

FOR LEASE OR BTS FOR SALE



395 NORTH BUILDING A

RENO PARK DRIVE | RENO, NV 89508

±785,526

AVAILABLE SF

36'

CLEAR HEIGHT

NEGOTIABLE

LEASE RATE

ESFR

SPRINKLER SYSTEM

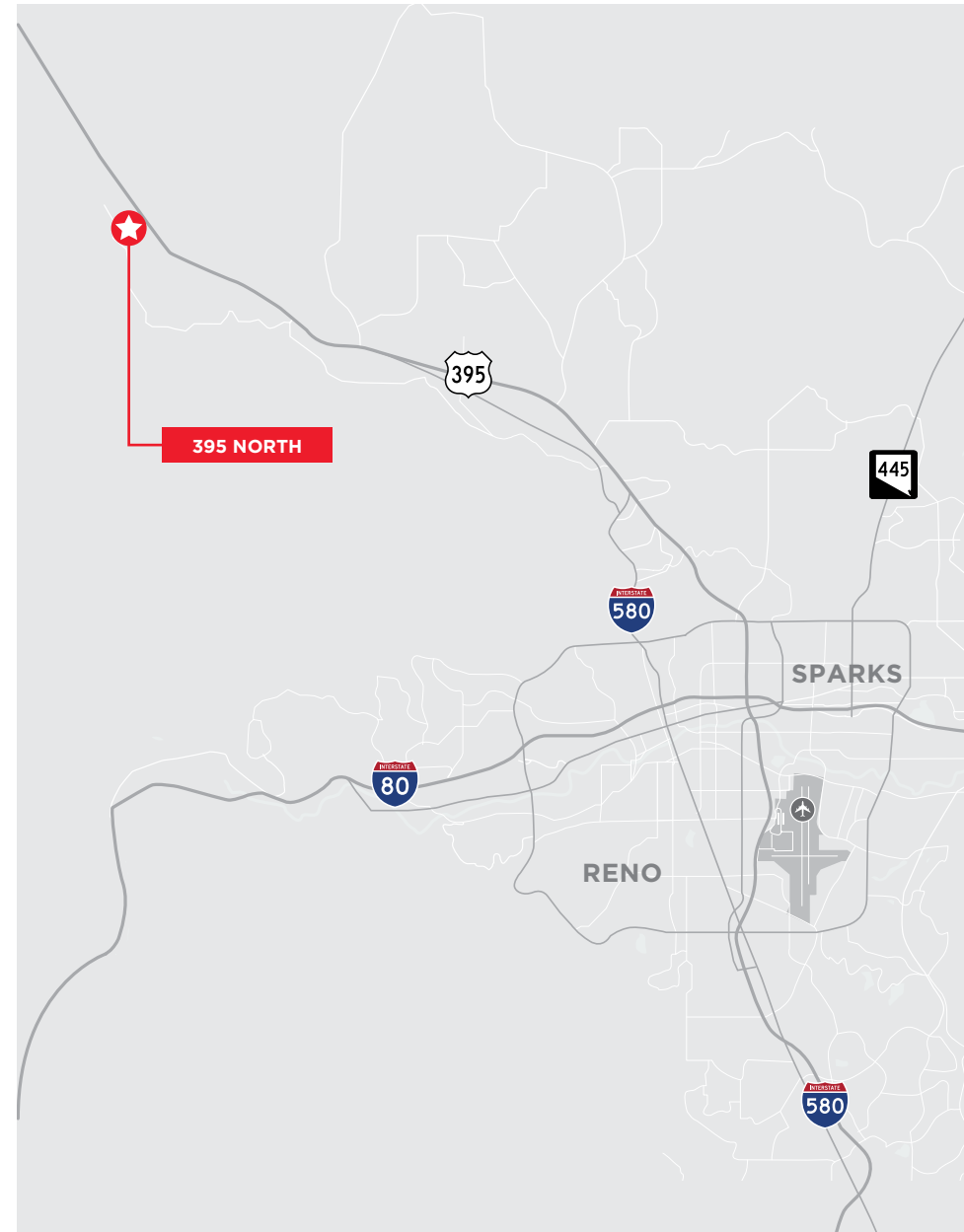
FOR LEASE

PROPERTY FEATURES

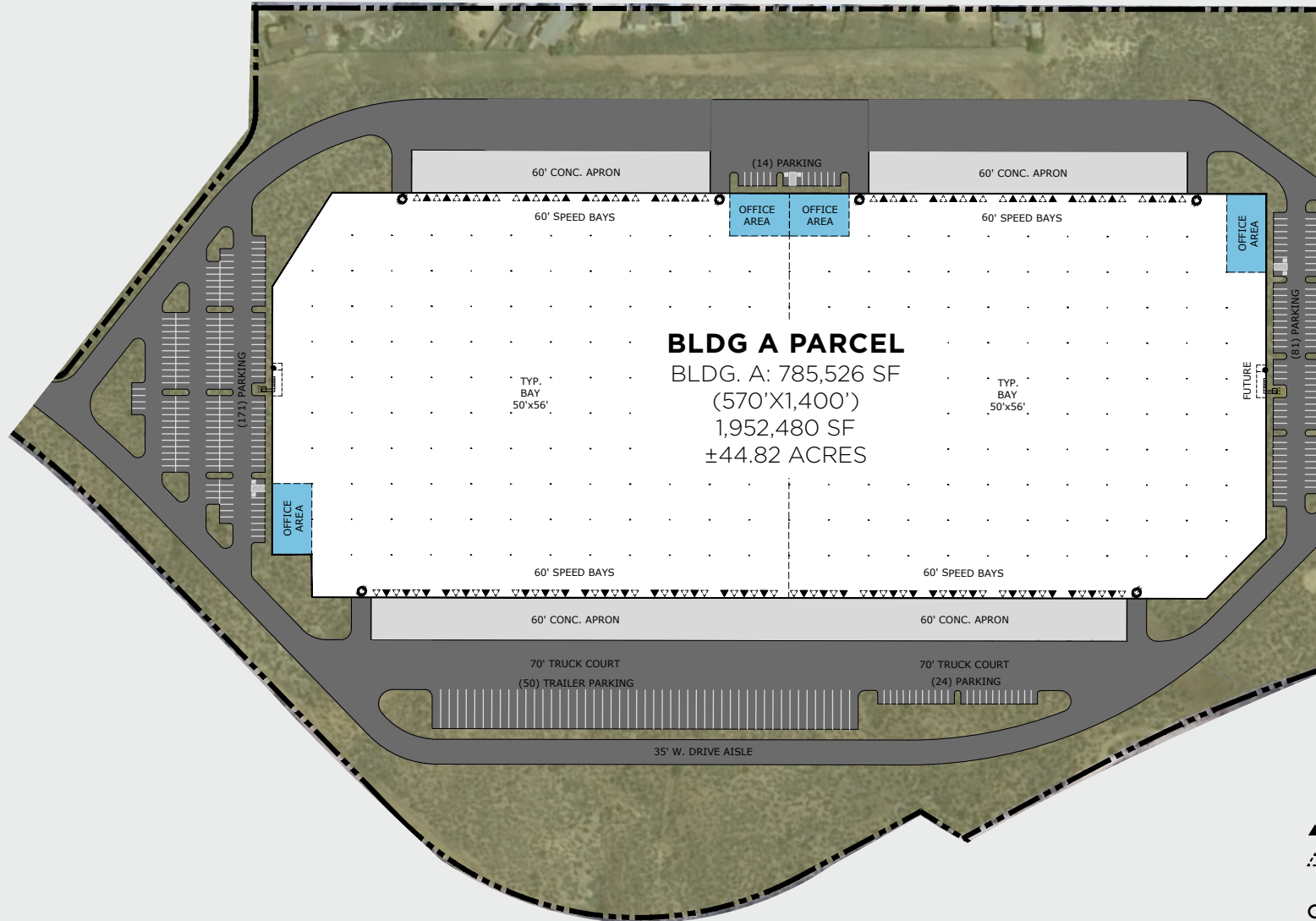
List Price	Negotiable
Space	±785,526 SF (divisibility available)
Office Size	Build-to-suit
Estimated Opex	TBD

Property Highlights

- 59 dock-high doors with 9x10 manual vertical lift doors
- 62 knock out panels for future dock-high-doors
- 56' X 50' column spacing with 60' speed bay depth
- 6 grade-level doors measuring 12' x 14'
- 36' clear height
- Cross docked
- ESFR sprinkler system served from a central pump and water tank
- 290 car parks
- 2 - 4,000 amp services of 277/480 volt 3-phase power
- 7" slab reinforced
- 2% skylight coverage
- Roof system 60 mil single ply membrane with R-19 rigid insulation above deck
- Property can be rail served by Union Pacific



SITE PLAN



TENANT AERIAL



AREA OVERVIEW

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	18.6
Reno-Stead FBO	9.2
UPS Regional	20.5
FEDEX Express	19.3
FEDEX Ground	25.1
FEDEX LTL	18.4

DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
Population	9,613	13,025	31,033
Households	9,836	13,437	33,223
Avg. HH Incomes	\$102,193	\$109,885	\$111,015
Total Employees	593	935	4,194



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
- **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 (Based On \$25m Market Value)	\$22,969	\$26,041	\$68,096	\$31,850	\$34,792	\$50,000	\$21,125
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-12.76%	0.10%-7.10%	0.26%-5.4%	0.70%-5.4%	0.13%-5.72%
Capital Gains Tax	No	13.3%	4.5%	4.95%	6.93%	9.9%	No

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