

FOR LEASE

4900 AMPERE DRIVE



Industrial
PRODUCT TYPE



±64,086
AVAILABLE SF



Negotiable
LEASE RATE



Nov-26
AVAILABLE



NAI Alliance



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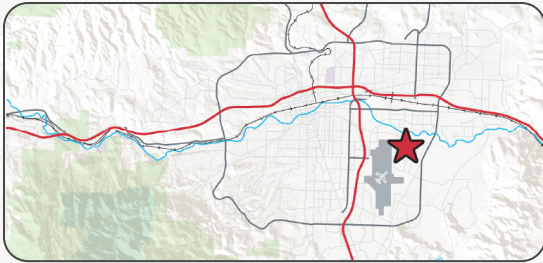
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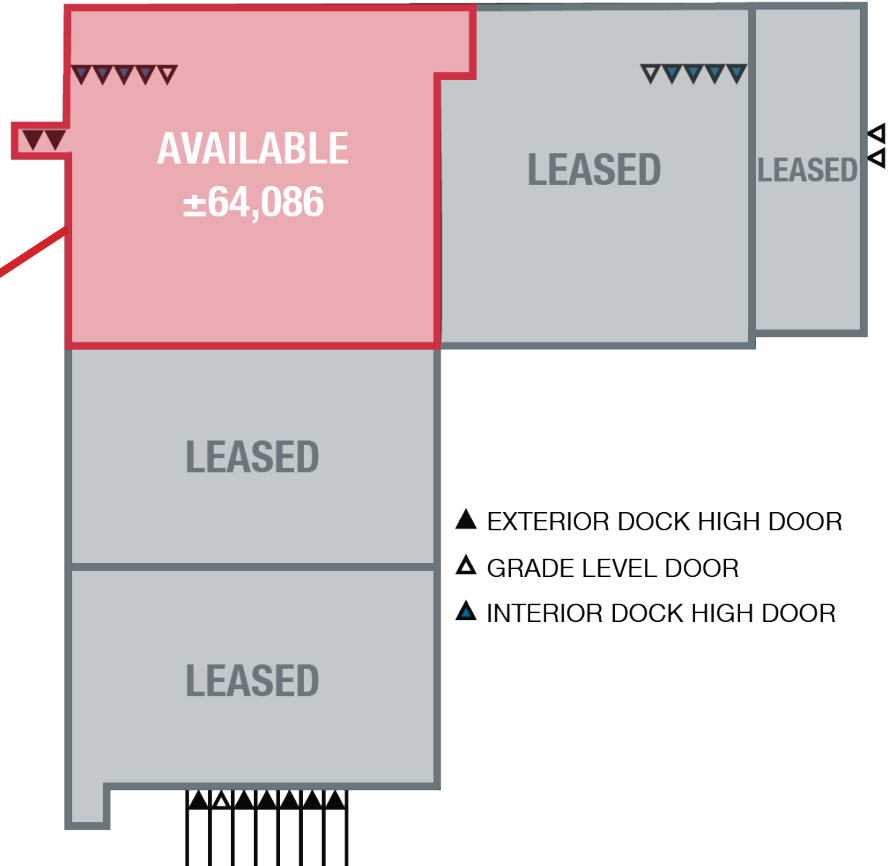
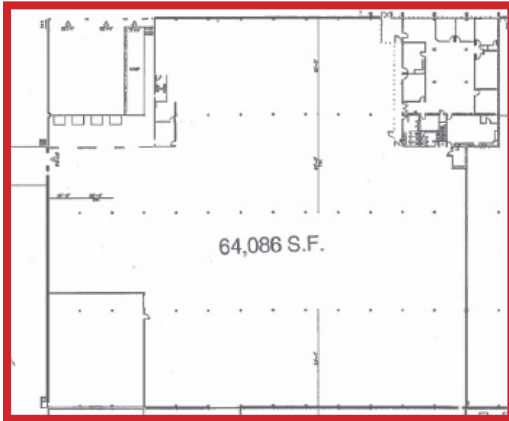
Property Highlights

4900 Ampere Drive is an industrial building located in the desirable Airport submarket. This $\pm 213,085$ square foot building contains four highly functional warehouse units, each are dock loading and have grade level door access. The subject property is only 1 mile from S. McCarran Boulevard and 2.5 miles from the I-80 on/off-ramp.

Property Details

Address	4900 Ampere Drive Reno, NV 89502
Building Size	$\pm 213,085$ SF
Available Size	$\pm 64,086$ SF
Office Space	$\pm 5,874$ SF
Lease Rate	Negotiable
OPEX	\$0.14/SF/Mo
Power	400 A 480 V 3 P
Fire Suppression	.33/3,000 Sprinklers
Clear Height	24'
Dock Doors	6 (4 Internal & 2 External)
Grade Door	1
Column Spacing	60' x 20'
APN	012-420-04
Year Built	1975
Zoning	IC - Industrial Commercial
Notes	$\pm 4,919$ SF Mezzanine (No Additional Charge) Additional ± 500 SF Shipping Office $\pm 60' \times 66'$ Concrete Containment Room





- ▲ EXTERIOR DOCK HIGH DOOR
- △ GRADE LEVEL DOOR
- ▲ INTERIOR DOCK HIGH DOOR



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Property Photos

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SUBJECT

MILL STREET

395

RENO
TAHOE

S ROCK BOULEVARD

S MCCARRAN BOULEVARD

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	2 MI 4 MIN DRIVE
RENO-TAHOE AIRPORT	3 MI 9 MIN DRIVE
SOUTH RENO	6 MI 13 MIN DRIVE
CARSON CITY	31 MI 38 MIN DRIVE

Aerial Map

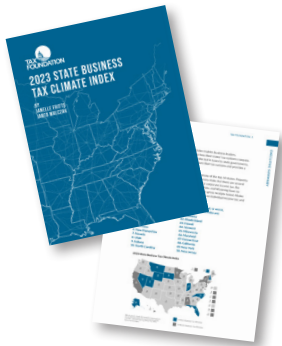

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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

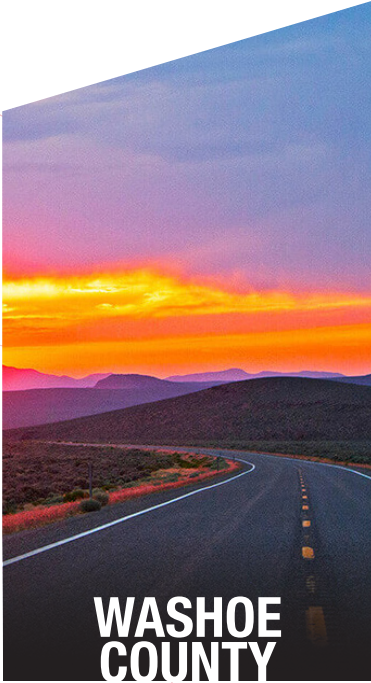
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

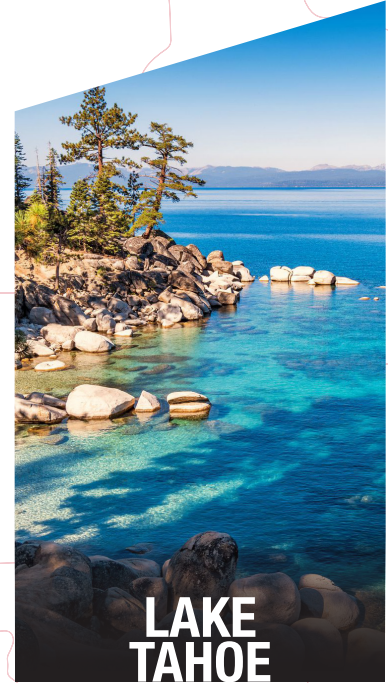
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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