

100 WILD HORSE CANYON DR

MCCARRAN, NV 89434



*A ±436K SF brand new, state-of-the-art industrial site
with easy access to Interstate 80.*

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NEGOT
NEGOTIABLE LEASE RATE

\$0.12/SF
EST. NNN'S

100 WILD HORSE CANYON DR

*±436,800 SF industrial building
with BTS office space and easy
access to I-80.*

Lease rate negotiable

Est. NNN's \$0.12/SF

±436,800 SF available, divisible to ±218,440

BTS office space

98 vertical lift dock high doors, 50 with mechanical pit levelers

4 grade level doors

36' clear height

56' x 50' typical column spacing

ESFR fire suppression system

Power 4,000 Amps, 277/480 Volt, 3-phase

174 auto parking, 111 trailer spaces

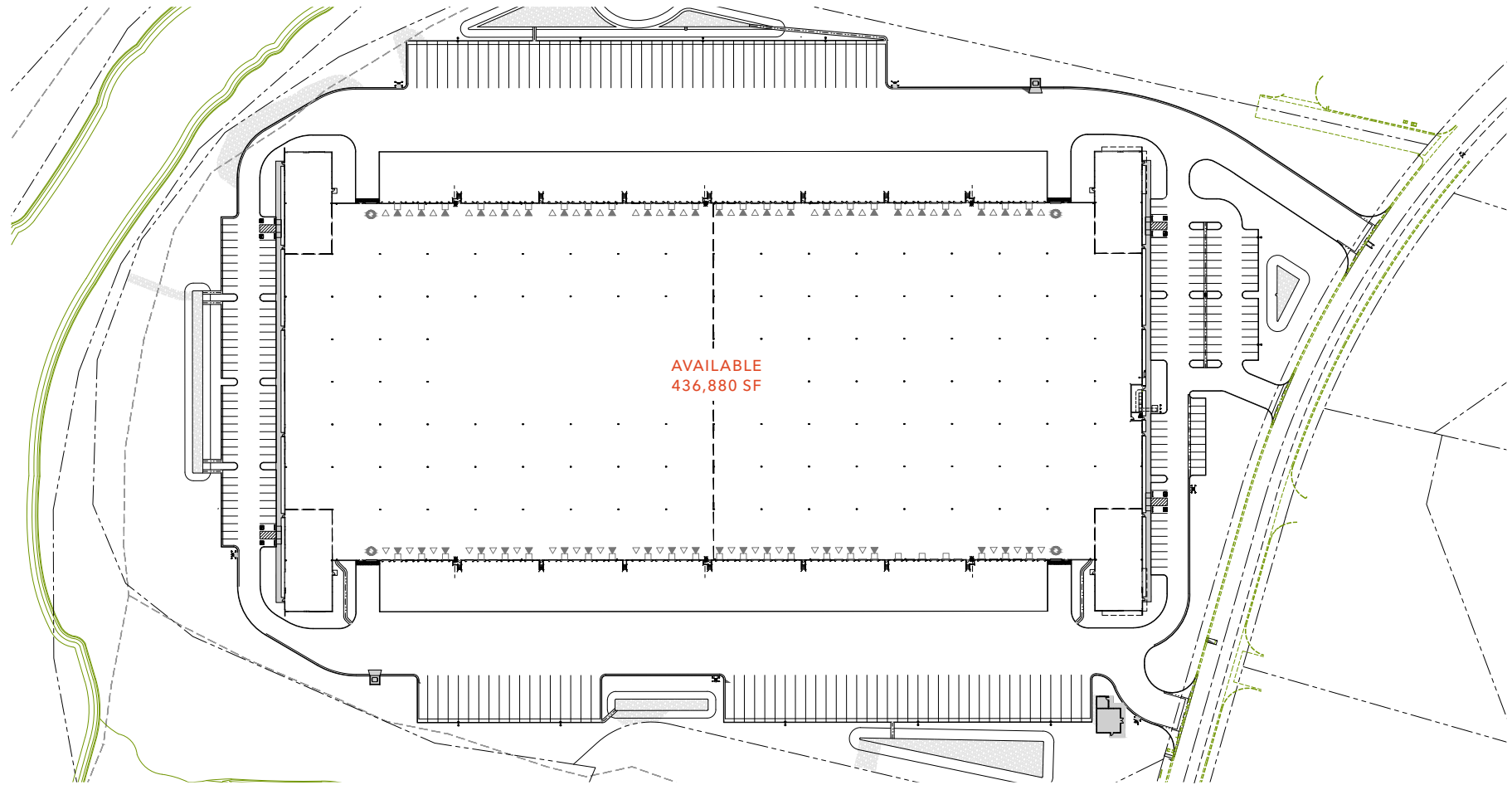
Cross docked

Gas fired heating unit in the warehouse

130' truck courts

APN 005-21-59





AVAILABLE SPACE

Total SF	Office SF	Dock-High Doors	Grade Level Doors	Sprinkler Rating	Columns	Clear Height
±436,880 SF, divisible to 218,440	BTS	98 vertical lift doors, 50 equipped with mechanical levelers	4	ESFR fire suppression system	56' x 50' (typical)	36'

TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	18.3
RENO-STEAD FBO	26.0
UPS REGIONAL	11.2
FEDEX EXPRESS	15.0
FEDEX GROUND	6.6
FEDEX LTL	14.6

DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
POPULATION	9	16	63,992
HOUSEHOLDS	4	7	24,043
AVG HH INCOME	\$120,583	\$106,864	\$136,724
TOTAL EMPLOYEES	99	268	13,793

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