

FOR LEASE

400 PARR BOULEVARD



Industrial
PRODUCT TYPE



±84,400
AVAILABLE SF



Reno
LOCATION



NAI Alliance

COMPASS



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Property Highlights

400 E Parr Blvd is a highly functional industrial building in Reno's North Valley Submarket. The building features heavy power with an option to use the appliance testing stations or remove for a traditional distribution warehouse space. It is conveniently located off Parr Boulevard less than 1 minute drive from the nearest Highway 395 on/off ramp. It is adjacent to a ±18,000 square foot yard area.

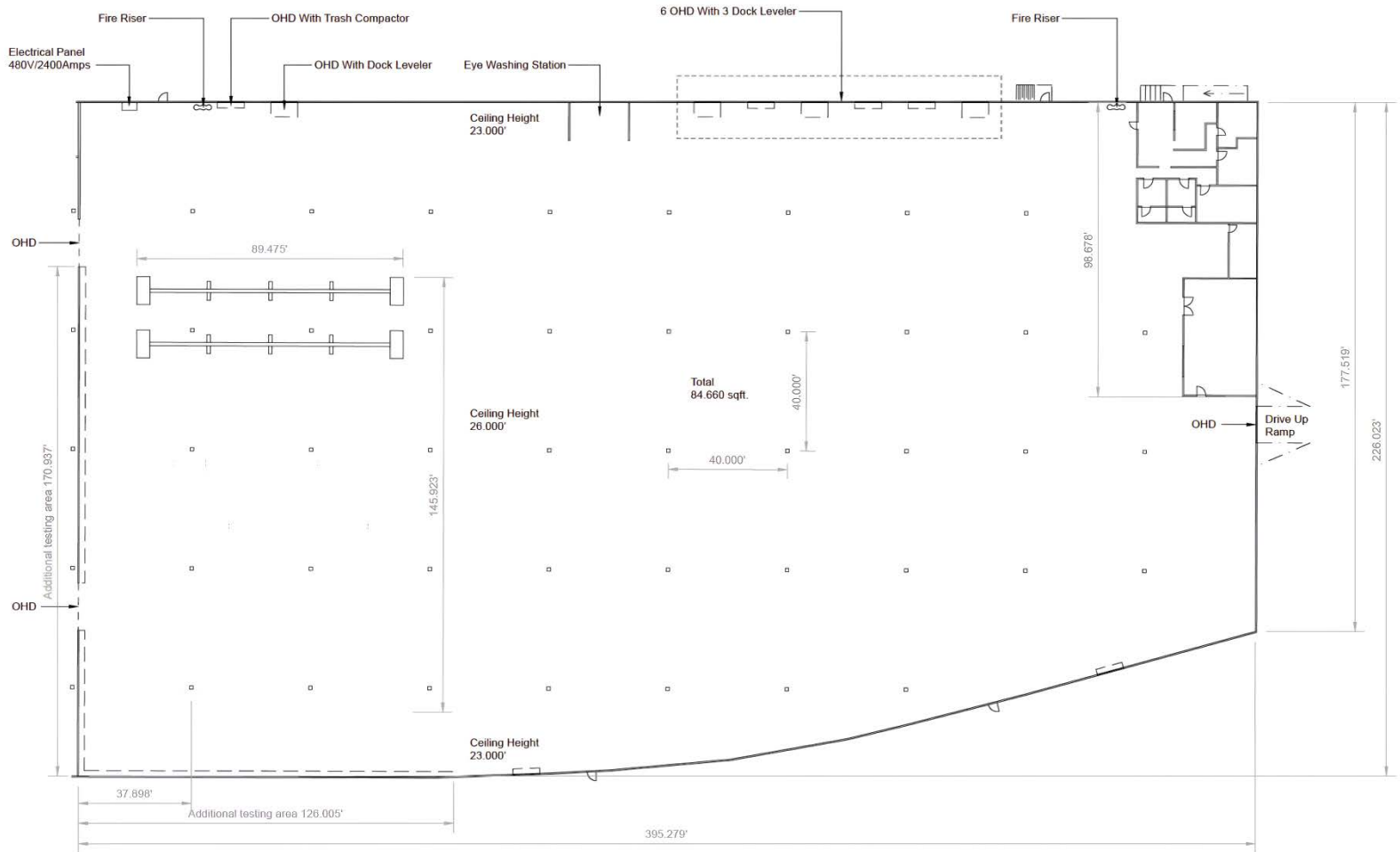
Property Details

Address	400 Parr Blvd, Reno, NV 89512
Available SF	±84,400
Yard Space	±18,000 SF
Lease Rate	\$0.72/SF/Mo
Lease Type	NNN (\$0.15/SF/Mo)
Dock Door	7 + 1 Trash Compactor
Drive-In Door	1
Clear Height	23' - 26'
Column Spacing	40' x 40'
Power	2400 Amps 480 Volt
Fire Suppression	.35 GPM / 3,000 SF
Amenities	Showroom, Reception & Waiting Area, Breakroom with Kitchenette, 3 Private Offices, Conference Room, Eyewash Station, Appliance Testing Stations & Heavy Power
Parking	54
APN	003-104-01
Year Built	1972
Zoning	GI - General Industrial



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LEASE RATE



Now

AVAILABLE



Property Photos

FOR LEASE || **400** PARR
BOULEVARD



Property Photos



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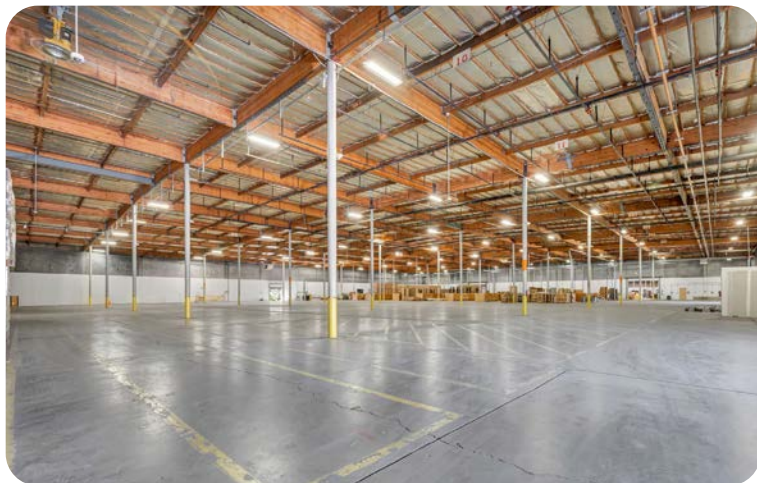
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5-MILE KEY FACTS



223,259
POPULATION



4.2%
UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)



MEDIAN
AGE

5-MILE INCOME FACTS



\$76,320

MEDIAN
HOUSEHOLD
INCOME



\$40,896

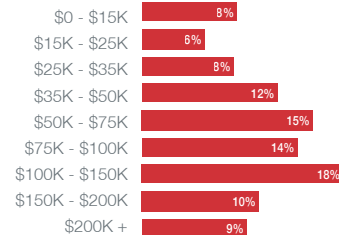
PER CAPITA
INCOME



\$130,167

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



8,123
BUSINESSES



101,644
EMPLOYEES

5- MILE EDUCATION FACTS

14%

NO HIGH
SCHOOL
DIPLOMA



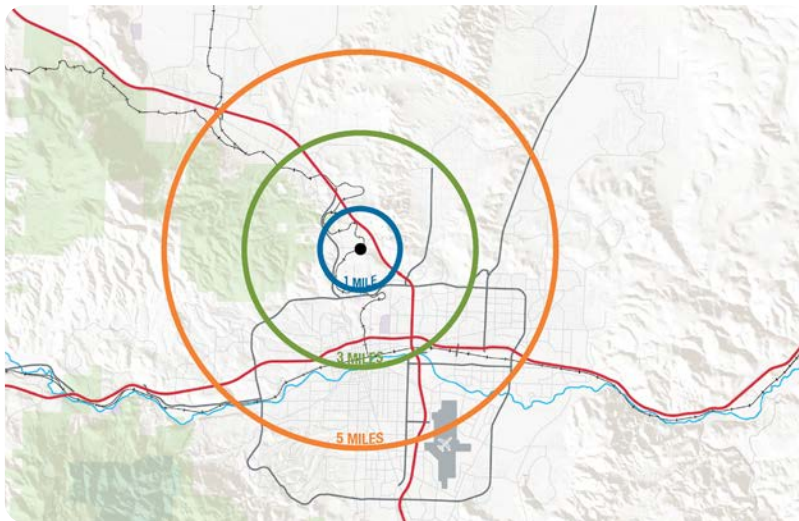
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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BOULEVARD

SUBJECT



ZLINE
ATTAINABLE LUXURY™



BENDER GROUP
Intelligent logistics for the road ahead

Reno Iron Works



citibank



YESCO

395

N MCCARRAN BLVD



LA ROSITA'S TACO GRILL



DISTANCE FROM SUBJECT

NEAREST 395 ON-RAMP	2 MI 5 MIN DRIVE
RENO-TAHOE AIRPORT	8 MI 12 MIN DRIVE
DOWNTOWN RENO	5 MI 10 MIN DRIVE
SOUTH RENO	13 MI 20 MIN DRIVE

Nearby Businesses


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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

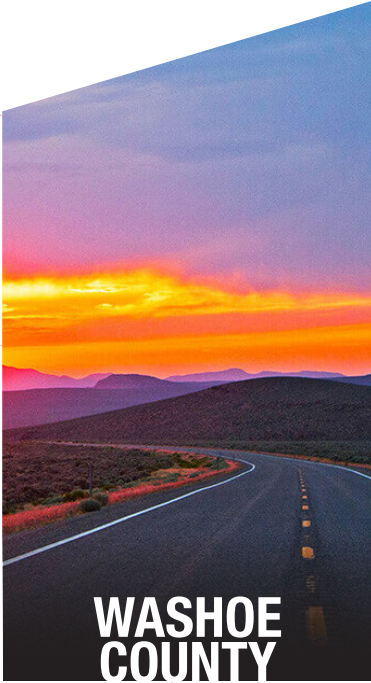
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing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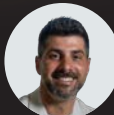
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