

**±162,240 - ±436,800 SF
SPACE NOW AVAILABLE FOR LEASE**



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**CONCO BUSINESS PARK
425 E. SYDNEY DR.
SPARKS, NV 89434**

CBRE

BUILDING HIGHLIGHTS

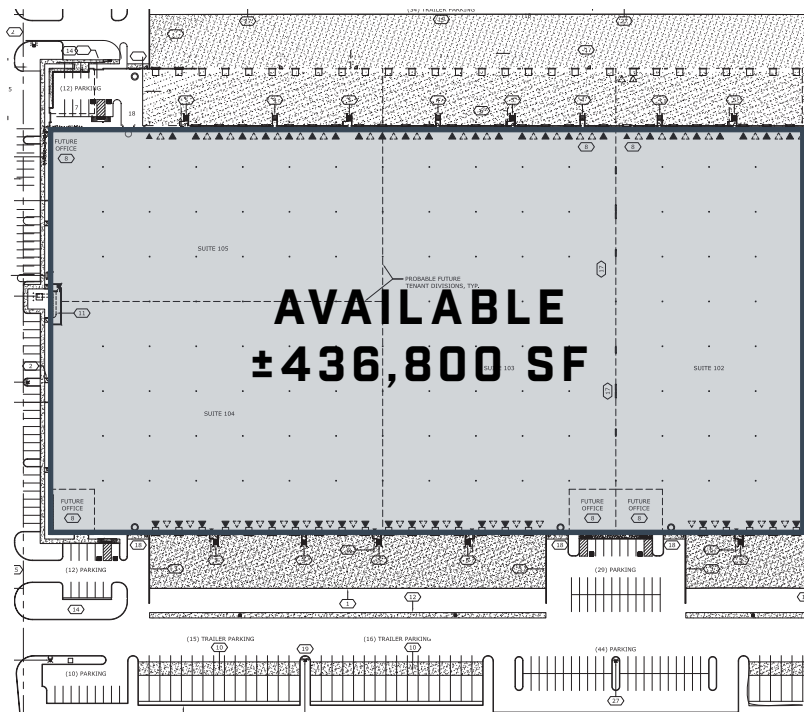
- Available: ±436,800 SF
- Total: ±630,240 SF
- Site Area: ±39.6 acres
- 36' Clear Height
- 52' x 50' Column Spacing
- 8,000 Amps 480 V, 3-phase power
- ESFR Sprinklers
- 7" Concrete slab
- Year built: 2018
- 70 insulated dock doors with levelors and view windows
- Drive-in Doors: 6 - 12'x14'
- Cross – dock configuration
- Parking: 105 Trailer parking
- 1/1000 Auto parking
- 2% skylights in warehouse



LEASING SPACE OPTIONS

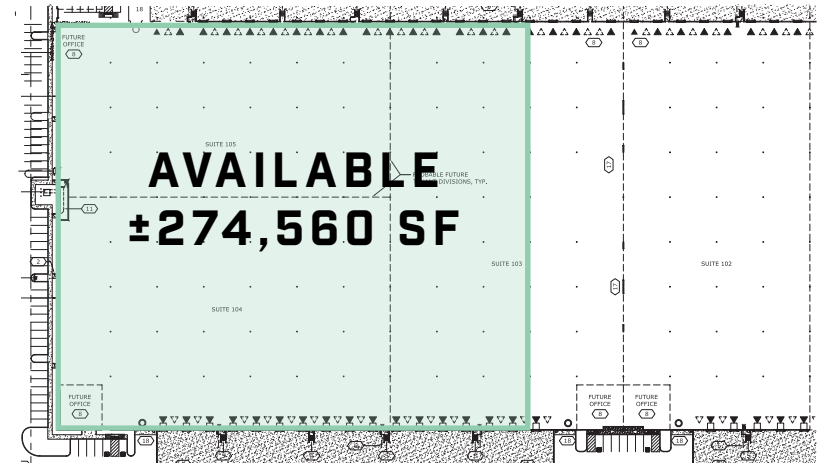
OPTION A:

- Available: ±436,800 SF
- Office SF: ±5,000 SF
- Dock-Doors: 50
- Drive-In Doors: 4 (12' X 14')
- Power: 3,500 Amps, 480v



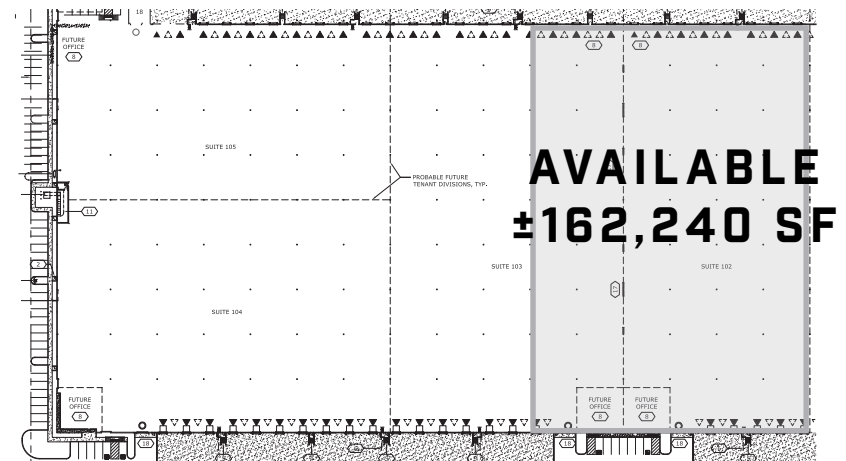
OPTION B:

- Available: ±274,560 SF
- Office SF: ±5,000 SF
- Dock-Doors: 33
- Drive-In Doors: 2 (12' X 14')
- Power: 2,000 Amps, 480v

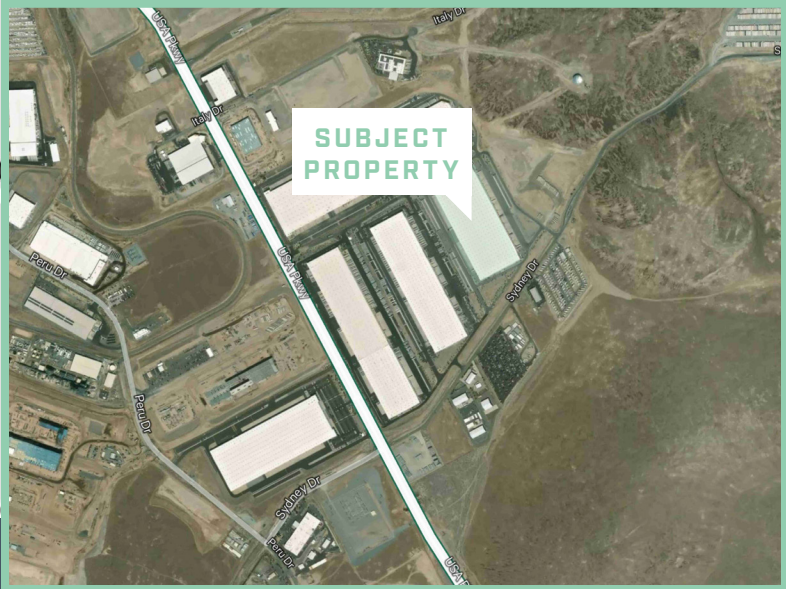


OPTION C:

- Available: ±162,240 SF
- Office SF: BTS
- Dock-Doors: 17
- Drive-In Door: 1 (12' X 14')
- Power: 1,500 Amps, 480v



PROPERTY OVERVIEW



AREA OVERVIEW



LOCATED 15 miles from Reno-Tahoe International Airport



EASY ACCESS to Interstate 80 and numerous amenities



LOCALIZED labor force and bus lines

THE NEW NORTHERN NEVADA

A DISTRIBUTION HUB

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

2025 DEMOGRAPHICS

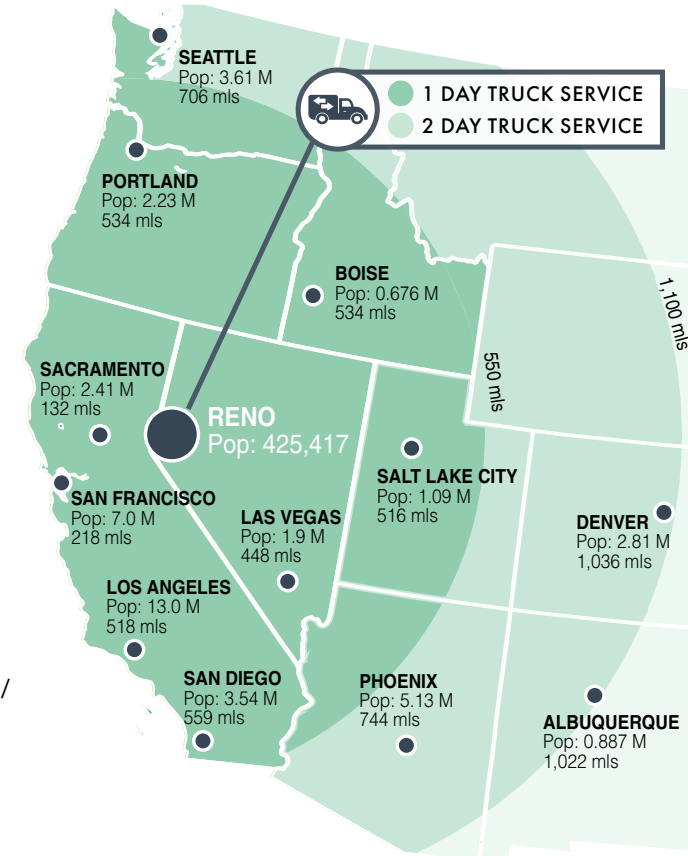
| RADIUS | 1-MILE | 3-MILES | 5-MILES |
|---------------------------|----------|-----------|----------|
| Population | 2,888 | 50,338 | 130,334 |
| Households | 1,453 | 20,664 | 51,184 |
| Household Income | \$85,587 | \$103,954 | \$99,631 |
| Place of Work - Employees | 1,574 | 27,203 | 69,945 |

TRANSPORTATION

- Reno-Tahoe Int'l Airport: **5 miles**
- Reno-Stead FBO: **18.4 miles**
- UPS Regional: **0.25 miles**
- FedEx Ground: **4.6 miles**

HELPFUL LINKS

- **Business Costs**
<http://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**
<http://goed.nv.gov/programs-incentives/incentives/>
- **Quality of Life**
<http://edawn.org/live-play/>



TAX COMPARISON

| | NV | CA | AZ | UT | ID | OR | WA |
|--|------------------|---------------|----------------|---------------|-----------------|-----------------|---------------|
| 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 | \$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 | No | No | No | No | No | No |



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