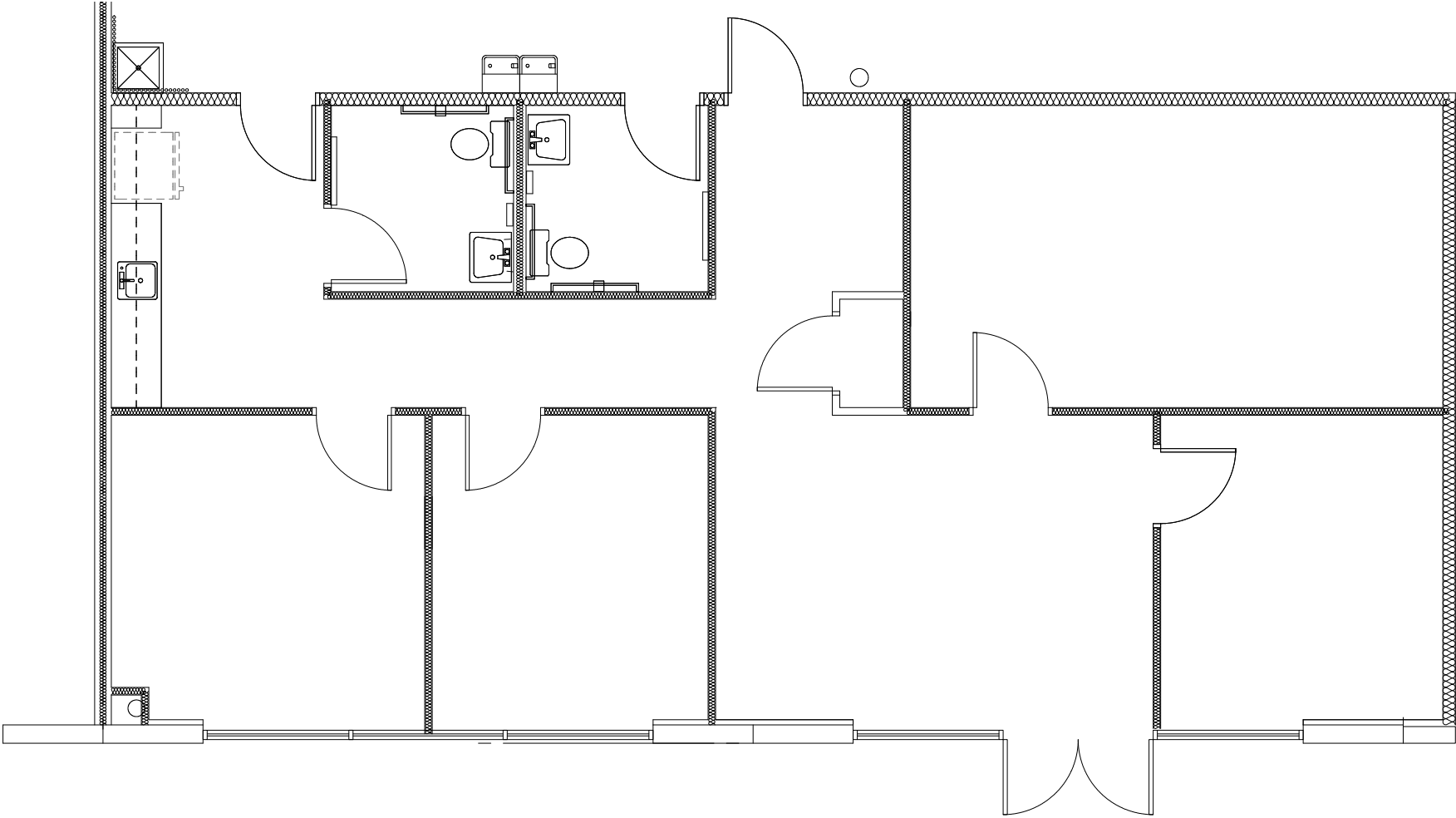
# FLOOR PLAN



AVAILABLE | SUITE 140: ±20,866 SF



# SUITE 140 | OFFICE FLOOR PLAN



# AREA OVERVIEW

## TRANSPORTATION

| Ground                   | Miles |
|--------------------------|-------|
| Reno-Tahoe Int'l Airport | 7.4   |
| Reno-Stead FBO           | 19.3  |
| UPS Regional             | 10.4  |
| FEDEX Express            | 6.6   |
| FEDEX Ground             | 15.6  |
| FEDEX LTL                | 9.6   |

## DEMOGRAPHICS

| 2023            | 3 mi      | 5 mi      | 7 mi      |
|-----------------|-----------|-----------|-----------|
| Population      | 57,371    | 90,602    | 137,639   |
| Households      | 23,964    | 37,830    | 57,596    |
| Avg. HH Incomes | \$154,451 | \$148,029 | \$141,251 |
| Total Employees | 26,781    | 52,586    | 89,999    |



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

## 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<br>(Based On \$25m Market Value) | \$22,969       | \$20,833      | \$68,096     | \$29,687   | \$34,792      | \$36,778      | \$21,122  |
| Unemployment Tax                                      | 0.3%-5.4%      | 1.6%-6.2%     | 0.04%-11.80% | 0.15%-7.1% | 0.25%-5.4%    | 0.15%-5.4%    | 0.1%-5.7% |
| Capital Gains Tax                                     | No             | Up to 13.3%   | Up to 4.95%  | 4.95%      | Up to 6.93%   | Up to 9.9%    | No        |

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