

For Lease

# Mill Street Industrial



LOGIC



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2695 Mill Street  
Reno, NV 89502

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Listing Snapshot



**± 11,390 SF**  
Available Square Footage



**\$1.15 PSF/Mo. NNN**  
Base Lease Rate



**\$0.16 PSF/Mo.**  
NNN Expense Estimate

Property Highlights

- Central location with excellent access to I-580 at Mill St. on/off ramp.
- Excellent visibility with signage opportunity along Mill St. corridor.
- Recently completed project renovation both interior and exterior.

Demographics

	1-mile	3-mile	5-mile
2025 Population	5,231	134,178	253,582
2025 Average Household Income	\$85,873	\$80,264	\$98,546
2025 Total Households	1,807	57,384	107,045



+ Hospitals

Renown Regional Medical Center

On / Off Ramp

North/South Bound I-580  
On/Off ramps

Interstate I-580 / Hwy. 395 // 170,000 CPD

US  
395

AVAILABLE

± 11,390 SF

Hotels / Casinos



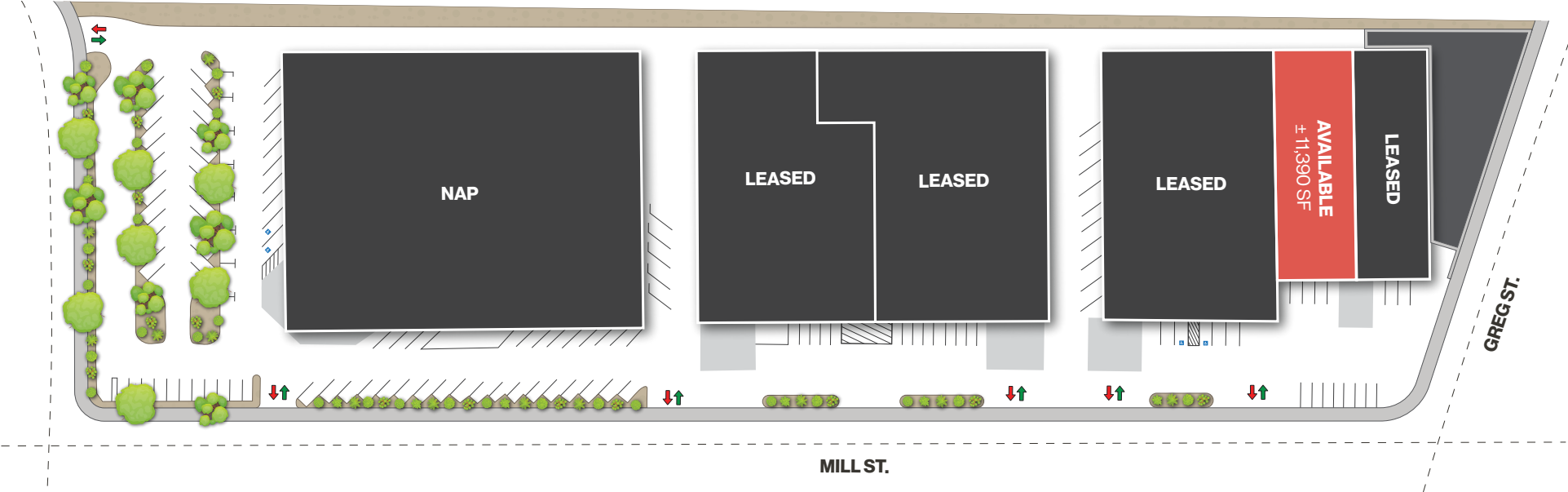
Mill St. // 23,400 CPD

Greg St. // 11,200 CPD



Site Plan

Available    NAP/Leased



Floor Plan | 2695 Mill Street

Available Leased

**± 11,390 SF**  
Total Square Footage

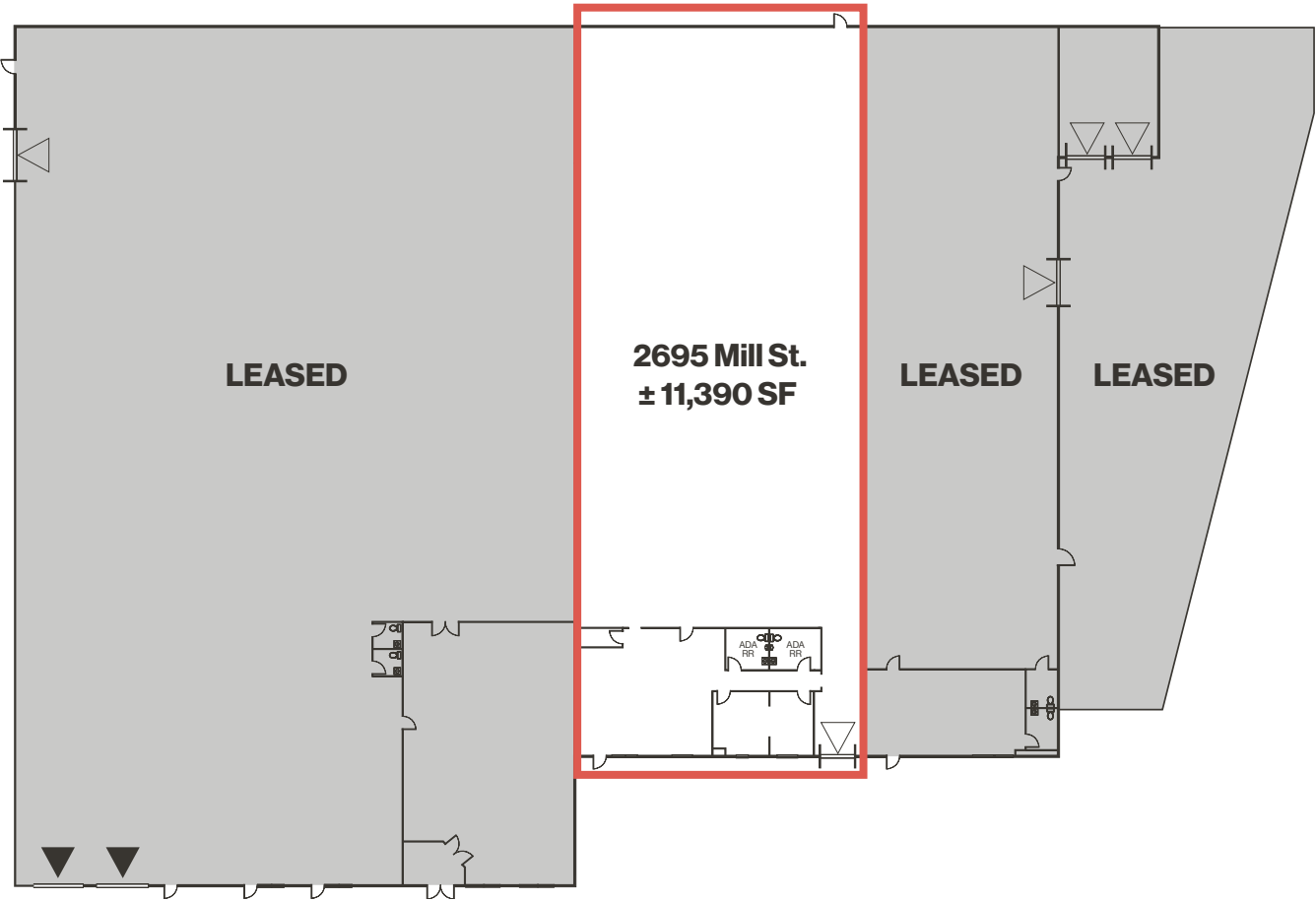
**\$1.15 PSF/Mo. NNN**  
Base Lease Rate

**\$0.16 PSF/Mo.**  
NNN Expenses Estimate

- ± 20' Clear Height
- 1 Grade Level Door - Front loading
- Existing power: 400 amp 120/208 volt Single Phase\* Potential for: 800 amp 277/408 volt 3-Phase
- Bonus mezzanine area ± 2,000 SF that is not included in the 11,390 SF

\*To Be Verified

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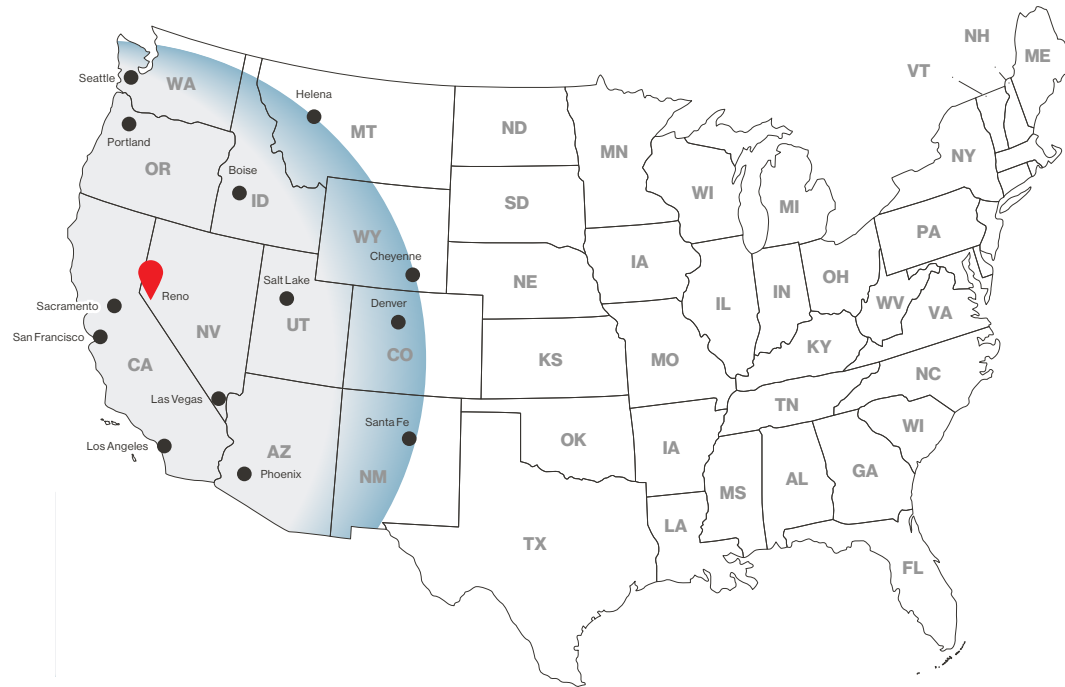
# Why Nevada

Nevada is one of the most business-friendly states as it offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the 7th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th, and Utah 8th.

## Northern Nevada Transit Times



### 1-Day Truck Service

San Francisco, CA  
Sacramento, CA  
Los Angeles, CA  
Portland, OR  
Seattle, WA  
Boise, ID  
Salt Lake, UT  
Las Vegas, NV  
Phoenix, AZ

### 2-Day Truck Service

Helena, MT  
Cheyenne, WY  
Denver, CO  
Santa Fe, NM

## Tax Free Haven

- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax



60MM  
Customers

1-Day Truck Service from  
Northern Nevada



Power Costs

Nevada: 53% Less Than  
California, 25% Below  
U.S. Average

## Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

## Opportunity Zones

61 Areas in Nevada Offer Tax Benefits on Capital Gains, with Deferrals, Reductions up to 15%, and Tax-Free Appreciation after 10 Years

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For inquiries please reach out to our team.

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