

FOR LEASE

1070/1080 MARIETTA WAY

SPARKS, NV 89431



Industrial Flex Building with Fenced Yard

±5,000 SF industrial flex space

±7,500 SF fenced yard

±1,200 SF of office space

Excellent access and parking

Reception, office/showroom, restrooms
and warehouse

Three 10' x 12' grade-level doors

14' clear height (at eaves)

\$0.22/SF estimated 2024 NNN

\$1.25

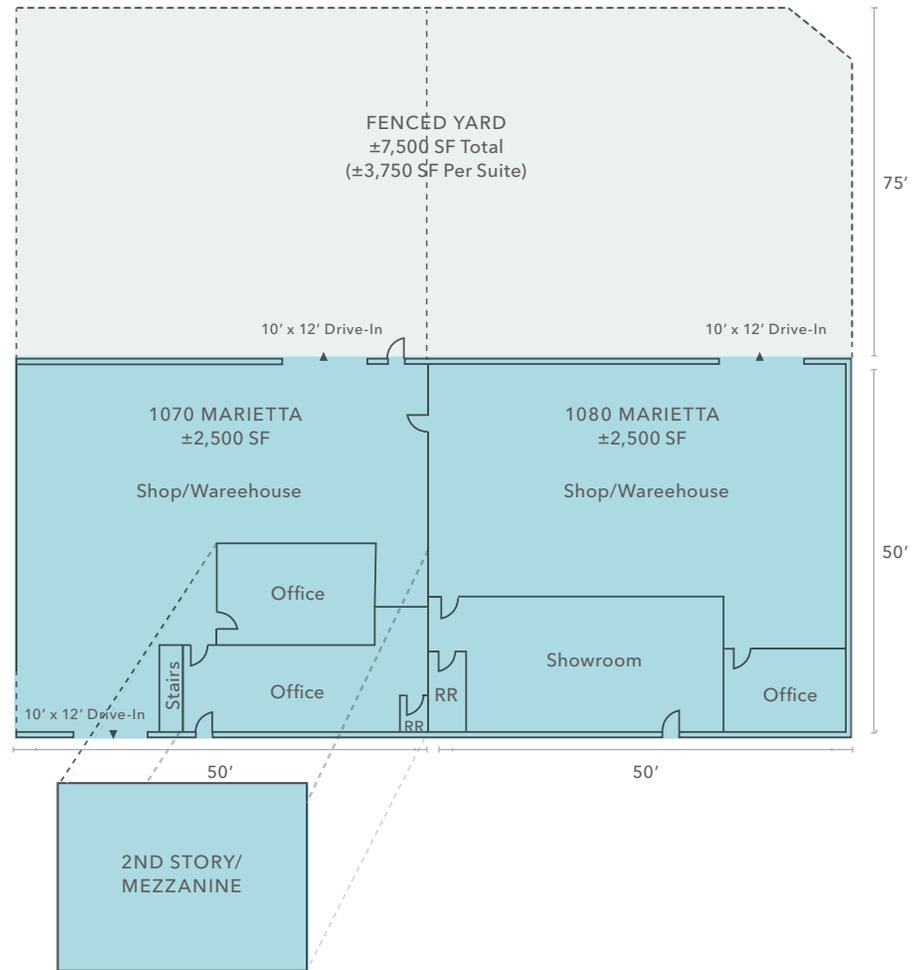
LEASE RATE (SF/NNN)

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Mathews

Floor Plan: ±5,000 SF Flex Space with ±7,500 SF Fenced Yard





SPECIFICATIONS

±5,000 SF industrial flex space

±7,500 SF fenced yard

±1,200 SF of office space

Power 100-400A/208V/3Phase (tenant to verify)

Three 10' x 12' grade-level doors

14' clear height (at eaves)



LOCATION ADVANTAGES

Proximity to I-80 on/off ramps

Access to large labor pool and services for employees ±1,200 SF of office space

Proximity to Reno-Tahoe International Airport

Three 10' x 12' grade-level doors

Proximity to UPS, Fed-Ex, On-Trac, & many other shipping hubs & logistics service providers

TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	2.9
RENO-STEAD FBO	12.8
UPS REGIONAL	3.9
FEDEX EXPRESS	2.6
FEDEX GROUND	8.4
FEDEX LTL	0.8

DEMOGRAPHICS

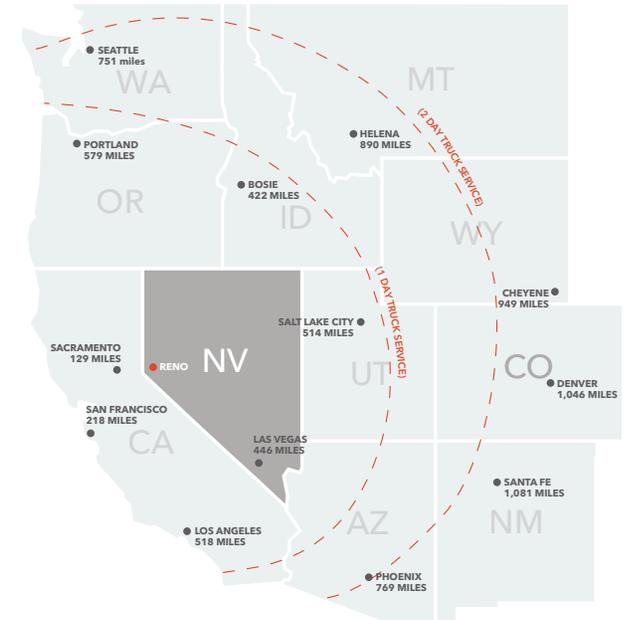
2024	3 mi	5 mi	7 mi
POPULATION	109,346	230,428	332,963
HOUSEHOLDS	45,006	97,262	138,902
AVG HH INCOME	\$78,575	\$90,777	\$105,755
TOTAL EMPLOYEES	68,444	135,822	163,117

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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