

FOR LEASE

150 CIRCUIT COURT



Industrial
PRODUCT TYPE



±21,332
AVAILABLE SF



\$0.95
RATE



Sparks
LOCATION



NAI Alliance



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±21,332
AVAILABLE SF



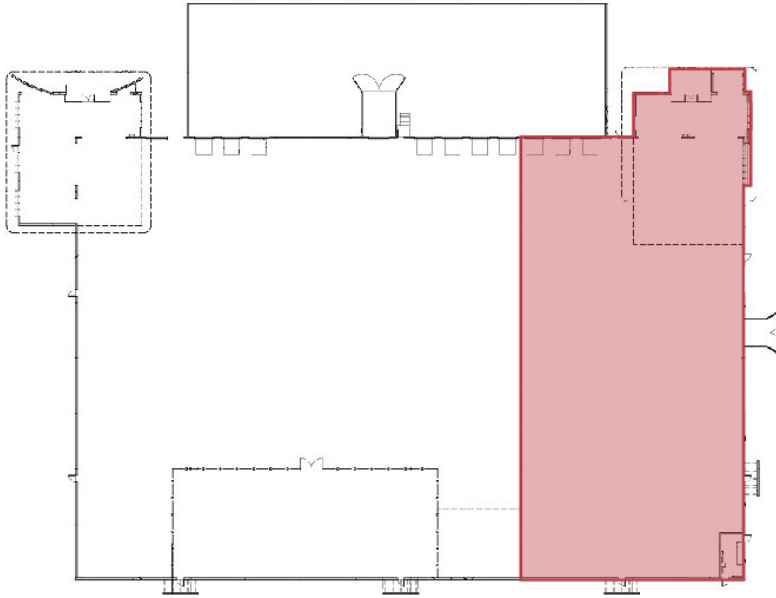
NNN
LEASE TYPE



\$0.95
RATE



Q2
AVAILABLE



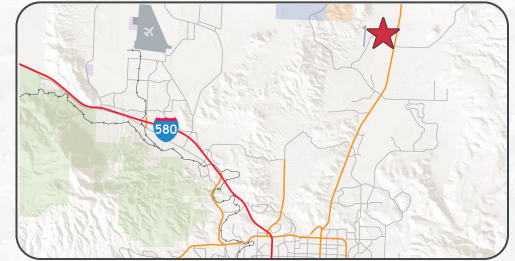
Available Spaces

Suite	Tenant	Size	Lease Type	Lease Rate	Description
Unit 2	Available	± 21,332 SF	NNN	\$0.95/SF/MO	Power 200 Amp 480V 3 Phase



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SUBJECT

W Calle De La Plata

Circuit CRT

Isidor CRT

Property Highlights

150 Circuit Court industrial property located off w. Calle De La Plata with direct access to pyramid way. ± 2,500 square feet of office space with conference room, breakroom with sink, It room, and exterior patio.

Property Details

Address	150 Circuit Ct., Sparks, NV 89441
Available Space	± 21,332 SF
Building Size	± 63,669
Lease Type	NNN
Lease Term	Negotiable
Lease Rate	\$0.95
OPEX Rate	\$0.22
Dock Doors	3 with Pit-Levelers
Grade Doors	1
Clear High	30'
Year Built	2006
Zoning	I - industrial

Aerial Map + Property Highlights



±21,332

AVAILABLE SF



NNN

LEASE TYPE



\$0.95

RATE



Q2

AVAILABLE

5-MILE KEY FACTS



43,512

POPULATION



2.8%

UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)



MEDIAN
AGE

5-MILE INCOME FACTS



\$109,304

MEDIAN
HOUSEHOLD
INCOME



\$47,461

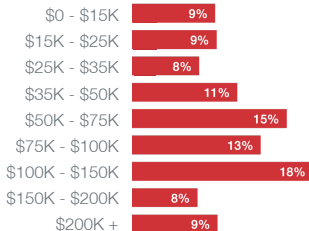
PER CAPITA
INCOME



\$367,282

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



320

BUSINESSES



4,035

EMPLOYEES

5- MILE EDUCATION FACTS

4%

NO HIGH
SCHOOL
DIPLOMA



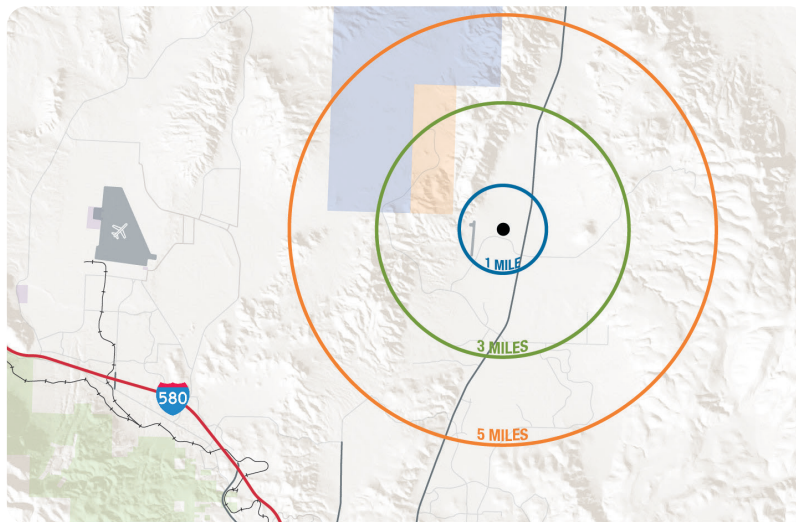
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



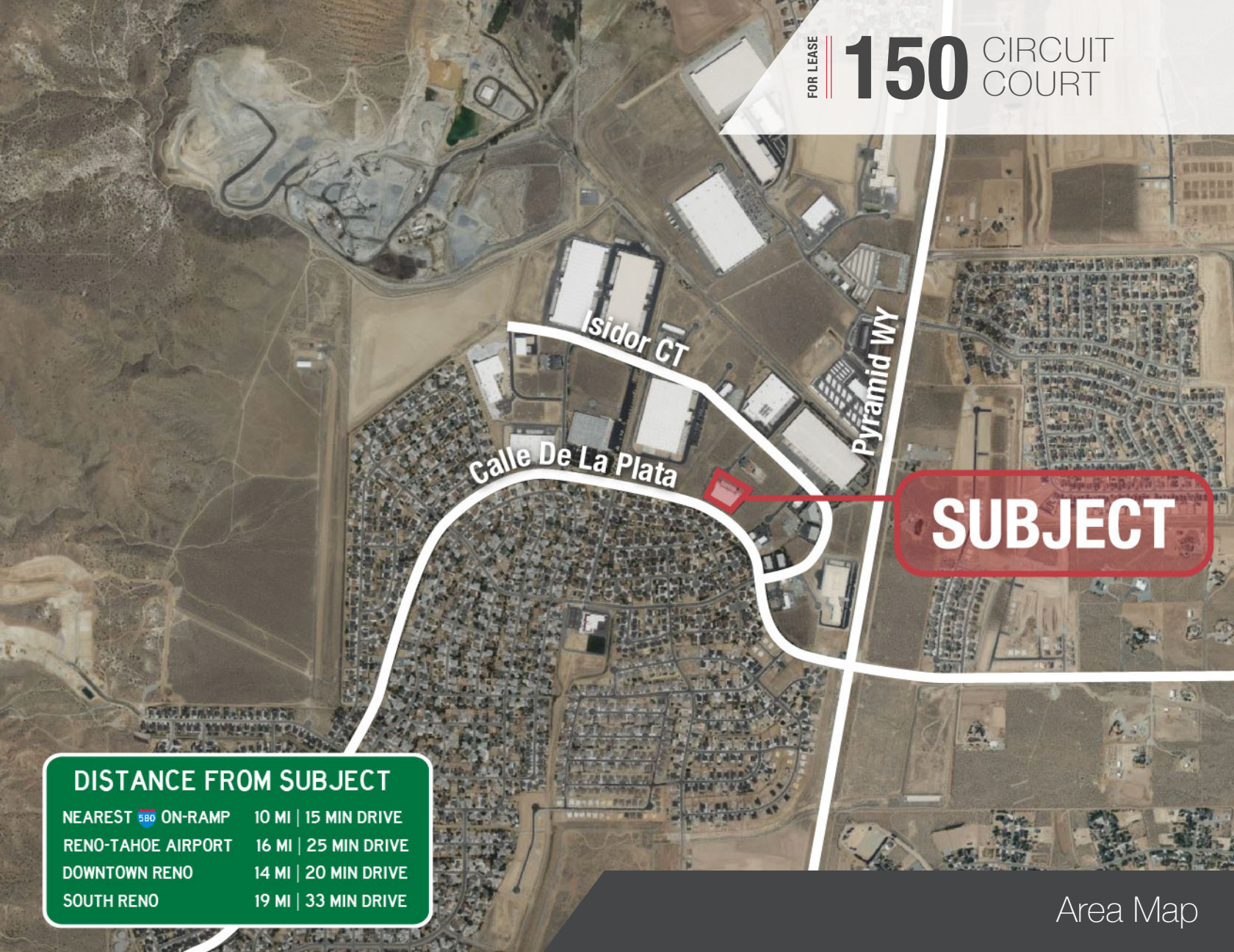
BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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SUBJECT

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	10 MI 15 MIN DRIVE
RENO-TAHOE AIRPORT	16 MI 25 MIN DRIVE
DOWNTOWN RENO	14 MI 20 MIN DRIVE
SOUTH RENO	19 MI 33 MIN DRIVE

Area Map



±21,332

AVAILABLE SF



NNN

LEASE TYPE



\$0.95

RATE



Q2

AVAILABLE

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

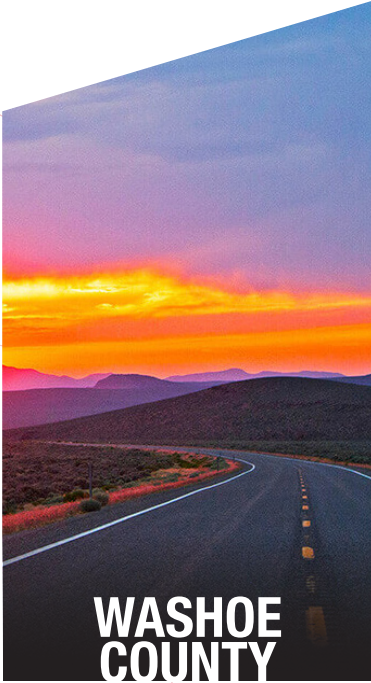
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing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



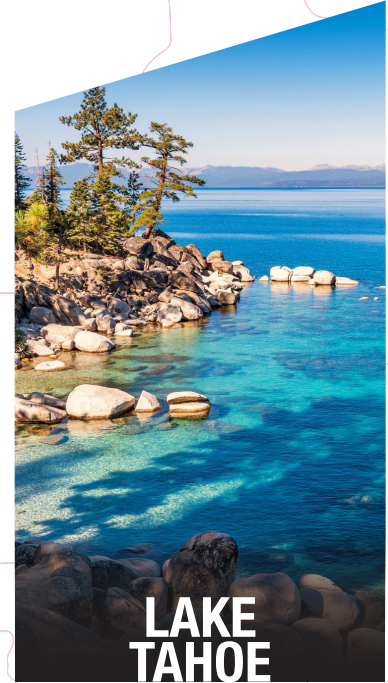
CITY OF RENO

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.

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