



FOR LEASE

580 South, Building 4

MT ROSE HWY & SOUTH VIRGINIA ST, RENO, NV



CLASS A INDUSTRIAL

±145,600 TOTAL SQUARE FEET



BUILD-TO-SUIT OFFICE

I-580 EASILY ACCESSED



HIGHLY DESIRABLE LOCATION

Kidder Mathews

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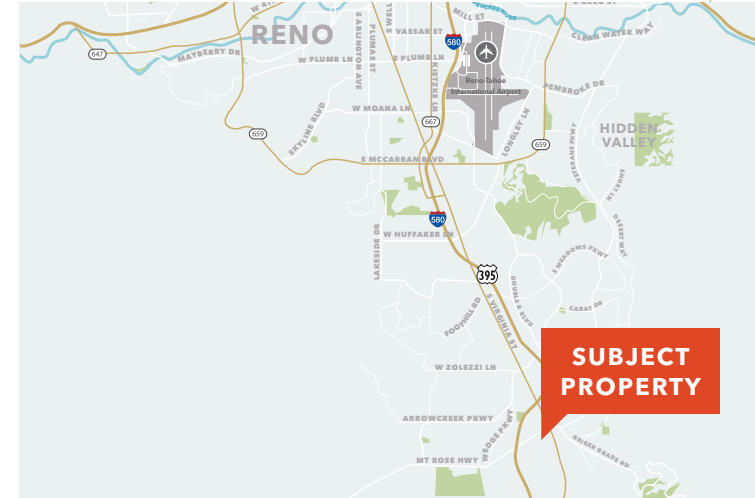
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PROPERTY HIGHLIGHTS

Kidder Mathews is pleased to present this Class "A" industrial project consisting of 4 buildings from ±145,600 SF to ±250,880 SF. 580 South is well located within the South Reno submarket, which allows easy access to Interstate 580, as well as numerous amenities and localized labor force.

The Project offers desirable bulk industrial units from ±29,000 SF to ±62,000 SF. 580 South will be the latest industrial project delivered in Reno Urban Core. Tenant improvement allowances will enable tenants to build office space, LED lighting systems and dock equipment. 580 South is located less than 10 minutes from Reno-Tahoe International Airport and 15 minutes from Interstate 80.



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Conceptual Site Plan



BUILDING HIGHLIGHTS

±145,600 SF bulk industrial building divisible to 29,120 SF

BTS office space

14 dock high doors each with a 35,000lb in-pit leveler

14 knock out panels are available for future doors

4 grade level doors

ESFR SPRINKLER system in all suites

55' X 52' columns (typical)

277/480 volts, 3-phase power

32' clear height

60' speed bays

LED LIGHTING (30 FC @ 36" AFF unobstructed) with motion sensors and photo cells for daylight harvesting

60 MIL single ply TPO roof membrane with R-19 rigid insulation above the deck

UNDERGROUND conduit for installation of high speed fiber communications

MIKE NEVIS, SIOR, CCIM
775.470.8855
mike.nevis@kidder.com
LIC N° S.0061759

STEVE KUCERA, SIOR, CCIM
775.470.8866
steve.kucera@kidder.com
LIC N° S.0172550

SHAWN JAENSON, SIOR
775.470.8865
shawn.jaenson@kidder.com
LIC N° S.0188002

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TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	10.4
Reno-Stead FBO	22.1
UPS Regional	11.8
FedEx Express	9.5
FedEx Ground	21.9
FedEx LTL	12.3

DEMOGRAPHICS

2021	3 mi	5 mi	7 mi
Population	41,750	64,724	104,748
Households	17,113	26,801	43,831
Avg HH Income	\$132,826	\$135,046	\$122,165
Total Employees	12,760	29,076	61,092

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	1.475%>\$50K/Q	0.380% (2019)	No	No	No	0.73%-0.7537%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.3%-5.4%	1.6%-6.2%	0.04%-11.80%	0.15%-7.1%	0.25%-5.4%	0.15%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.95%	4.95%	Up to 6.93%	Up to 9.9%	No

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