



SIERRA COMMERCE PARK

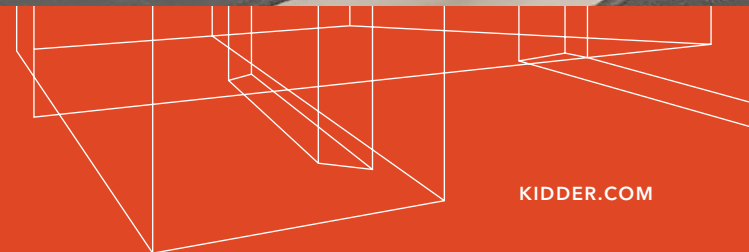
FOR LEASE | 960 E GREG ST, BUILDING 6, SPARKS, NV 89431



**Kidder
Mathews**

MIKE NEVIS, SIOR, CCIM
775.470.8855
mike.nevis@kidder.com
LIC N° S.0061759

SHAWN JAENSON
775.470.8865
shawn.jaenson@kidder.com
LIC N° S.0188002



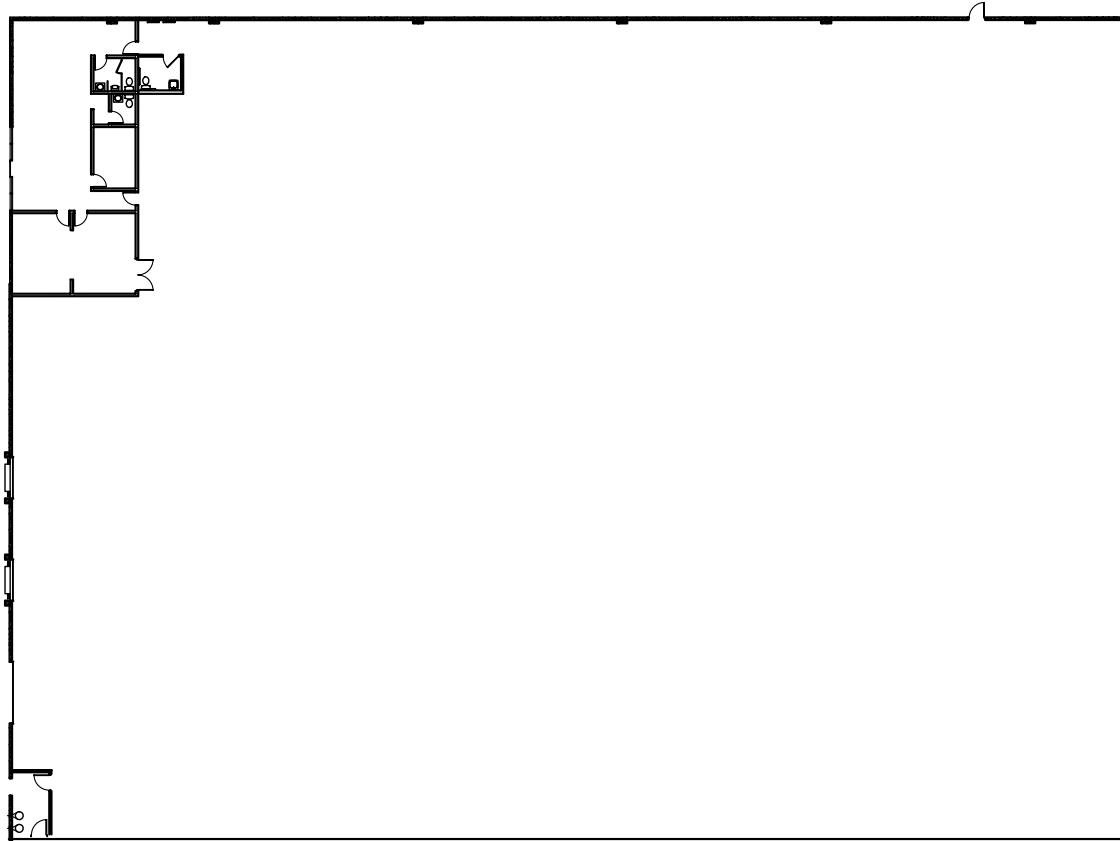
KIDDER.COM

FOR LEASE

Sierra Commerce Park

960 E GREG ST, BUILDING 6, SPARKS, NV 89431

Floor Plan



BUILDING AVAILABLE SPACE

SF	Office SF	NNN Rates	Dock-High Doors	Power	Sprinkler Rating	Columns	Clear Height
±35,579 SF	±1,856 SF	\$0.08/SF	2 doors with levelers	175 amps, 480 volts	.33/3,000	40' X 40'	22'

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

OWNED
BY

LBALogistics

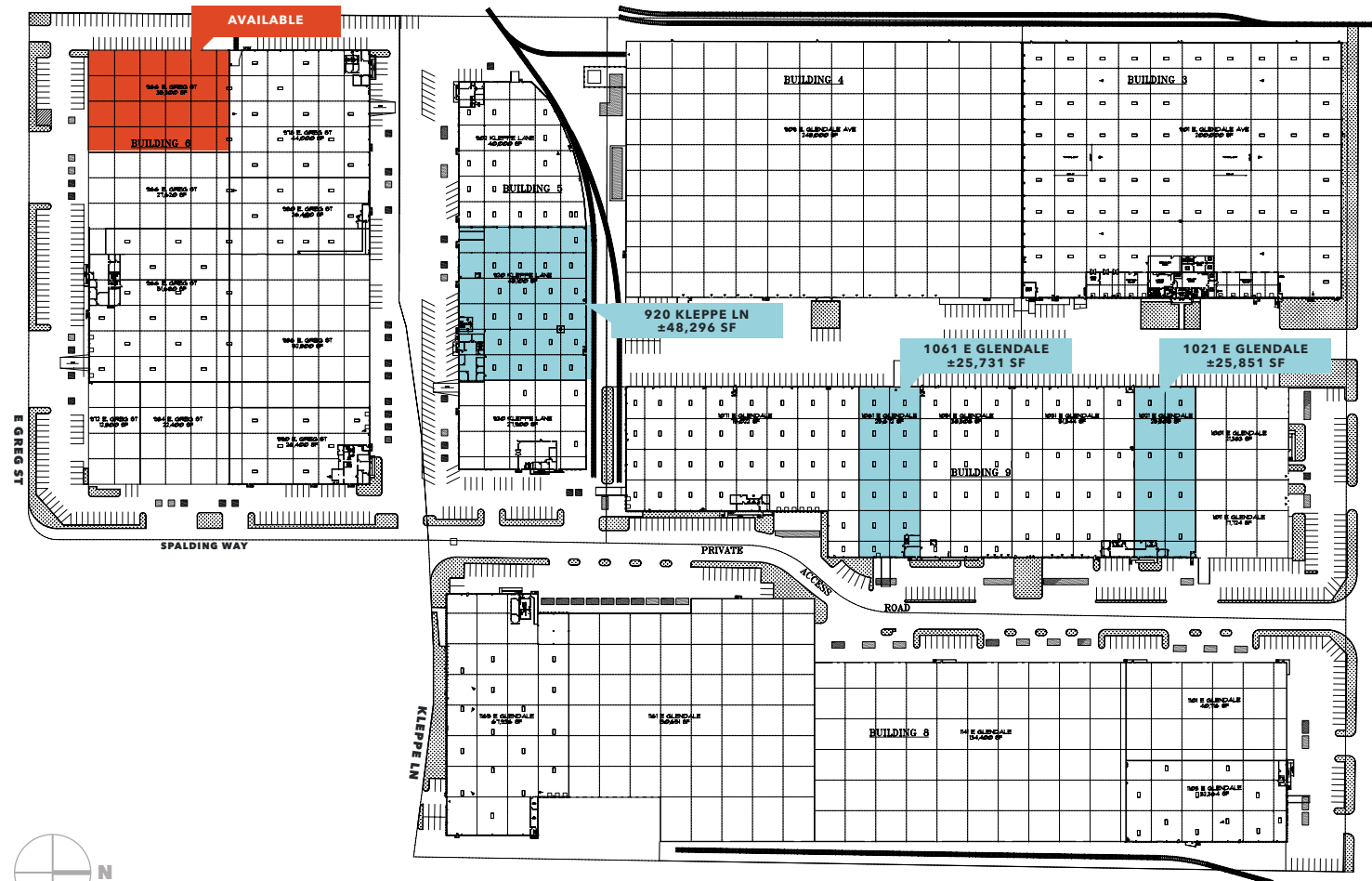
km Kidder
Mathews

FOR LEASE

Sierra Commerce Park

960 E GREG ST, BUILDING 6, SPARKS, NV 89431

Site Plan



BUILDING HIGHLIGHTS

±35,579 SF industrial warehouse space available

±1,856 SF of office space

LEASE RATE Negotiable

OPEX \$0.08/ SF per month

2 dock-high doors

OVERSIZED ramped drive-in door

22' clear height

40' X 40' column spacing

.33/3,000 gpm sprinkler rating

POWER new 2,500 amp electrical service to building (power available in 400-800 amp increments at an additional cost)

AREA OVERVIEW

GREAT LOCATION in Sparks

EXCELLENT ACCESS to Interstate 80 and the McCarran loop

LOCALIZED labor force



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

OWNED
BY

LBA Logistics

km Kidder Mathews

FOR LEASE

Sierra Commerce Park

960 E GREG ST, BUILDING 6, SPARKS, NV 89431

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	4.8
Reno-Stead FBO	14.3
UPS Regional	2.5
FedEx Express	2.9
FedEx Ground	9.0
FedEx LTL	2.5

DEMOGRAPHICS

2020	3 mi	5 mi	7 mi
Population	70,392	189,125	308,188
Households	28,968	79,517	130,546
Avg HH Income	\$73,955	\$67,205	\$78,600
Total Employees	55,499	163,781	197,766

BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISONS							
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

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 <http://www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business>

Business Incentives <http://edawn.org/why-nevada/business-advantage/>

Cost of Living <http://opportunitynevada.files.wordpress.com/2017/11/costofliving.pdf>

Quality of Life <http://edawn.org/live-play/>



Source: <https://www.nvenergy.com/about-nvenergy/economic-development/taxes-incentives>
Last updated: 01/2019