

400

S 18th St
SUITE A
SPARKS, NV 89431

INDUSTRIAL
FOR LEASE

400A

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CORFAC
INTERNATIONAL

S ROCK BLVD

400

**S 18th St
SUITE A**
SPARKS, NV 89431

400
S 18TH ST, SUITE A

S 18TH ST

HYMER AVE

N

About the Property

- Automotive/mechanic shop located in Sparks Industrial
- Small office/reception area, large mezzanine workspace, breakroom, and small fenced rear yard
- Warehouse area includes one (1) 12' x 14' drive-in door, one (1) Reznor heater, and one (1) waste oil heater
- Existing Equipment Available for Purchase:
 - Four (4) Automotive Lifts included
 - 6,000-LB Forklift included
 - Air Compressor (Lines plumbed throughout)
 - Miscellaneous Oil Inventory
 - One (1) Portacool Unit



LEASE RATE | \$1.30/SF/MO

Est. NNN | \$0.25/SF/MO

SIZE | ±3,000 SF

ZONING | I
Industrial

APN | 032-263-24

400

S 18th St | SUITE A

SPARKS, NV 89431

STOREFRONT / RECEPTION



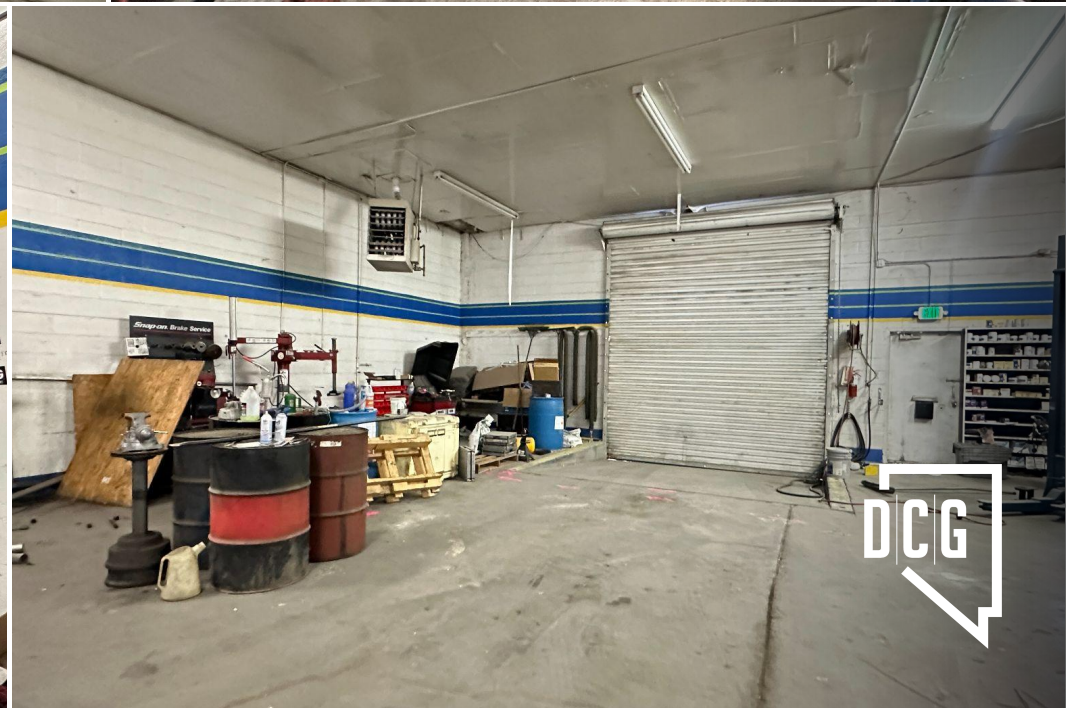
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SHOP



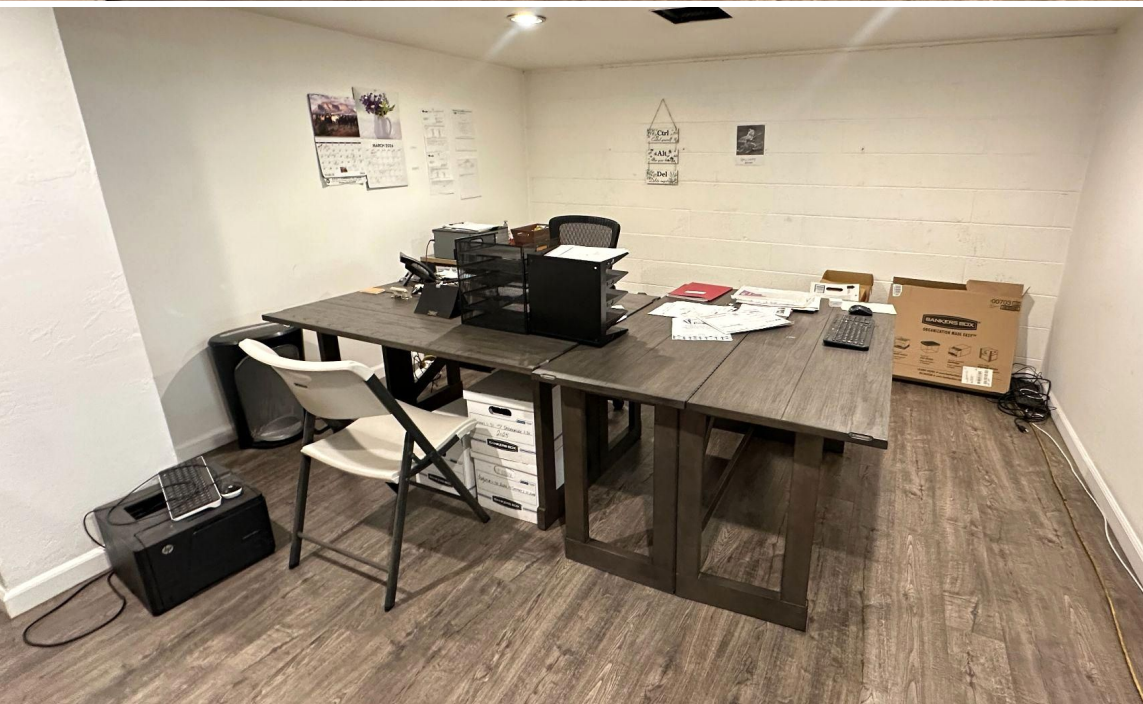
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SHOP



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MEZZANINE



AREA MAP



Renown
HEALTH

DOWNTOWN RENO

N

University of Nevada, Reno

INTERSTATE
80

INTERSTATE
580

US
395

INTERSTATE
80

INTERSTATE
80

GLENDALE AVE

400

S 18TH ST, SUITE A

FITNESS FACTORY
Meat & Nutrition

HYMER AVE

S 18TH ST

Carajillo's
MEXICAN KITCHEN

BRITISH
4x4 OF RENO

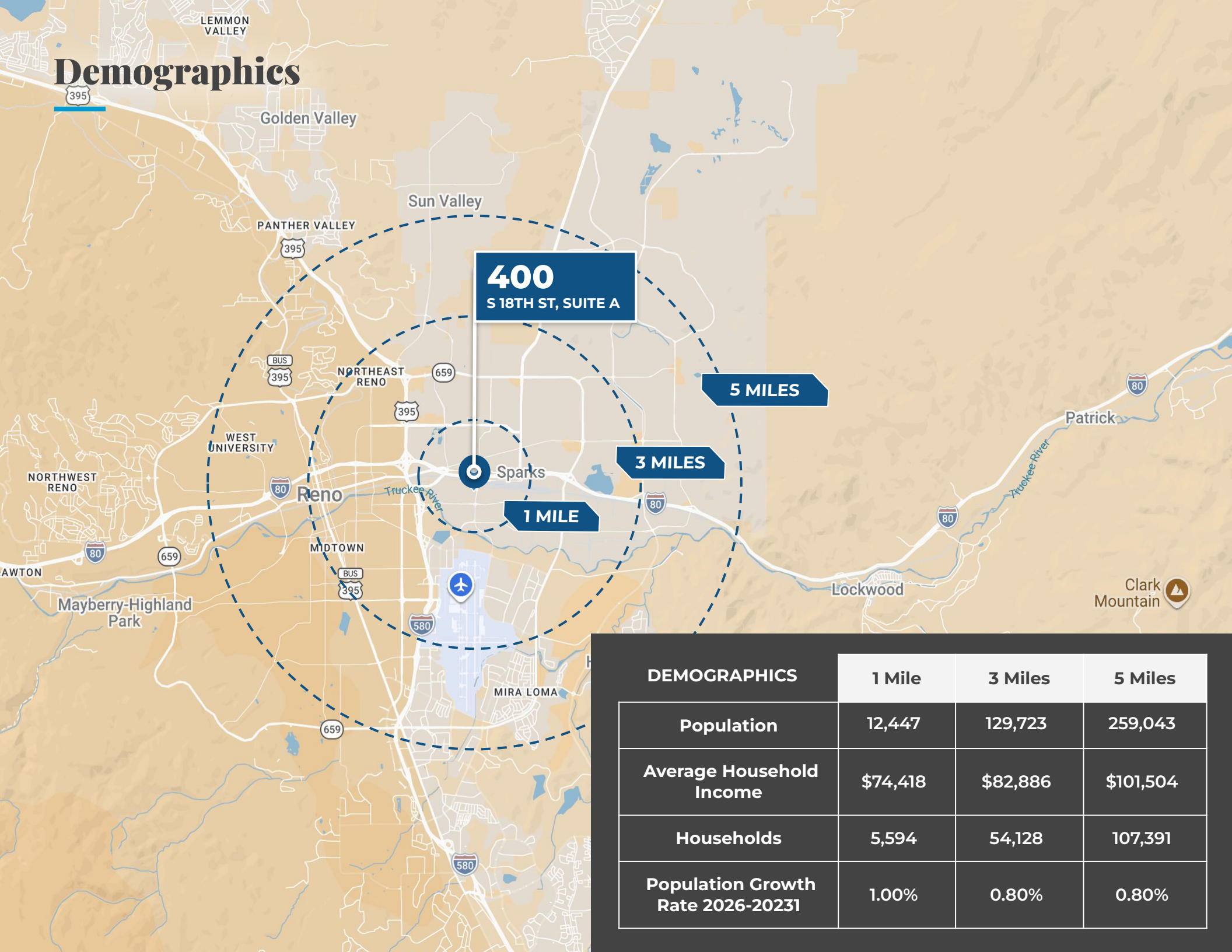
REVISION
BREWING COMPANY

S ROCK BLVD

Western Nevada
Supply - 0.7 mi

N

Demographics



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,447	129,723	259,043
Average Household Income	\$74,418	\$82,886	\$101,504
Households	5,594	54,128	107,391
Population Growth Rate 2026-20231	1.00%	0.80%	0.80%

Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



**Specialized
Programs for
Data Centers and
Aviation**

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

- Corporate or Personal Income Tax
- Inventory or Franchise Tax
- Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned Switch Campus



FORMAT

STATE OF
NEVADA

switch



INSURANCE



AMERCO



snc SIERRA
NEVADA
CORPORATION

Renown[®]
HEALTH

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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