

FOR LEASE

HAWTHORNE

ARMY DEPOT



2,106 - 100,000+
UNIT SIZE (SF)



Industrial
PRODUCT TYPE



Negotiable
LEASE RATE



Hawthorne
LOCATION



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Immediately
AVAILABILITY

Available Unit Types

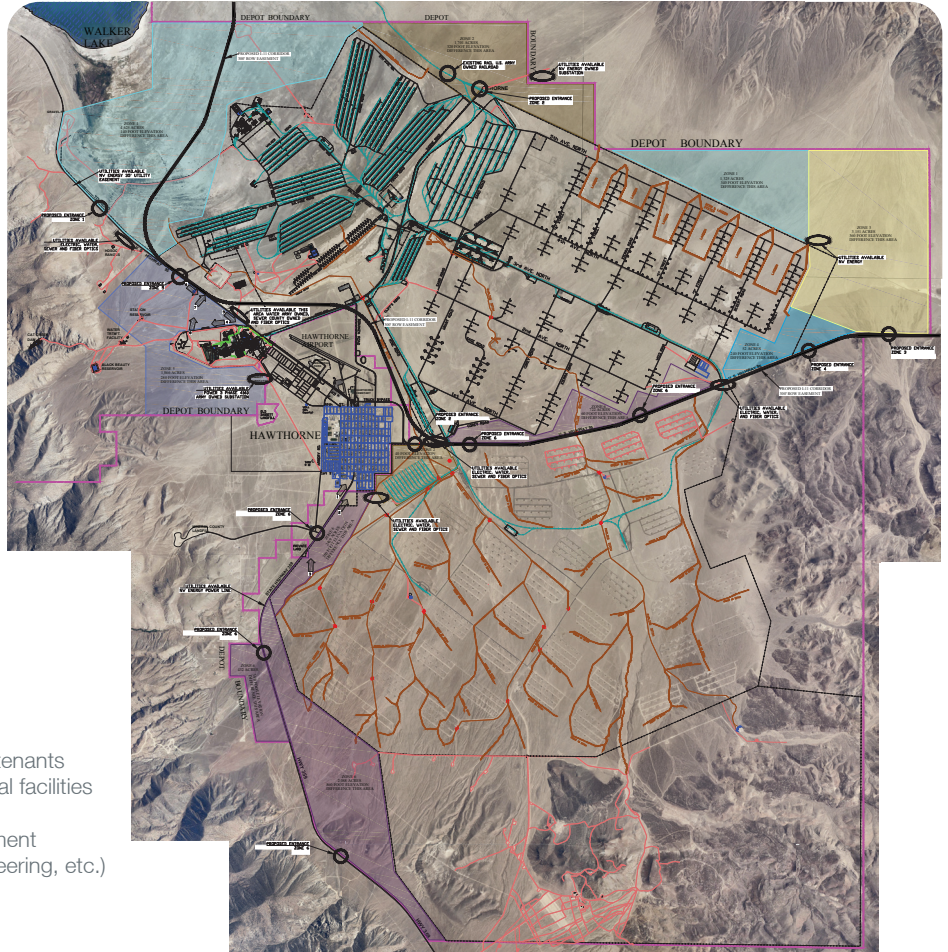
Earth Covered Magazine	±2,106 SF
Above Ground Magazine	±5,151 SF
Earth Covered Magazine (Triple Arch)	±6,561 SF
General Purpose Warehouse	±10,251 SF
Industrial Outdoor Storage	Flexible

POTENTIAL IDEAL TENANT TYPES

- Manufacturing
- Heavy or Light Industrial Users
- Small Business Incubator
- Railcar Storage and Repair
- Rocket Motor Storage
- Pyrotechnics Manufacturing and Storage
- Transload and Logistics Center
- Munitions Production and Storage
- Energetics Production and Storage
- Tool and Die Manufacturing
- Concrete Road Patch Manufacturing

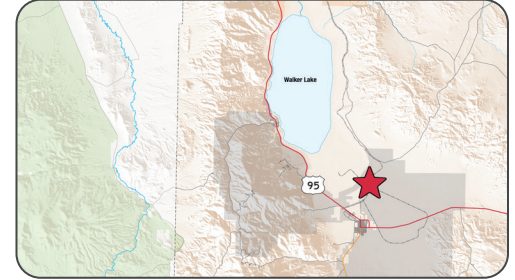
BENEFITS FOR TENANTS

- Local rail and road networks provide logistics advantage to tenants
- Permitting process is often less complicated than commercial facilities
- 24/7 on-site security
- Remote location with expansion potential and no encroachment
- Potential to contract for on-site services (lab services, engineering, etc.)
- Access to a skilled workforce in the local community





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Property Highlights

The Armament Retooling and Manufacturing Support (ARMS) program was established in 1993 encourage use of underutilized Government-Owned, Contractor-Operated facilities by commercial firms. The Hawthorne Army Depot offers buildings, utilities, infrastructure, equipment, and land to businesses at affordable rates and flexible terms.

Tenants of the facilities under the ARMS program obtain benefits such as simplified permitting processes, competitive rental rates and terms, no state or local tax on land or buildings, 24/7 security, on-site emergency services, and more.

Property Details

Address	2 S Maine Ave Hawthorne, NV 89415
Available SF	±2,106 - 100,000+ <i>(Multiple 10,251 SF Storage Units Available)</i> <i>Large Areas of Industrial Outdoor Storage Available</i>
Existing Infrastructure	Utilities: electricity, water, gas, sewer Roads: interstate and highway access Rail: Union Pacific service daily
Available Spaces	Warehouse Above Ground Magazine Earth Covered Magazine Industrial Outdoor Storage (IOS)
Zoning	Flexible Zoning Policy

Aerial Map + Property Highlights

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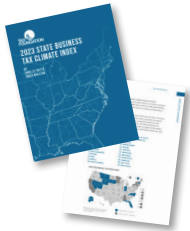
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AVAILABILITY

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.

THE BEST IN THE WEST



The Tax Foundation's 2022 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.



No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

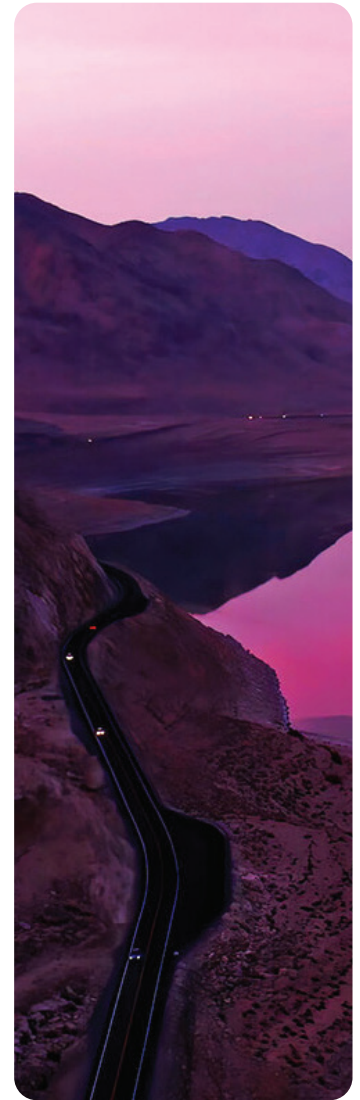
- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax

61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

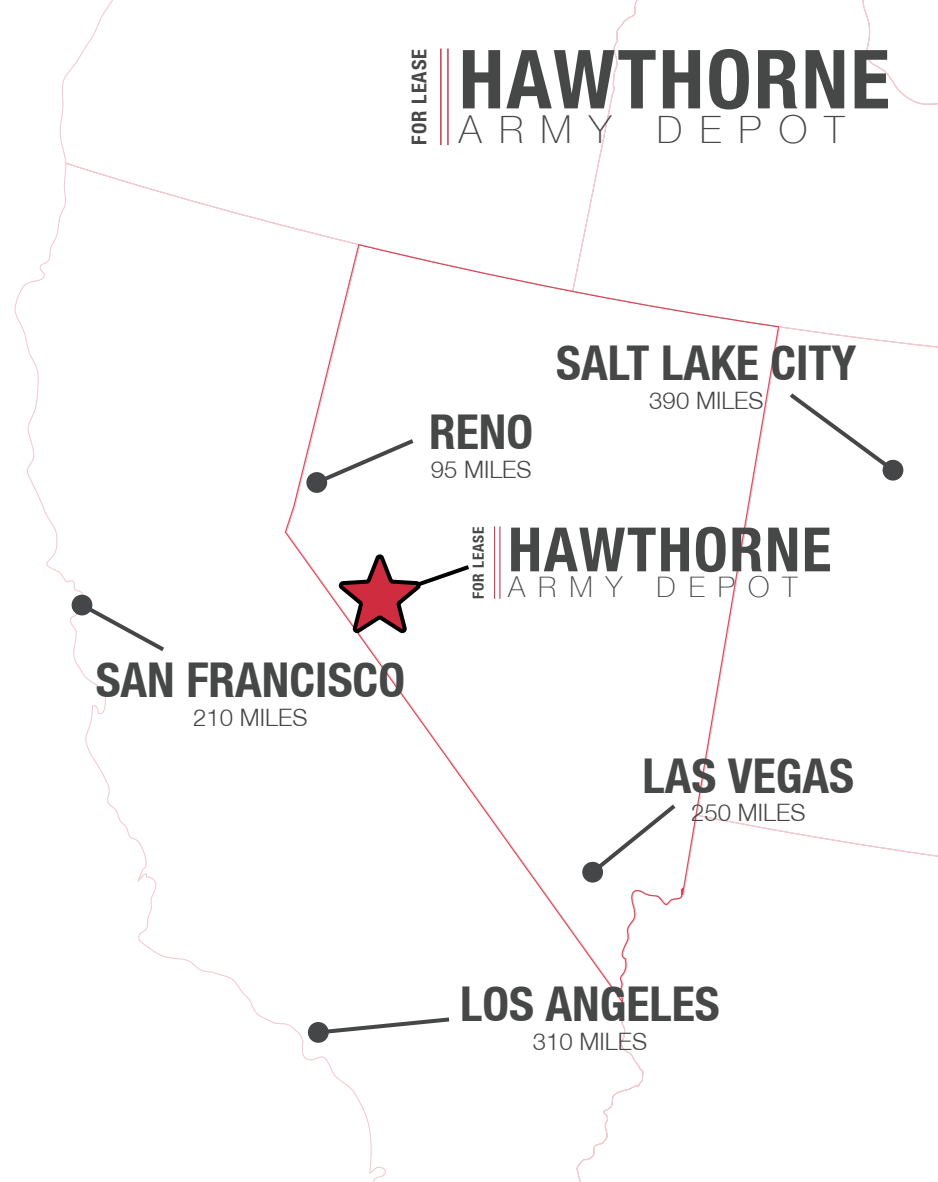
- ✓ The deferral of taxes
- ✓ A reduction in taxes by 10 to 15 percent
- ✓ The exclusion of capital gains tax on appreciation if held for 10 years

Source: 2022 State Business Tax Climate Index provided by the Tax Foundation





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Doing Business in Nevada

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