



FOR LEASE

SOUTH RENO INDUSTRIAL

12910 OLD VIRGINIA RD, BLDG B, RENO, NV 89521



A ±72,643 SF warehouse distribution space located in Reno, Nevada.

NOW

AVAILABLE FOR LEASE

24'

CLEAR HEIGHT

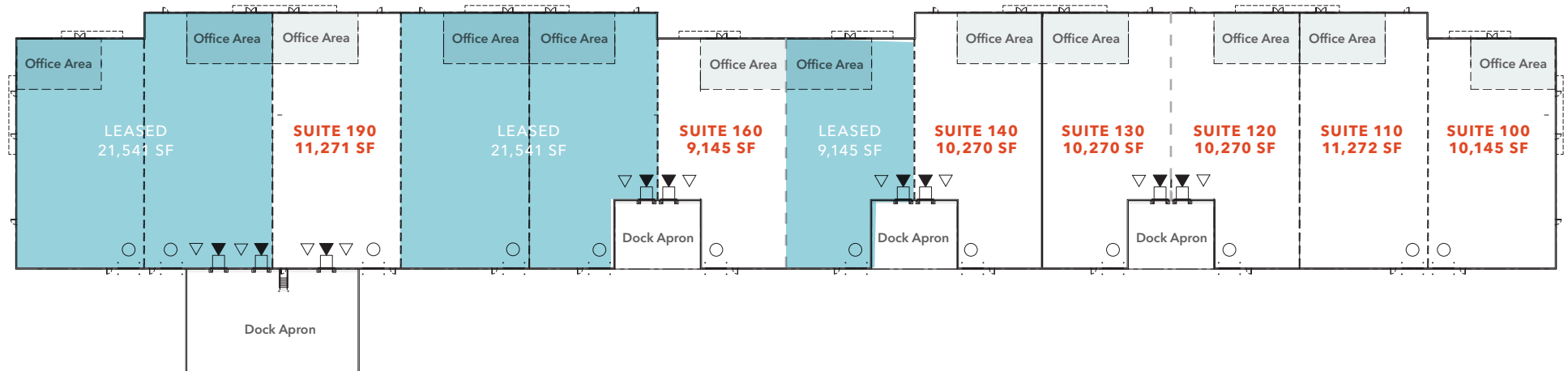
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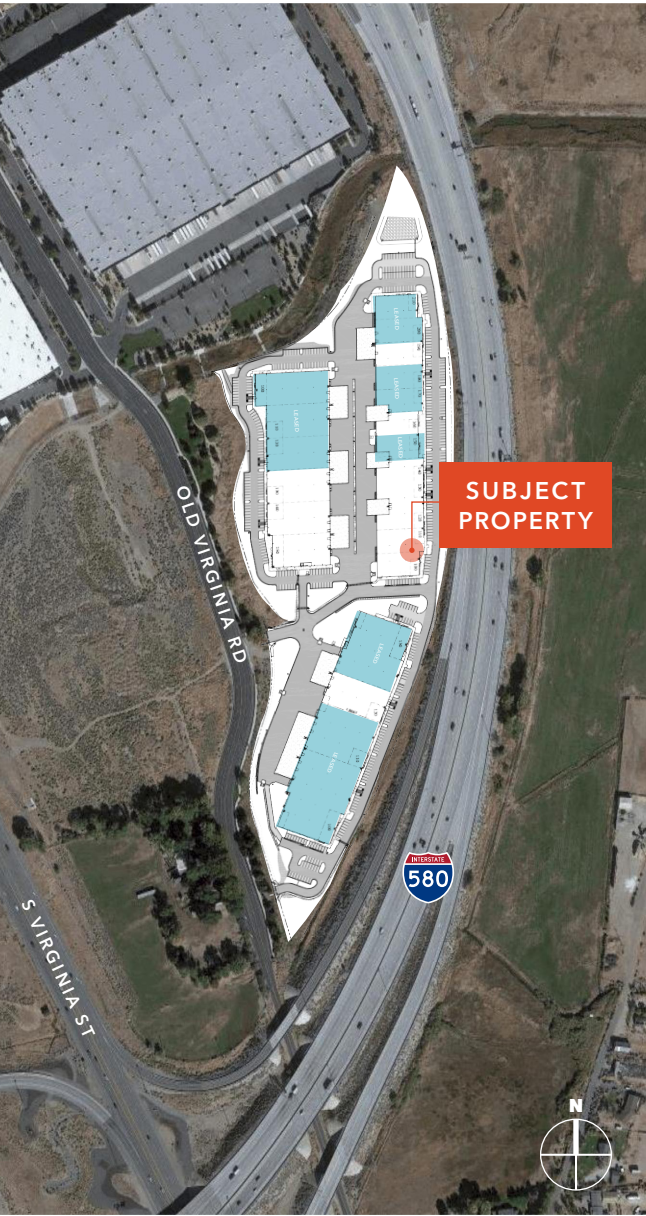
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BUILDING B FLOOR PLAN

±72,643 SF Available, Divisible to ±9,145 SF



- DOCK DOOR W/LEVELER
- FUTURE DOCK POSITION
- DRIVE-IN DOOR



Features

±72,643 SF building available,
divisible to ±9,145 SF

Lease rate negotiable

EST. OPEX \$0.20 PSF

24' clear height

Power 100 amps per unit, 3-phase

50'X 50' column spacing

0.33 GPM/ 3,000 SF rating sprinklers

6.5" concrete slab

LED lighting

186 parking spaces

Roof system 60 mil, single ply TPO

Located in the South Reno
submarket

Easy access to I-580

Ample amenities & labor in close
proximity

TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	7.4
RENO-STEAD FBO	19.3
UPS REGIONAL	10.4
FEDEX EXPRESS	6.6
FEDEX GROUND	15.6
FEDEX LTL	9.6

DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
POPULATION	54,190	79,725	127,511
HOUSEHOLDS	22,531	33,744	54,458
AVG HH INCOME	\$154,655	\$150,586	\$138,783
TOTAL EMPLOYEES	25,243	46,218	81,158

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	1.17%>\$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