



A ±74,800 SF WAREHOUSE DISTRIBUTION SPACE LOCATED IN SPARKS, NEVADA.

4,000 AMPS
277/480V, 3-PHASE POWER

\$0.79 PSF
LEASE RATE

±3,436 SF
OFFICE SPACE

1 MONTH
RENTAL ABATEMENT FOR EACH YEAR OF LEASE TERM



FOR LEASE

1285 A SOUTHERN WAY

SPARKS, NV 89431

cushmanwakefield.com



FOR LEASE

PROPERTY FEATURES



±74,800 SF INDUSTRIAL BUILDING WITH EASY ACCESS FROM FREEWAYS.

Lease rate: \$0.79 PSF

1 month rental abatement for each year of lease term

±74,800 SF available

±3,436 SF office space

5 dock-high doors

26' clear height

40' x 40' typical column spacing

.45/2668 sprinkler rating

4,000 amps 277/480 volt, 3-phase power

LED lighting upgrade to be done by ownership

Front loading

Zoned (I) Industrial

Built in 1976

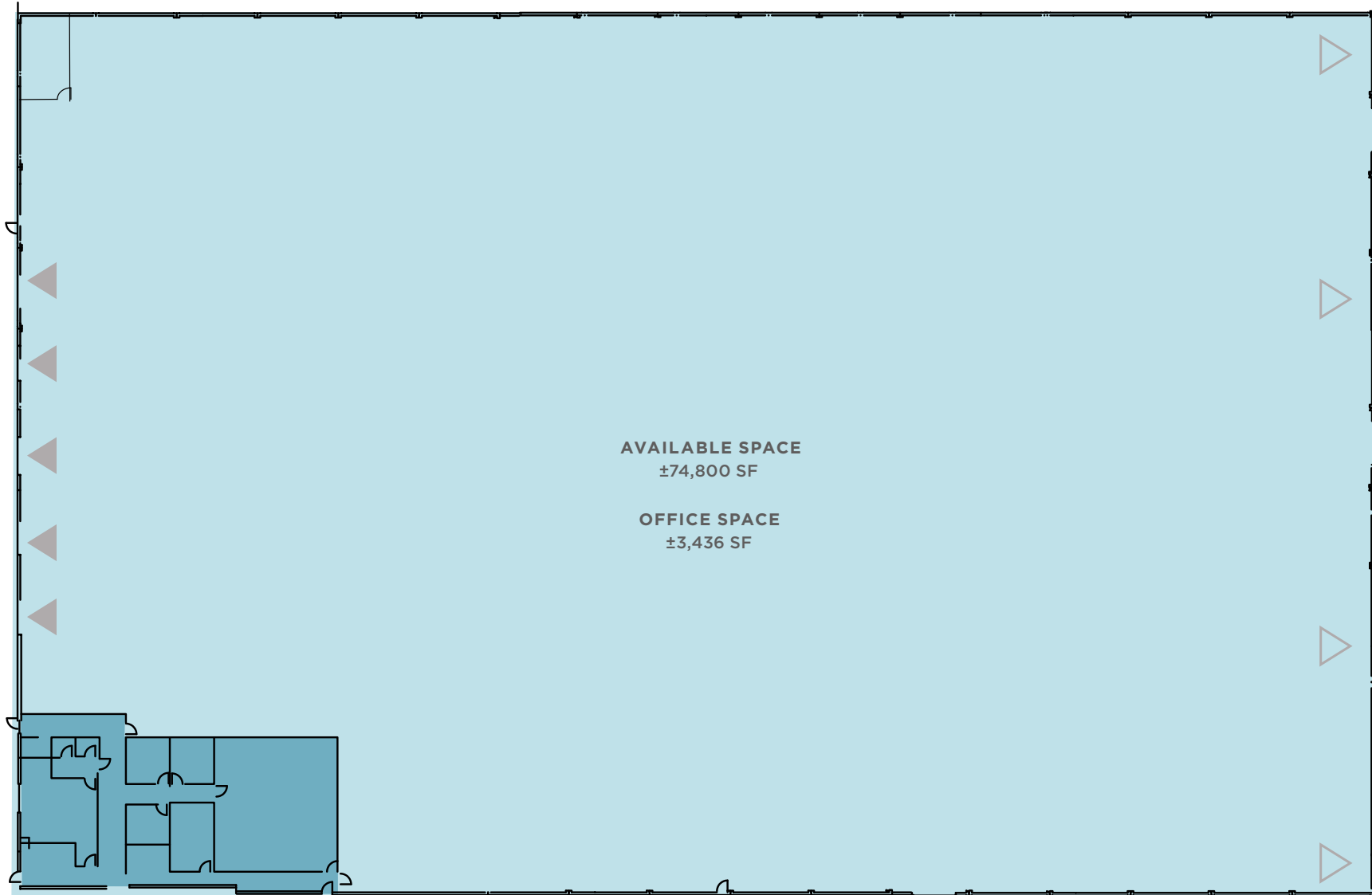
Central Sparks location

Low traffic freeways

Updated landscaping



FLOOR PLAN



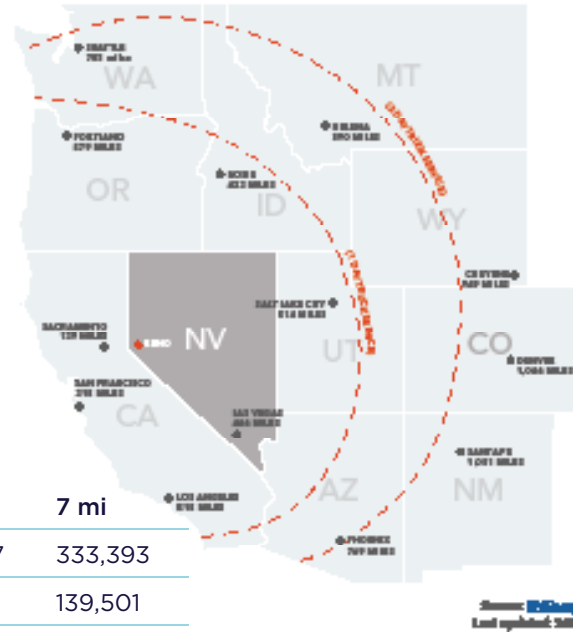
AREA OVERVIEW

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	3.0
Reno-Stead FBO	13.6
UPS Regional	4.2
FEDEX Express	2.5
FEDEX Ground	8.8
FEDEX LTL	0.8

DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
Population	104,242	226,377	333,393
Households	42,659	96,026	139,501
Avg, HH Incomes	\$80,776	\$91,314	\$106,493
Total Employees	66,740	138,136	164,417



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	1.17% > \$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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