

445 INGENUITY

New Building Expansion



FOR LEASE

445 INGENUITY AVE

SPANISH SPRINGS, NV

*New 80,000 SF
Distribution / Manufacturing Space*

New +/- 80,000 SF Suite with expected delivery in Q3 2025

Build-to-suit office

Within a +/- 172,500 SF building on a 9.95 acre parcel

Located in the Spanish Springs Business Center master planned Industrial / Commercial Development

Proximate to I-80 east/west arterial, shipping hubs, & services

ESFR sprinkler system

800 amps | 480 volt | 3-phase power

Negotiable lease rate

Estimated 2025 NNN/CAM/OpEx = \$.12 / SF / Mo

BRAD LANCASTER, SIOR

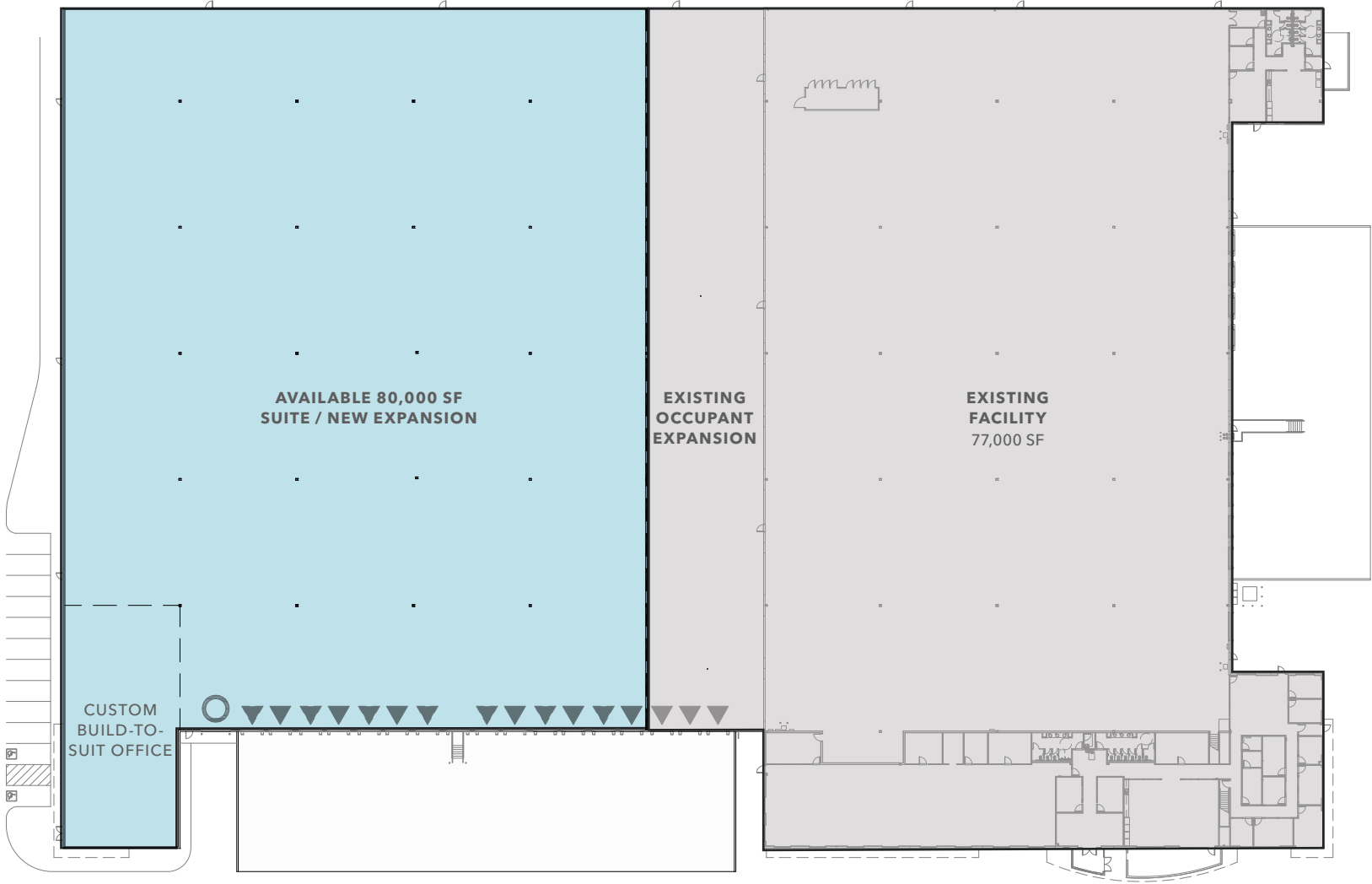
Industrial Services

775.690.0535

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LIC B°0144389.CORP

FLOOR PLAN





PROPERTY DESCRIPTION

New +/- 80,000 SF Suite with expected delivery in Q3 2025 Negotiable Lease Rate

Build-to-suit office

Within a +/- 172,500 SF building on a 9.95 acre parcel

ESFR Sprinkler System to allow maximum inventory

13 dock positions/doors with levelers

Dock seals, truck hooks, truck lights & bumpers to be added as required

One 12' X 14' Grade-level drive-in door

800 amps | 480 volt | 3-phase power

±30' Clear height at eaves

54' X 50' column spacing

54' speed bay

Combination heating / ventilation units

Proximate to I-80 east/west arterial, shipping hubs, & services

One day truck service to 7 western states, 2 day service to 11 western states



TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	14.5
RENO-STEAD FBO	17.8
UPS REGIONAL	13.8
FEDEX EXPRESS	14.5
FEDEX GROUND	17.8
FEDEX LTL	13.3

DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
POPULATION	15,264	34,864	68,284
HOUSEHOLDS	5,686	12,858	24,682
AVG HH INCOME	\$161,493	\$148,516	\$136,779
TOTAL EMPLOYEES	2,136	3,038	4,914

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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