



WAREHOUSE + OFFICE SPACE FOR LEASE
WITH EXCELLENT FREEWAY ACCESS IN A
DESIRABLE RENO LOCATION

±32,000
AVAILABLE SF

ESFR
SPRINKLER SYSTEM

30'
CLEAR HEIGHT

NEGOTIABLE
LEASE RATE



FOR LEASE

SOUTHWEST COMMERCE CENTER I

875 E PATRIOT BLVD, SUITE 207 | RENO, NV 89511

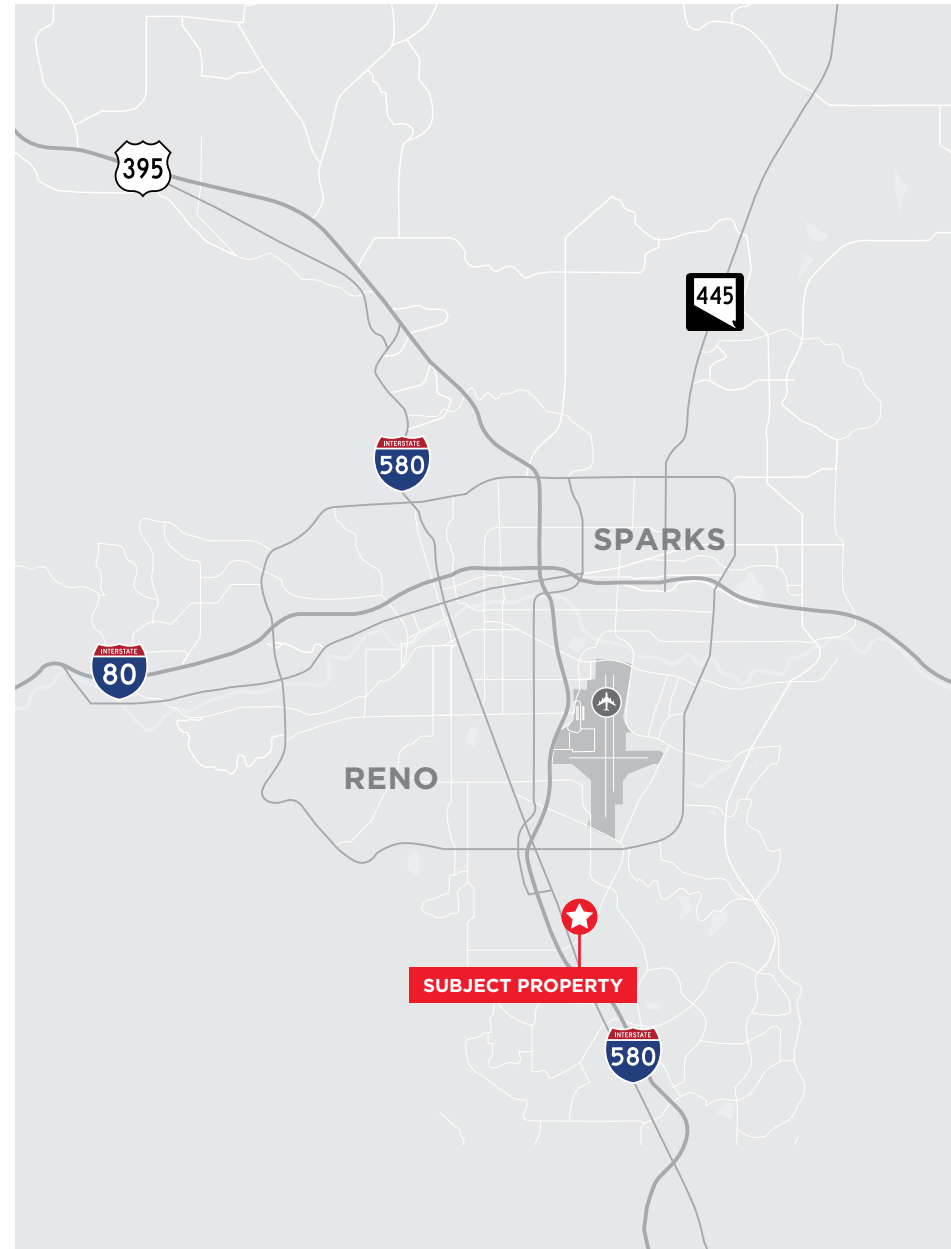
FOR LEASE

PROPERTY FEATURES

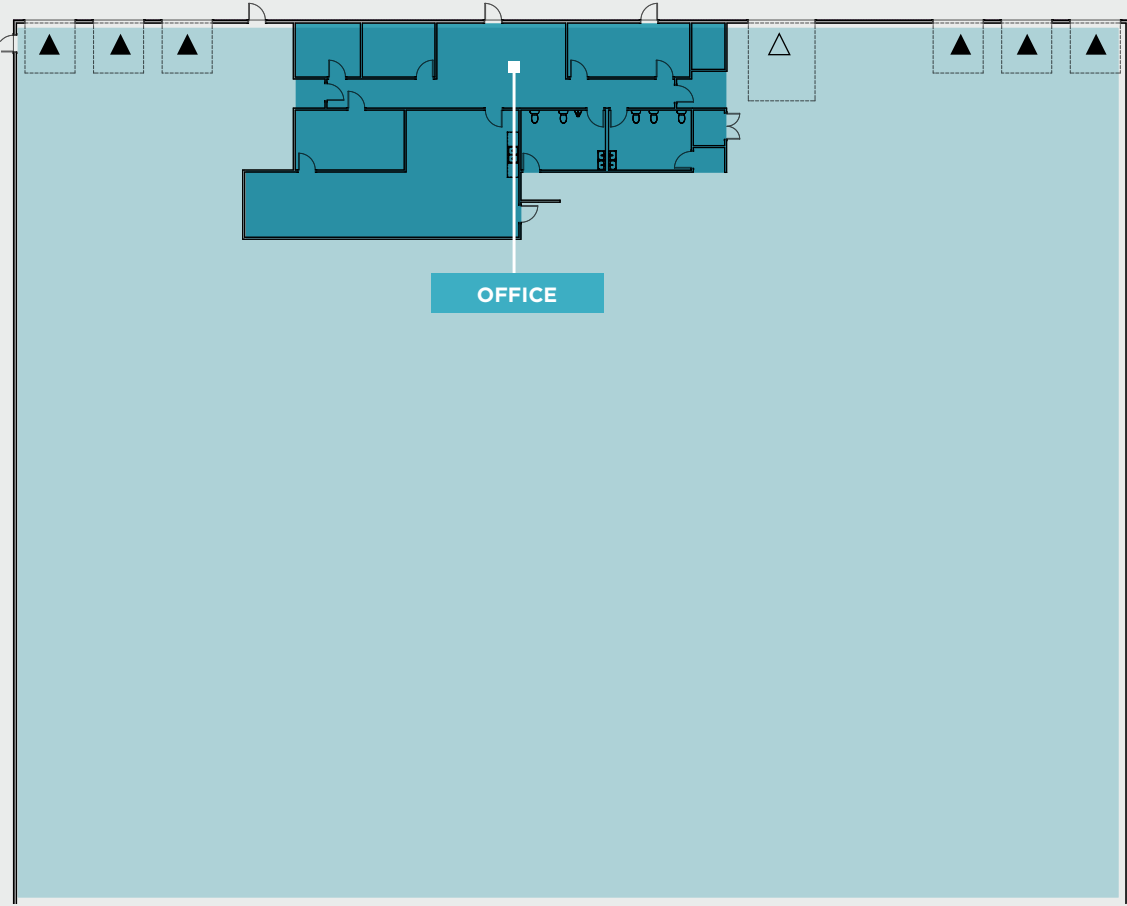
Lease Rate	Negotiable
Available Space	±32,000 SF
Office Space	±2,250 SF
Availability Date	03/01/2026

Property Highlights

- 30' Clear Height
- 50' X 40' Column Spacing
- 1,400A, 277/480V, 3-Phase Power (TBV)
- 6 Dock-High Doors
- 1 Grade-Level Door (12'x14')
-Potential knock-out for a second grade door available
- ESFR Sprinkler System
- APN: 034-361-19
- Great South Reno location
- Excellent access to HWY 580 and McCarran loop
- Professionally managed
- Project is 1MM SF

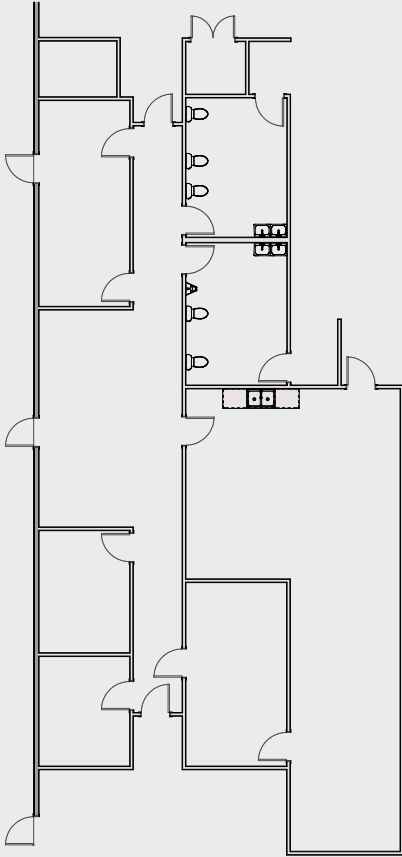


SUITE 207



- ▷ DRIVE IN DOOR
- ▶ DOCK DOOR

OFFICE SPACE



CORPORATE NEIGHBORS

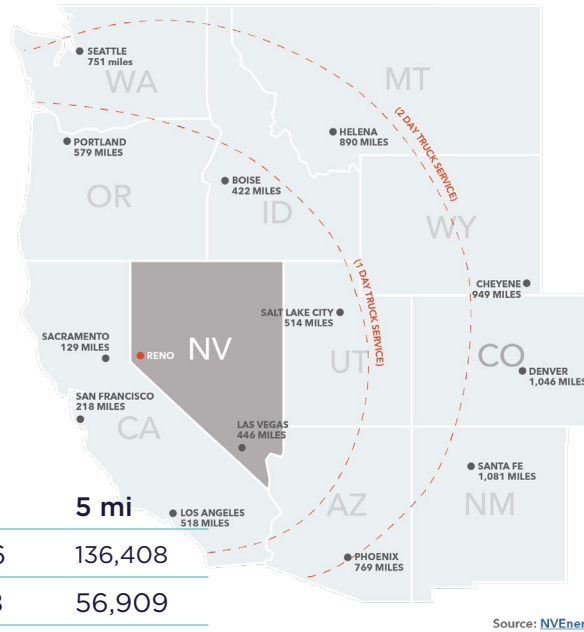


AREA OVERVIEW



TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	4.6
Reno-Stead FBO	17.8
UPS Regional	7.9
FEDEX Express	3.6
FEDEX Ground	3.5
FEDEX LTL	6.2



Source: NVEnergy

DEMOGRAPHICS

2019	1 mi	3 mi	5 mi
Population	6,426	67,386	136,408
Households	3,005	27,528	56,909
Avg. HH Incomes	\$69,049	\$94,708	\$103,963
Total Employees	6,093	40,673	93,353

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/>

BUSINESS COST COMPARISONS

Tax Comparisons	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	4.9%	5%	7.4%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	1.475%	0.711% (2018)	No	No	No	0.09%	No
Monthly Property Tax (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%	1.5%-6.2%	0.04%-10.59%	0.2%-7.2%	0.4%-5.4%	1.2%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.54%	5%	Up to 7.4%	Up to 9.9%	No

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