

PART OF LARGER CROSS-DOCK BUILDING
FOR LEASE WITH EXCELLENT FREEWAY
ACCESS IN A DESIRABLE RENO LOCATION

±163,677
AVAILABLE SF

18
DOCK-HIGH DOORS

36'
CLEAR HEIGHT

ESFR
SPRINKER SYSTEM



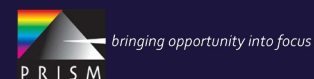
FOR LEASE

NORTH VALLEYS COMMERCE CENTER

9460 N VIRGINIA ST | RENO, NV 89506

cushmanwakefield.com

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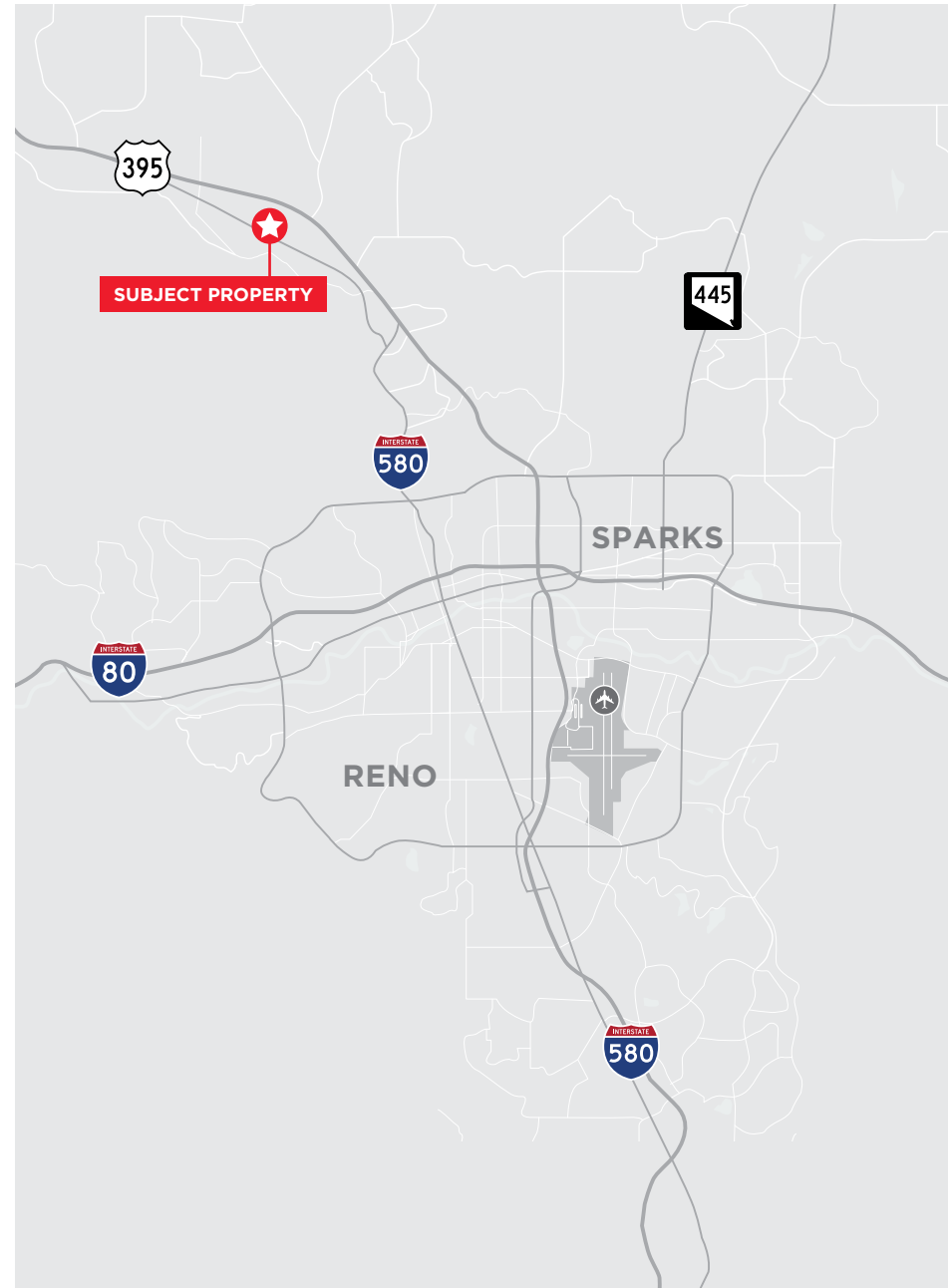
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PROPERTY FEATURES

| | |
|--------------------------|--|
| Lease Rate | Negotiable |
| Space | ±163,677 SF |
| Office Size | ±4,888 SF main office & ±585 SF shipping office |
| Estimated Opex | \$0.13 PSF/Mo |
| Zoning | Industrial Commercial (IC) |
| Total Building Land Area | ±35.45 Acres |

Property Highlights

- 36' min clear height inside first column
- 18 (9' x 10') dock-high doors with 35,000 lb mechanical levelers, dock locks, dock seals, z-guards and lights
- 14 additional knock out panels for future dock doors
- 52' x 50' columns (typical)
- 2 (12'x14') drive in doors
- 800A, 277/480V, 3-phase power
- 60' speed bays
- LED lighting (±25 FC at 36" AFF without racking) with motion sensors and photocells (for daylight harvesting)
- 7" floors, all floors are sealed
- Roof system 60 mil single ply TPO roof membrane with R-19 insulation above deck with 20 year warranty
- 2% skylights
- Excellent access to US-395, ±7 miles from I-80 via Lemmon Dr & Stead Blvd
- Parking 118 auto, 16 trailer
- Fenced & gated truck courts possible
- Make ready improvements including paint and carpet in offices and caulk in all warehouse floor joints

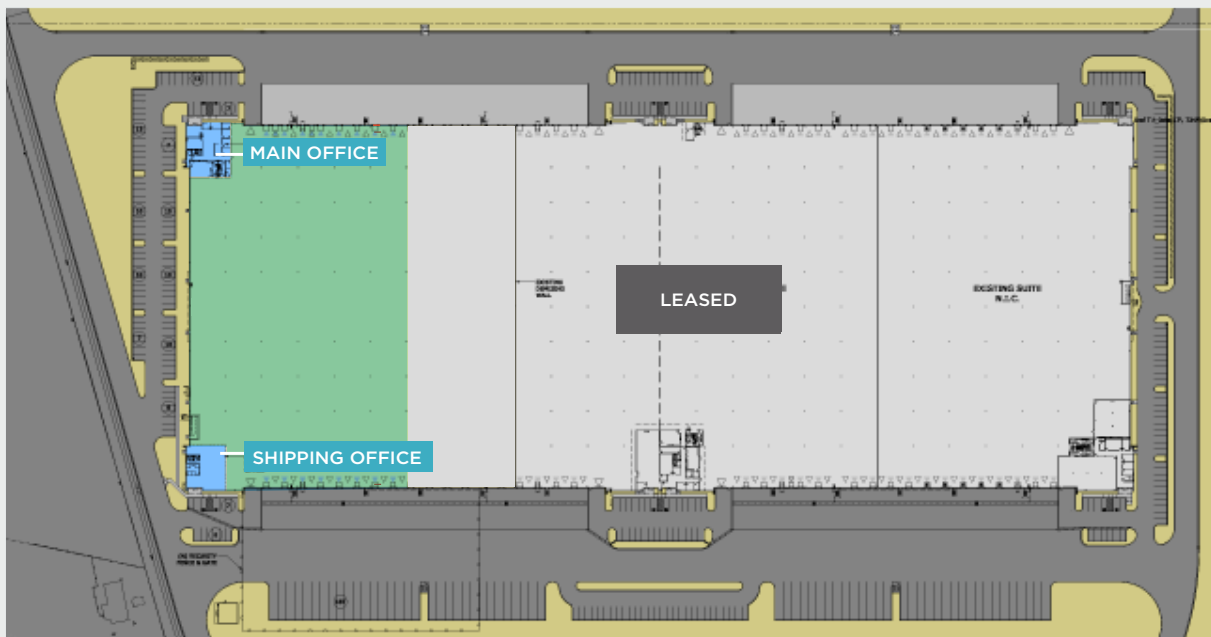


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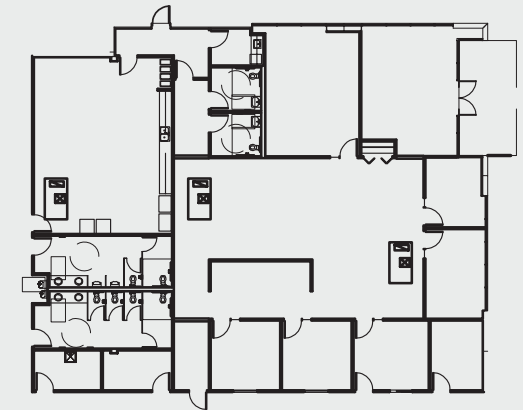


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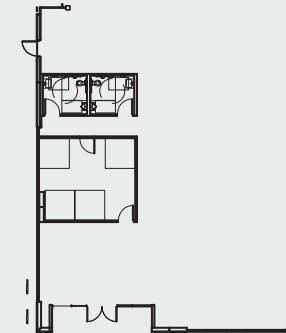
SITE PLAN



MAIN OFFICE | ±4,888 SF



SHIPPING OFFICE | ±585 SF



CORPORATE NEIGHBORS



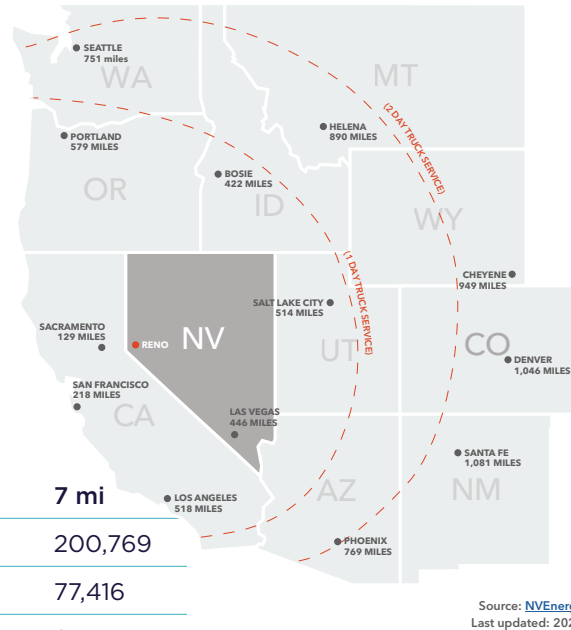
AREA OVERVIEW

TRANSPORTATION

| Ground | Miles |
|--------------------------|-------|
| Reno-Tahoe Int'l Airport | 11.0 |
| Reno-Stead FBO | 4.9 |
| UPS Regional | 12.9 |
| FEDEX Express | 11.8 |
| FEDEX Ground | 17.6 |
| FEDEX LTL | 10.3 |

DEMOGRAPHICS

| 2024 | 3 mi | 5 mi | 7 mi |
|-----------------|-----------|-----------|-----------|
| Population | 38,068 | 76,257 | 200,769 |
| Households | 13,436 | 26,727 | 77,416 |
| Avg, HH Incomes | \$107,672 | \$108,066 | \$102,188 |
| Total Employees | 3,974 | 10,824 | 51,352 |



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/>

BUSINESS COST COMPARISONS

| Tax Comparisons | NV | CA | AZ | UT | ID | OR | WA |
|---|-----------|---------------|--------------|-----------|------------|------------|-----------|
| State Corporate Income Tax | No | 8.84% | 4.9% | 5% | 7.4% | 6.6%-7.6% | No |
| Personal Income Tax | No | 1%-13.3% | 2.59%-4.54% | 5% | 1.6%-7.4% | 5%-9.9% | No |
| Payroll Tax | 1.378% | 0.711% (2018) | No | No | No | 0.09% | 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% | 1.5%-6.2% | 0.04%-10.59% | 0.2%-7.2% | 0.4%-5.4% | 1.2%-5.4% | 0.1%-5.7% |
| Capital Gains Tax | No | Up to 13.3% | Up to 4.54% | 5% | Up to 7.4% | Up to 9.9% | No |

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