

FOR LEASE

580 SOUTH

600 HERZ BLVD | BUILDING 3 | RENO, NV

Class A Industrial building offering a built-to-suit office, convenient access to Interstate 580, and a strong local labor force.

±196,560

AVAILABLE SF

32'

CLEAR HEIGHT

60'

SPEED BAYS

\$0.13/SF

EST. NNN'S



cushmanwakefield.com

PANATTONI

CLARION PARTNERS

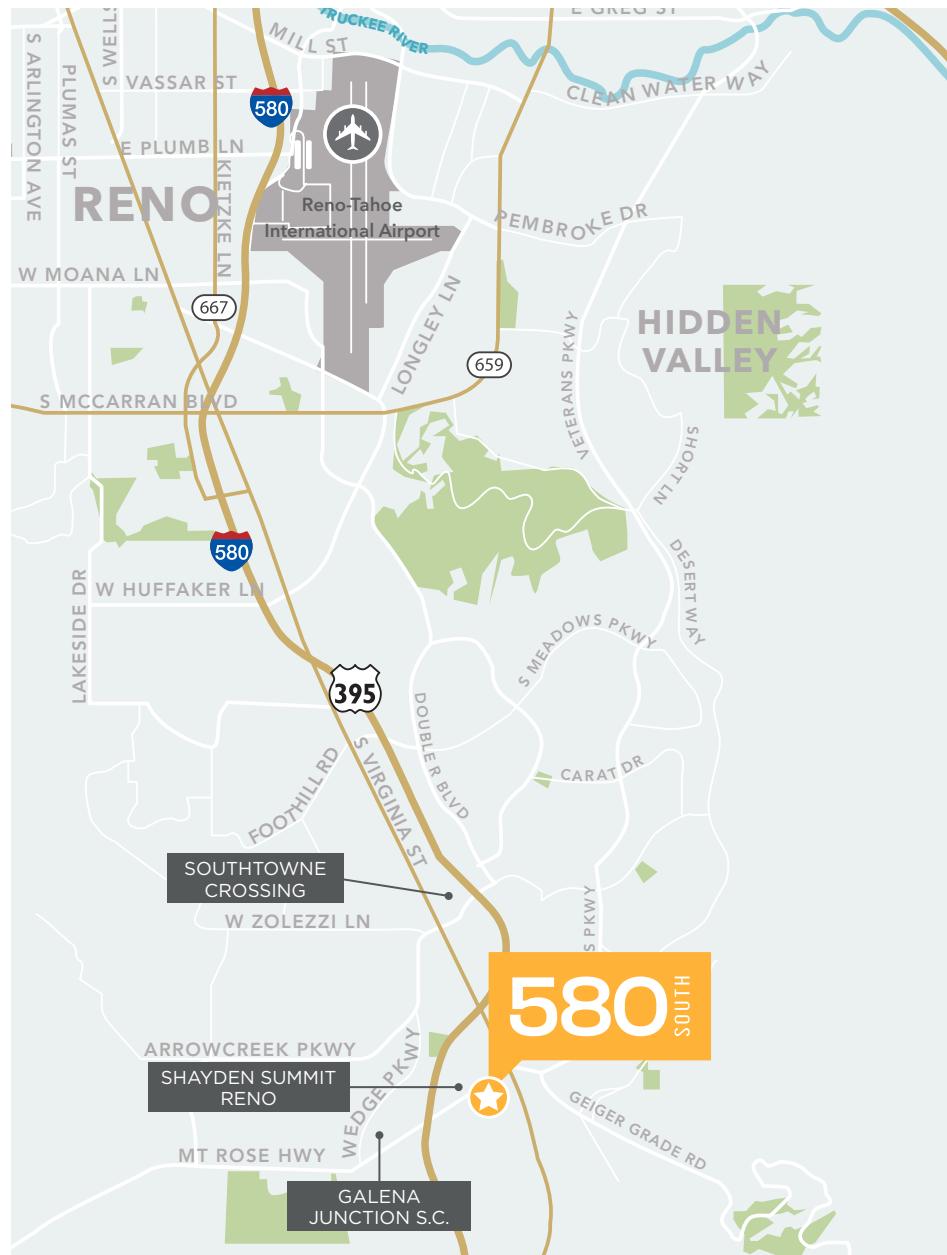
CUSHMAN & WAKEFIELD

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PROPERTY FEATURES

Cushman & Wakefield is pleased to present this Class "A" industrial project consisting of 4 buildings from $\pm 145,600$ SF to $\pm 250,880$ 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.

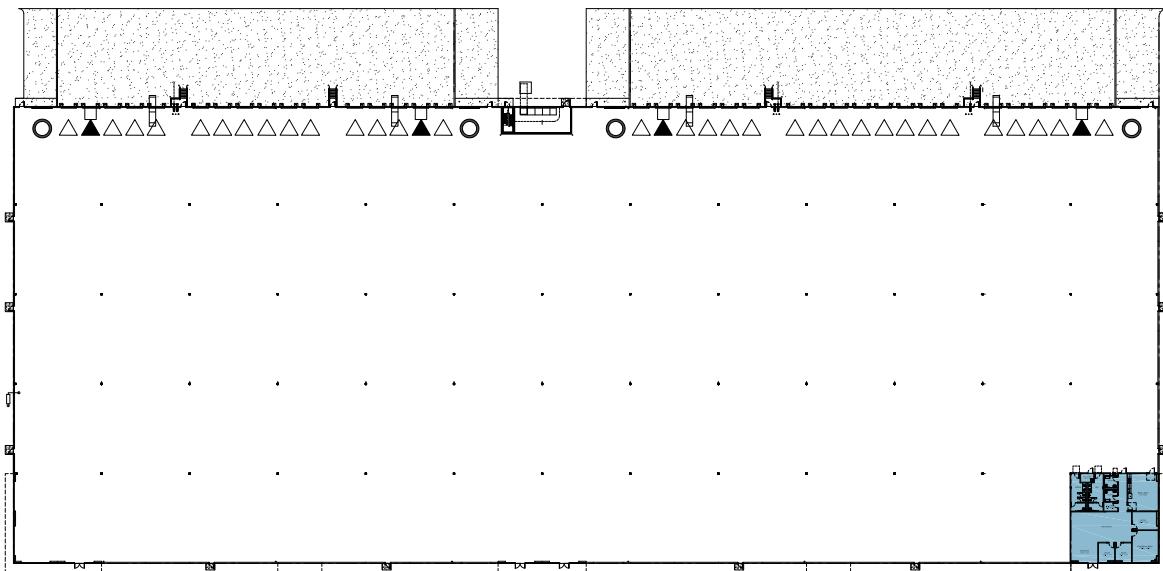
The Project offers desirable bulk industrial units from $\pm 90,720$ SF to $\pm 196,560$ SF. 580 South will be the latest industrial project delivered in the Reno urban core. Tenant improvement allowances will enable tenants to build office space, LED lighting systems and dock equipment. 580 South is located less than 10 minutes from Reno-Tahoe International Airport and 15 minutes from Interstate 80.



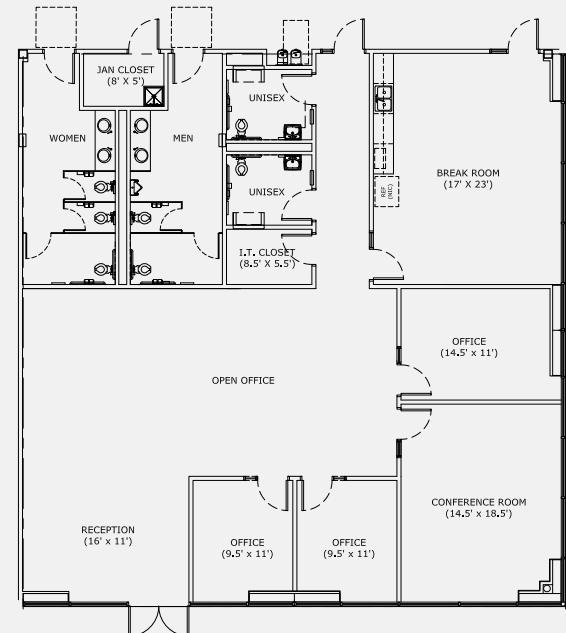
FLOOR PLANS



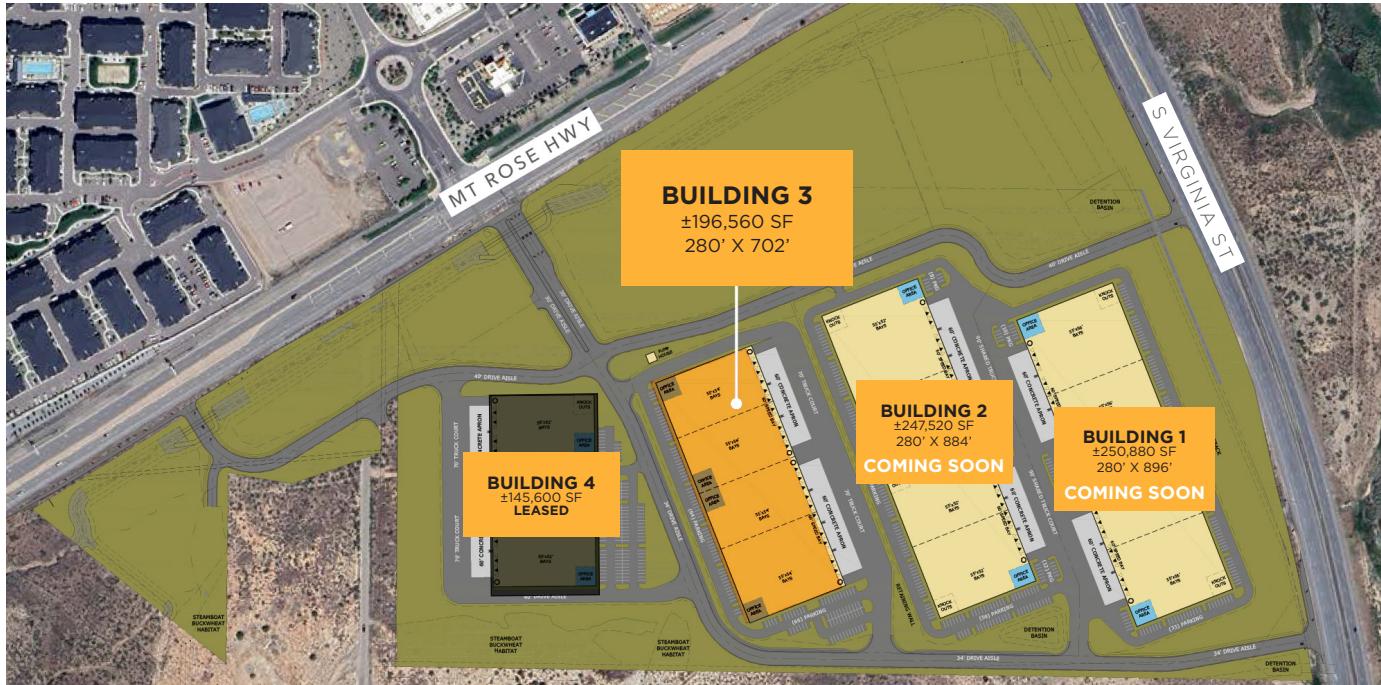
BUILDING 3: 196,560 SF



OFFICE: 2,940 SF



SITE PLAN



Building Highlights

- $\pm 196,560$ SF bulk industrial building divisible to $\pm 90,720$ SF
- BTS Office Space
- 4 docks to be equipped with a 40,000lb mechanical leveler
- 36 vertical lift dock high doors complete with bumpers
- 4 grade level doors
- ESFR Sprinkler system in all suites
- 55' X 54' columns (typical)

- 4,000 amps of 277/480 volts, 3-phase
- 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



CLASS A INDUSTRIAL



BUILD-TO-SUIT
OFFICE



EASY ACCESS
TO I-580



HIGHLY DESIRABLE
LOCATION

CORPORATE NEIGHBORS

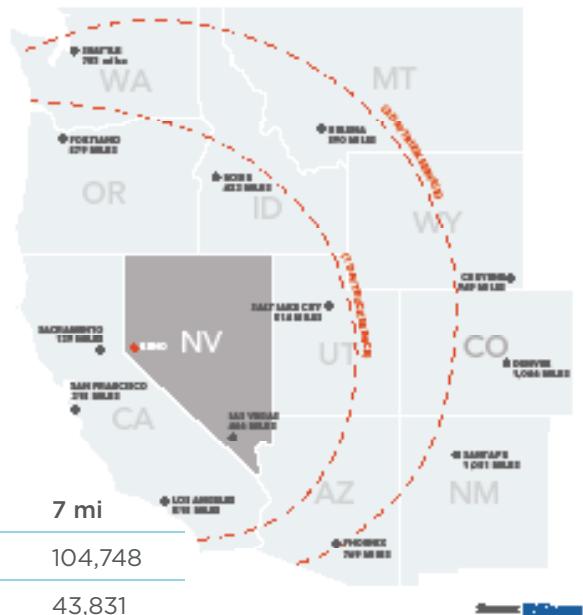


AREA OVERVIEW



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 | 21.6 |
| FEDEX LTL | 12.3 |



DEMOGRAPHICS

| 2024 | 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

| Tax Comparisons | 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%-07537% | 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/>

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CLARION PARTNERS



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