

FOR LEASE

4710 LONGLEY LN

RENO, NV 89502

Stand Alone 10,017 SF Industrial Flex Building

Quality location and excellent first impression property

Excellent access & visibility from a high traffic count arterial street

Two story office includes reception / showroom, conference room, break room, open cubicle areas, private offices, & restrooms

One loading dock door

One grade-level drive-in door

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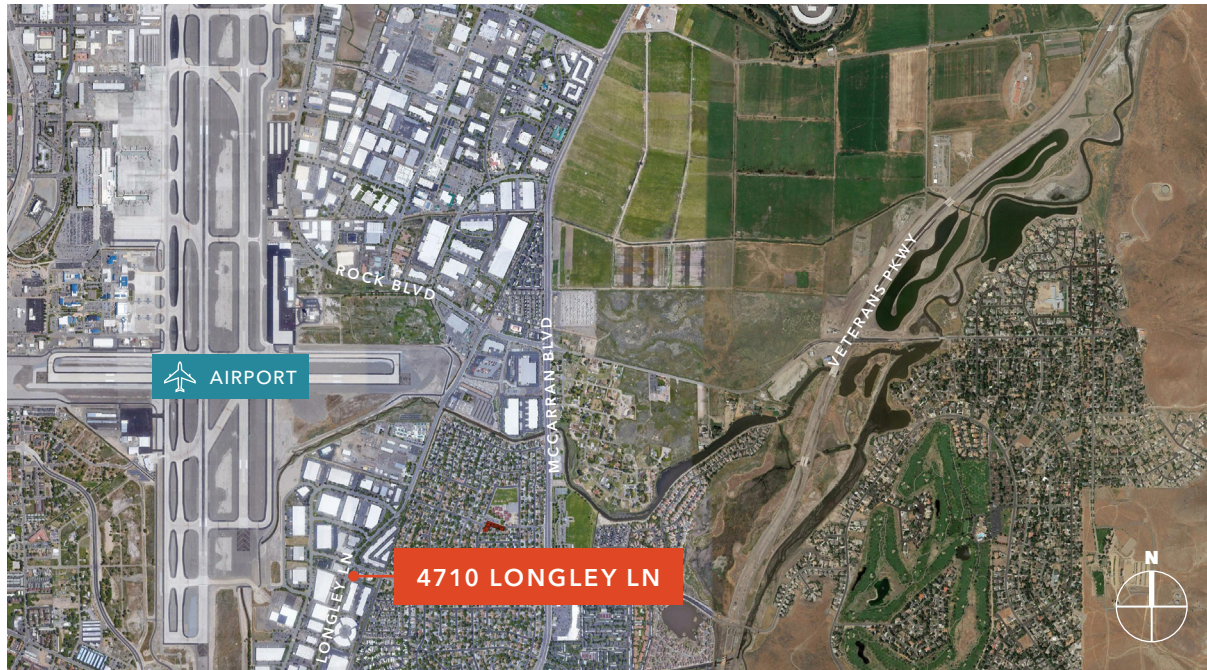
\$1.00 / SF

LEASE RATE

\$.20 / SF

2025 ESTIMATED NNN/CAM





Property Information

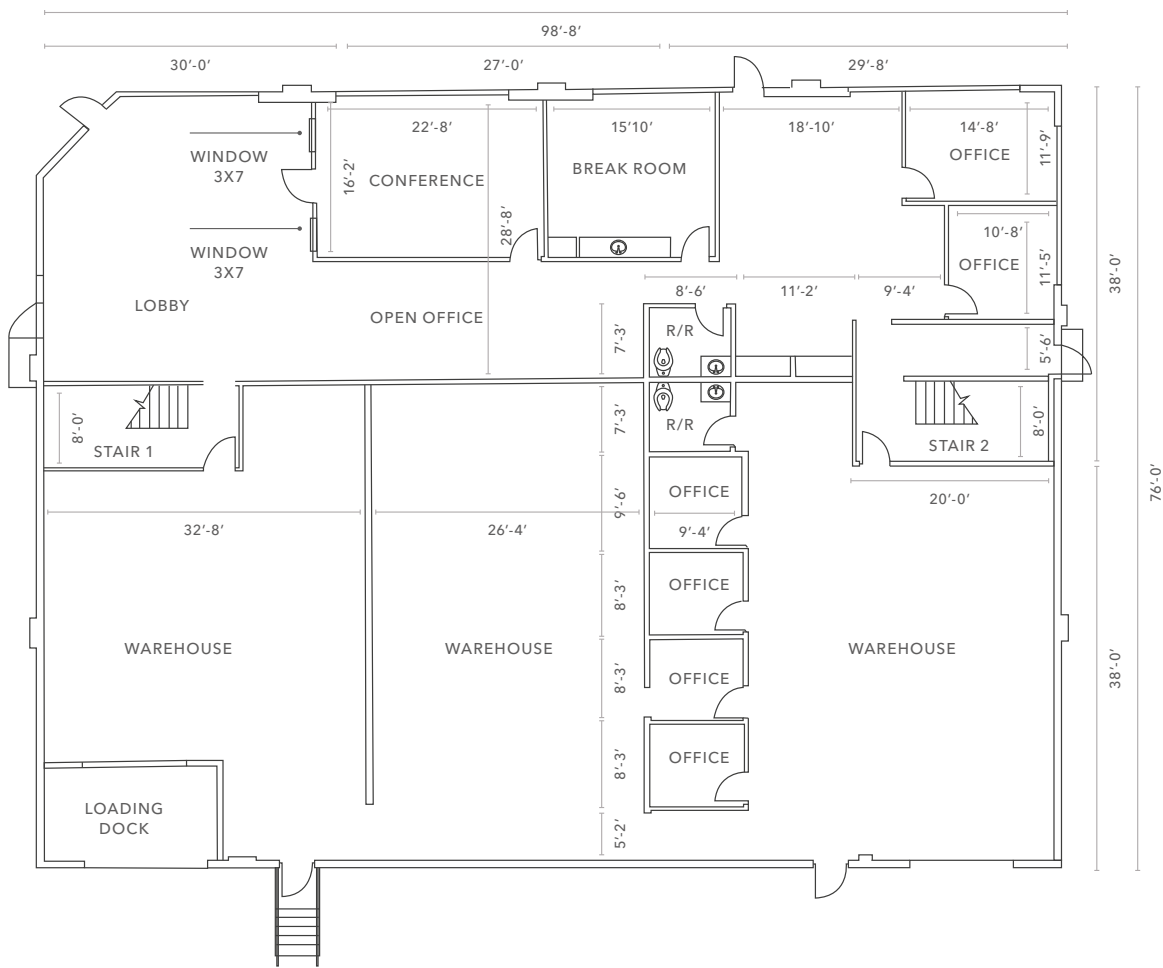
INDUSTRIAL SPACE	10,017 SF
POWER	400A / 208V / 3Phase (tenant to verify)
LOADING DOCK DOORS	One
GRADE-LEVEL DOOR	One 10' X 9.3'
MEZZANINE STORAGE	Free 1,794 SF
OFFICE SPACE	3,076 SF 1st Floor + 2,727 SF 2nd Floor
CLEAR HEIGHT	Up to 22.6'
CONSTRUCTED	In 2003

Location Advantages

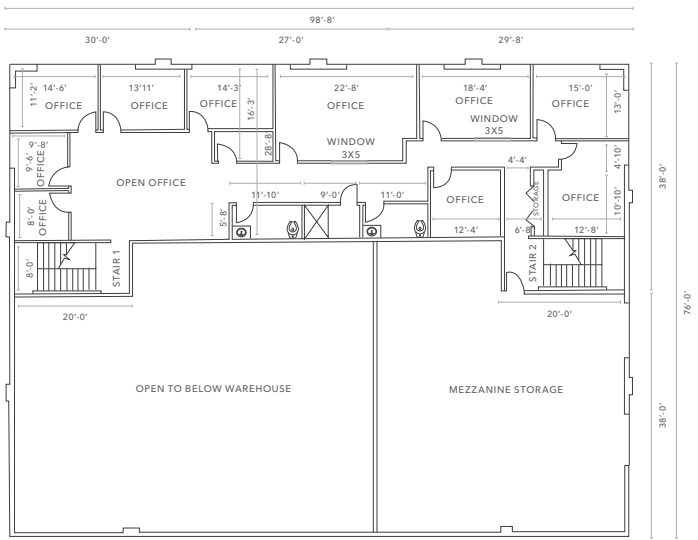
- Proximity to I-80 and Hwy 395/I-580 on/off ramps
- Excellent access & visibility from a high traffic count arterial street
- Located within desirable metro Industrial area
- Proximity to FedEx, UPS and other shipping hubs
- Access to large labor pool and services for employees
- Proximity to Reno-Tahoe International Airport private and commercial terminals
- Proximity to Tesla, Apple, Google, and many other high-profile corporate citizens

FLOOR PLANS

First Floor



Second Floor



10,017
SF TOTAL

5,803
SF OFFICE

TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	3.3
RENO-STEAD FBO	15.9
UPS REGIONAL	5.0
FEDEX EXPRESS	1.0
FEDEX GROUND	10.2
FEDEX LTL	3.4

DEMOGRAPHICS

2025	3 mi	5 mi	7 mi
POPULATION	67,287	207,245	318,529
HOUSEHOLDS	29,474	90,791	135,546
AVG HH INCOME	\$96,802	\$106,075	\$114,797
TOTAL EMPLOYEES	78,828	150,147	167,460

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/>



Source: [NVEnergy](#)
Last updated: 2020

BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISONS							
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	1.378%>\$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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