

FOR LEASE

872 COTTONWOOD LN. FERNLEY



**Retail / Flex
Industrial**
PRODUCT TYPE



±3,240
AVAILABLE SF



\$1.00/SF
RATE



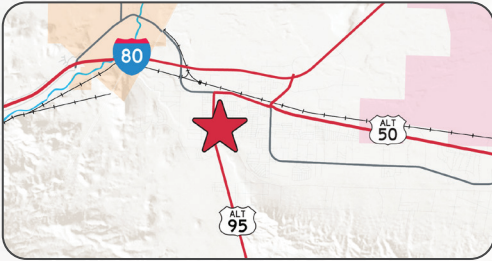
\$0.16/SF NNN
LEASE TYPE



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NRED NO: S.180915



FOR LEASE **872** COTTONWOOD LN. FERNLEY



Property Highlights

Formerly Whiskey Rose Company, this suite offers a retail storefront and warehouse for storage and shipping. This ±3,240 availability can be used for retail, warehouse, or as flex space. The front/retail area is approximately 36' x 12' with 10' ceilings. The warehouse features skylights, one 12' x 12' door and a man door, with ceiling heights ranging from 14'6"-17'6". There are two restrooms, a utility sink, and drinking fountain in the warehouse area.

Other Tenants In The Park Include

- Living Stones Church
- Sierra Discount Market
- Oasis Dry Cleaning
- Driven Off-Road

Property Details

Address	872 Cottonwood Ln Fernley, NV 89408
Available SF	±3,240 SF
Lease Rate	\$1.00/SF/Mo
Lease Type	NNN
NNN (est.)	\$0.16/SF
Office	±740 SF
Warehouse	±2,500 SF (High Ceiling & Skylights)
Parking	Ample Unassigned Parking
APN	021-591-05
Year Built	2005
Zoning	C2 - City of Fernley's Development Code



SUBJECT





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5-MILE KEY FACTS



23,165
POPULATION



5.0%
UNEMPLOYMENT



2.8
HOUSEHOLD
SIZE (AVG.)



37
MEDIAN
AGE

5-MILE INCOME FACTS



\$82,509

MEDIAN
HOUSEHOLD
INCOME



\$36,082

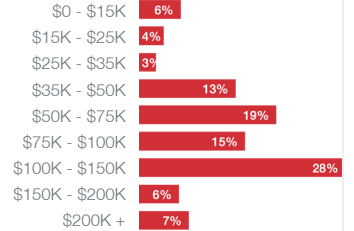
PER CAPITA
INCOME



\$263,892

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



450
BUSINESSES



5,440
EMPLOYEES

5- MILE EDUCATION FACTS

10%

NO HIGH
SCHOOL
DIPLOMA

41%

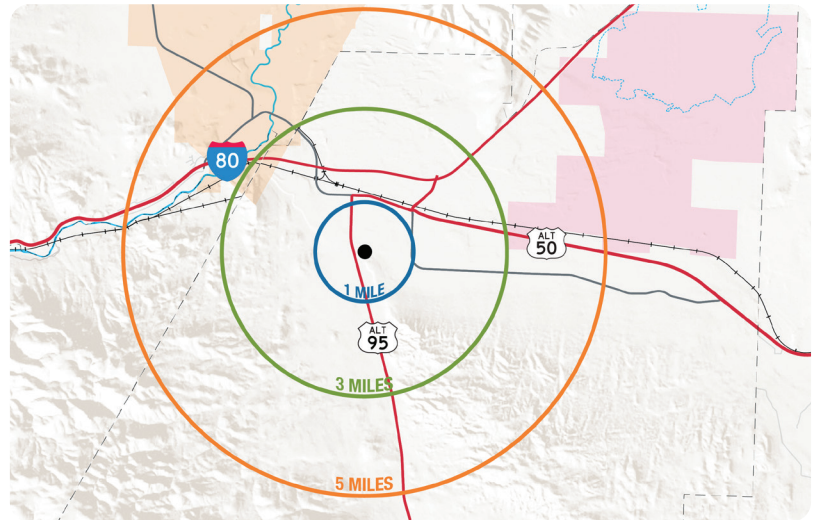
HIGH
SCHOOL
GRADUATE

34%

SOME
COLLEGE

15%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

872 COTTONWOOD LN, FERNLEY

80


ALT
95

ALT
50

SUBJECT

FARM DISTRICT RD


DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	5 MI 10 MIN DRIVE
RENO, NV	35 MI 36 MIN DRIVE
FALLON, NV	28 MI 35 MIN DRIVE
CARSON CITY	50 MI 56 MIN DRIVE

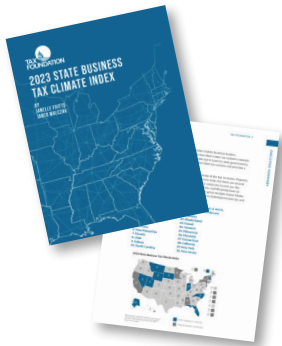

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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

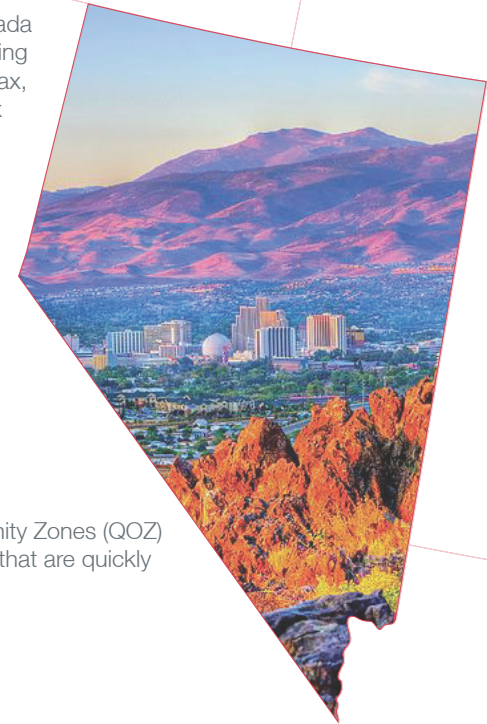
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their 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

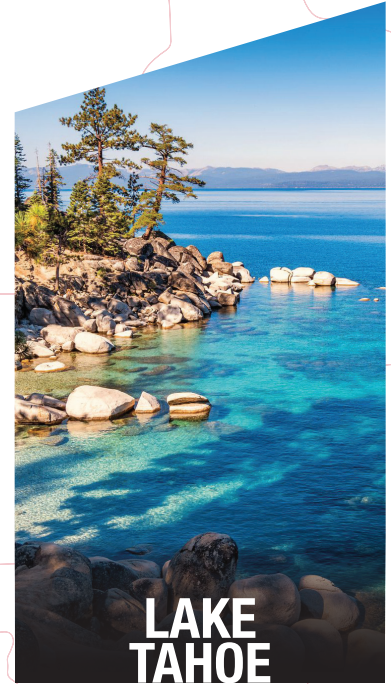
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL 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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