

FOR LEASE

MARIETTA INDUSTRIAL PARK

*±5,000 - ±15,000 SF Industrial
Flex Space*

Suite 855, 865, and/or 895 adjacent spaces with
±5,000, 10,000 and/or 15,000 SF available

Lease rate \$0.95/SF *2024 Estimated NNN = \$0.17/SF

2024 OPEX/NNN/CAM \$0.17/SF/Mo

Power varies by unit, up to 200 amps per suite
(tenant to verify)

Great location on Marietta Way, between Glendale
Avenue and Greg Street

Reception area, offices, & bathrooms w/ warehouse

12' roll up doors (grade level roll-up doors and pick-
up height docks)

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855, 865 & 895 MARIETTA WAY,
SPARKS, NV



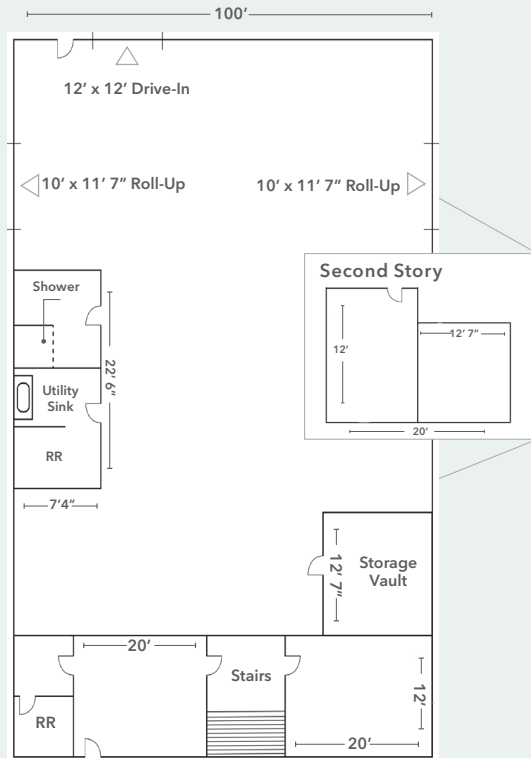
**km Kidder
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FLOOR PLANS: ADJACENT SUITES OPTIONS 5K-15K SF

5K SF: 855 or 865 | 10K SF: 865+895 | 15K SF: 855, 865, +895

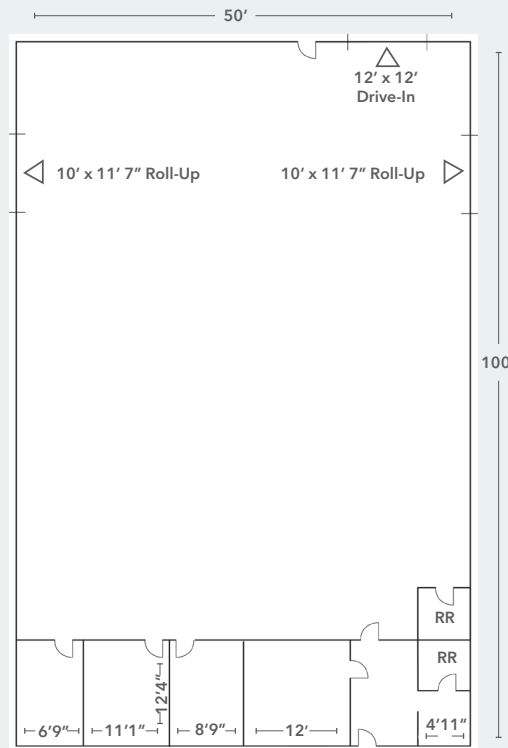
SUITE 895

±5,000 SF industrial flex space with ±990 SF 2 story office, box truck height dock, 1 drive in door, reception, offices, & bathrooms + warehouse.



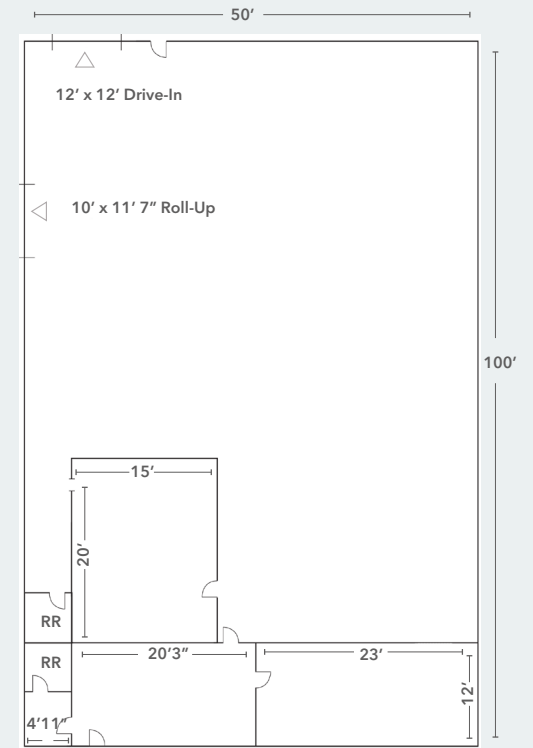
SUITE 865

±5,000 SF industrial flex space with ±715 SF office, box truck height dock, 1 drive in door, reception, offices, & bathrooms + warehouse.



SUITE 855

±5,000 SF industrial flex space with ±1,000 SF office, box truck height dock, 1 drive in door, reception, offices, & bathrooms + warehouse.





BUSINESS FRIENDLY ENVIRONMENT FOR CORPORATE USERS

The Tax Foundation ranked Nevada as the third most business-friendly state due to its favorable tax climate, which includes no corporate income taxes, personal income taxes, inventory taxes, unitary taxes, personal income taxes, unitary taxes, inheritance taxes or special intangible taxes.

STRATEGIC CENTRALIZED LOGISTICS HUB

The Reno/Sparks industrial market is strategically located at the epicenter of the western United States, providing a convenient point of distribution for truck, rail and air services. The Reno/Sparks location allows for overnight delivery to the majority of the eleven western states (53 million people) and two-day delivery to over 63 million people via truck and rail freight shipping.

PROPERTY DESCRIPTION

Centrally located in the Reno/Sparks industrial market

Easy access from main arterials Glendale Ave, Greg St and McCarran Blvd

Immediate access to Interstate 80 and minutes from Interstate 580/Highway 395

On bus route and close to labor pool

TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	3.1
RENO-STEAD FBO	13.2
UPS REGIONAL	4.0
FEDEX EXPRESS	2.9
FEDEX GROUND	8.7
FEDEX LTL	0.7

DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
POPULATION	109,346	230,428	332,963
HOUSEHOLDS	45,006	97,262	138,902
AVG HH INCOME	\$78,575	\$90,777	\$105,755
TOTAL EMPLOYEES	68,444	135,822	163,117

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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