



14444

LEAR BLVD. | RENO, NV

FOR SALE

CBRE

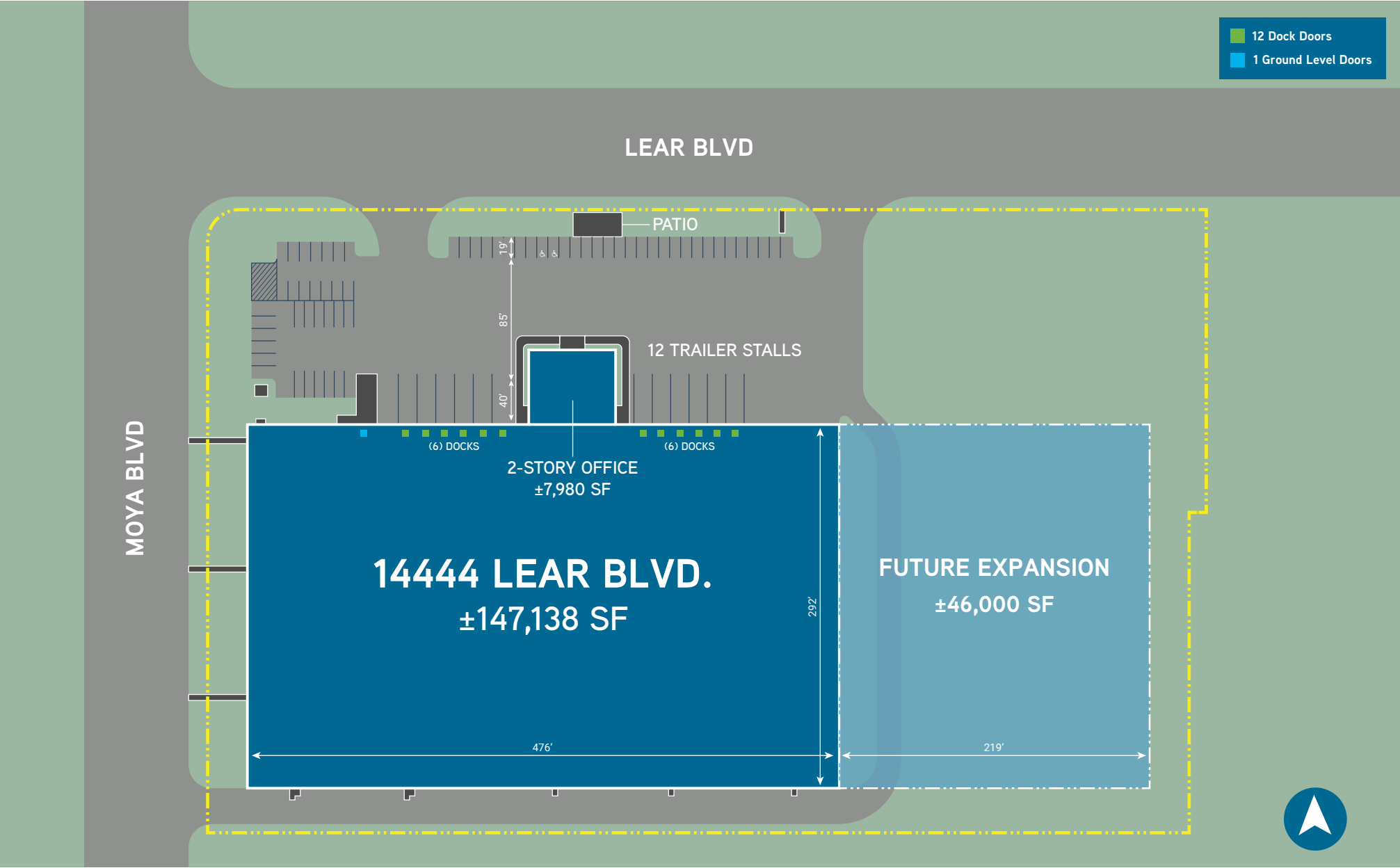
PROPERTY SPECS

Available Space	±143,120 SF
Office Space:	Two-Story, ±7,980
Clear Height	24'
Column Spacing	36' x 36'
Dock Doors	12
Ground Level Doors	1

Excess Land	±2.95 Acres
Building Expansion or Paved Yard Flexibility	Potential to expand the building another ±46,000 SF, or pave the additional land for trailer parking
Power	900 Amps, 277/480v, 3-phase power
Auto Parking Spaces	35



SITE PLAN



NEIGHBORING TENANTS



AREA AMENITIES



3-minute drive south to I 80 - serving Chicago and San Francisco/Oakland



EASY ACCESS to U.S. Hwy 395 - serving Seattle and Los Angeles



LOCALIZED labor force and bus lines

THE NEW NORTHERN NEVADA

A DISTRIBUTION HUB

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

2025 DEMOGRAPHICS

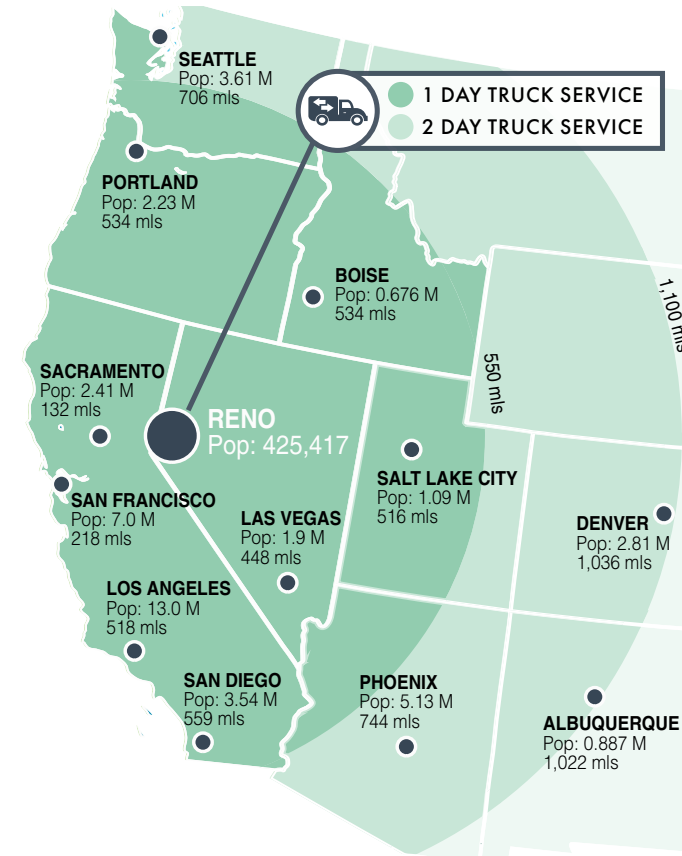
RADIUS	1-MILE	3-MILES	5-MILES
Population	2,888	50,338	130,334
Households	1,453	20,664	51,184
Household Income	\$85,587	\$103,954	\$99,631
Place of Work - Employees	1,574	27,203	69,945

TRANSPORTATION

- Reno-Tahoe Int'l Airport: **5 miles**
- Reno-Stead FBO: **18.4 miles**
- UPS Regional: **0.25 miles**
- FedEx Ground: **4.6 miles**

HELPFUL LINKS

- **Business Costs**
<http://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**
<http://goed.nv.gov/programs-incentives/incentives/>
- **Quality of Life**
<http://edawn.org/live-play/>



TAX COMPARISON

	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	1.475% > \$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	No	No	No	No	No	No



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