



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

±22,977
AVAILABLE SF

.33/3,000
SPRINKLER RATING

±10,185
SF OFFICE SPACE

1998
YEAR BUILT



FOR LEASE

SOUTHWEST COMMERCE CENTER II

7525 COLBERT DRIVE, SUITE 108 | RENO, NV 89511

FOR LEASE

PROPERTY FEATURES

Lease Rate: Negotiable

Estimated OPEX: \$0.20

Available SF: ±22,977 SF

Office SF: ±10,185 SF

(5) dock doors

(1) drive-in door

23' clear height

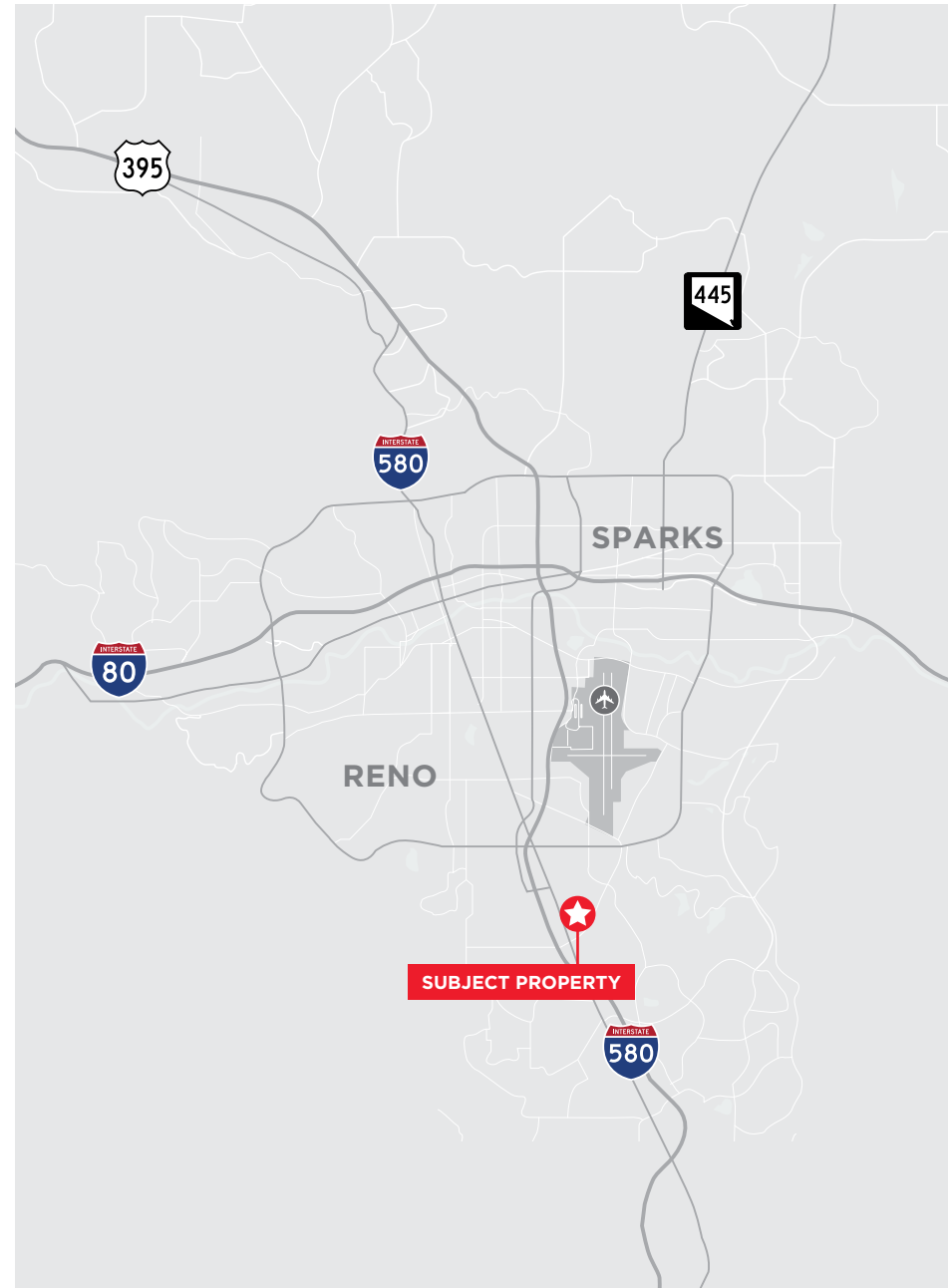
Available 1/1/2027

Great South Reno location

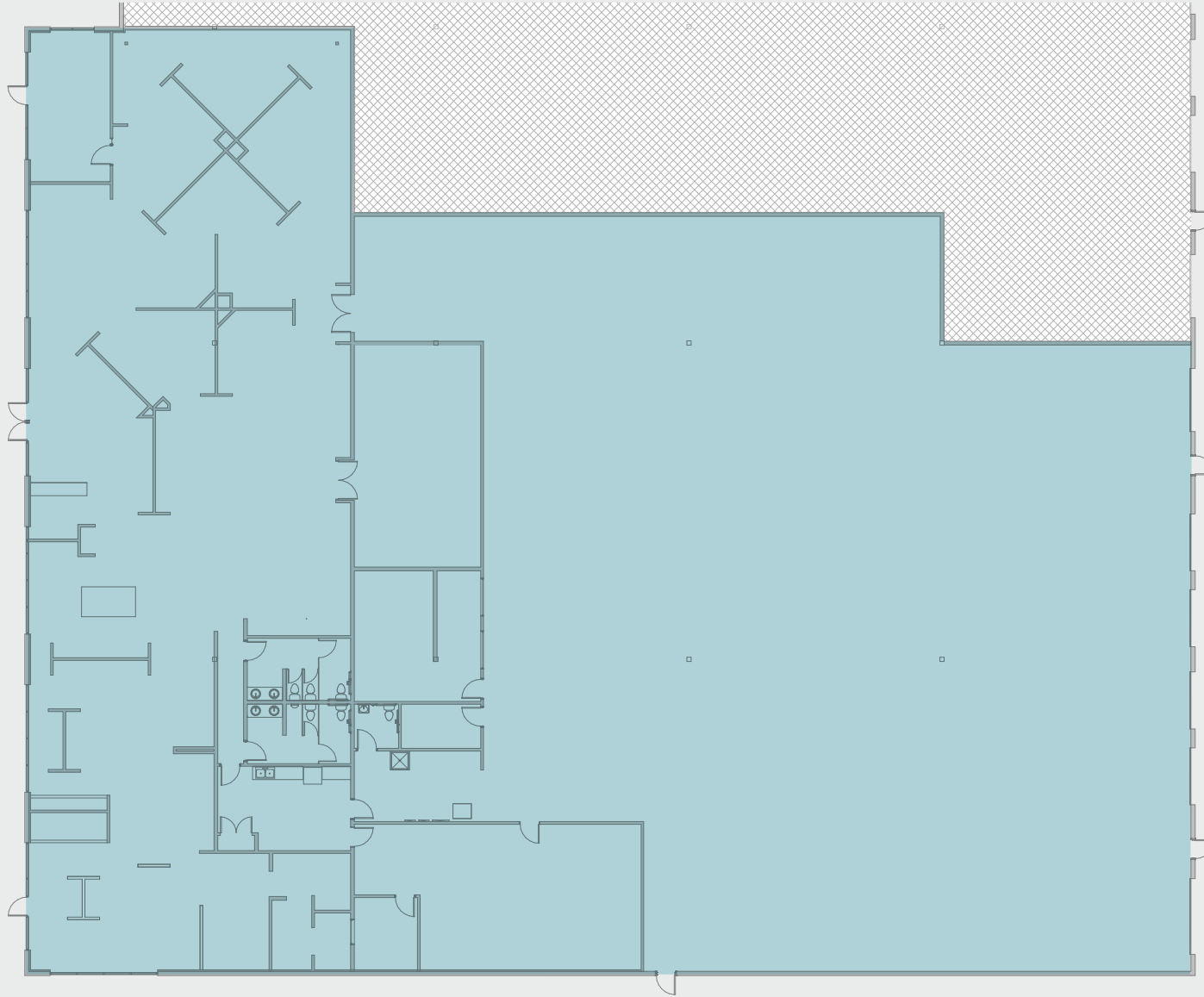
Excellent access to I-580 and McCarran loop

Professionally managed

Project is 1MM SF



SUITE 108



CORPORATE NEIGHBORS

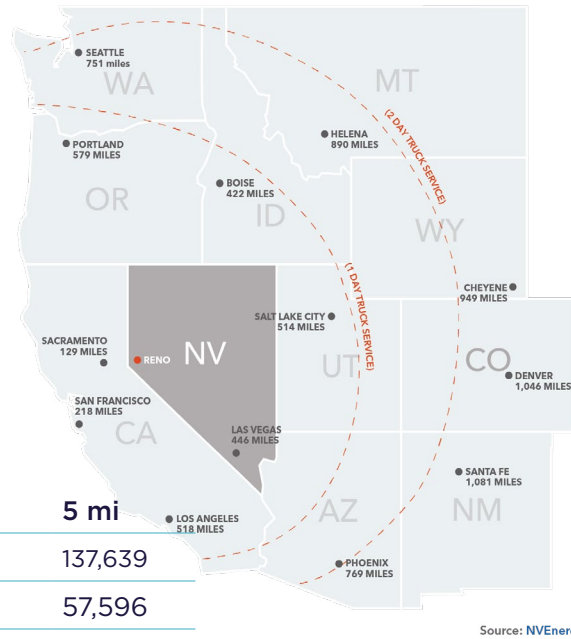


AREA OVERVIEW



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



Source: NVEnergy

DEMOGRAPHICS

2023	1 mi	3 mi	5 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

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

FOR LEASE

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