

For Lease

Mill Street Industrial



LOGIC



2695 Mill Street
Reno, NV 89502

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Listing Snapshot



\$1.15 PSF/Mo. NNN
Lease Rate



± 11,390 SF
Available Square Footage



MU
Zoning

Property Highlights

- Excellent visibility and signage opportunity on Mill St. corridor
- Central location with excellent access to I-580
- Recent interior and exterior renovation

Demographics

	1-mile	3-mile	5-mile
2024 Population	5,004	133,689	253,575
2024 Average Household Income	\$85,817	\$77,504	\$94,429
2024 Total Households	1,767	56,933	106,604



+ Hospitals
Renown Regional Medical Center

🛒 Retail
West Marine

📖 Schools
University of Nevada Reno

🏨 Hotels / Casinos
GSR

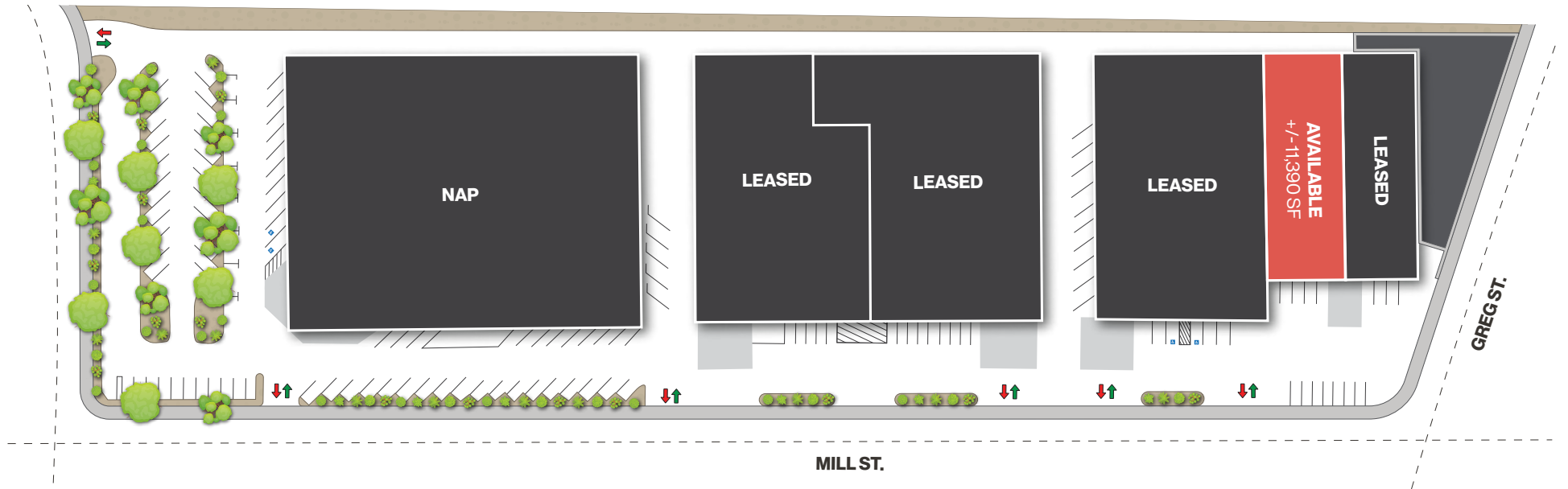
AVAILABLE
± 11,390 SF

Martin Luther King Jr. Memorial Hwy. // 170,000 CPD



Mill St. // 23,400 CPD

Greg St. // 11,200 CPD



Floor Plan | 2695 Mill Street

Available ■ NAP



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Lease Rate



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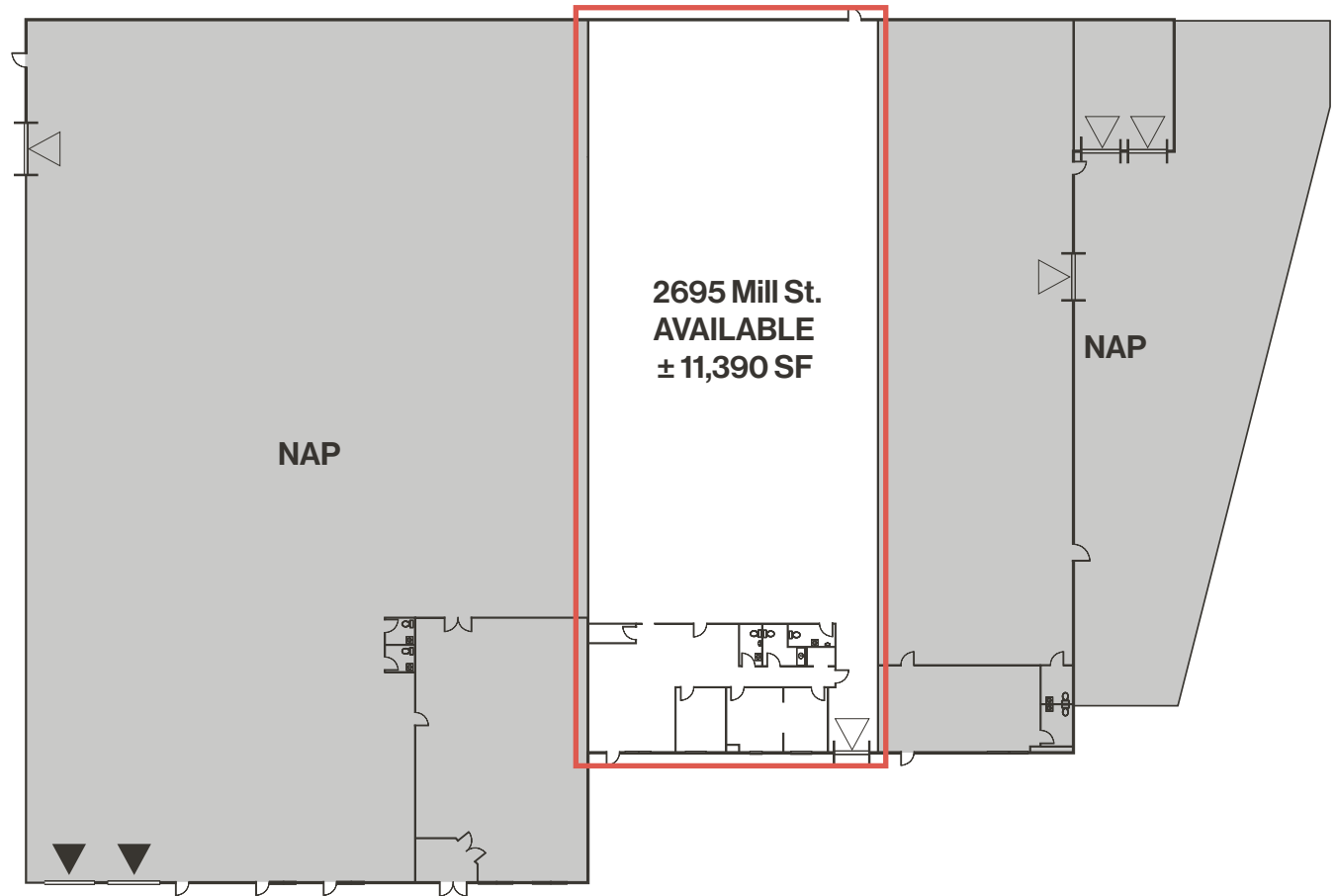


\$0.14 PSF/Mo.

NNN Expenses

- ± 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*

**To be verified*



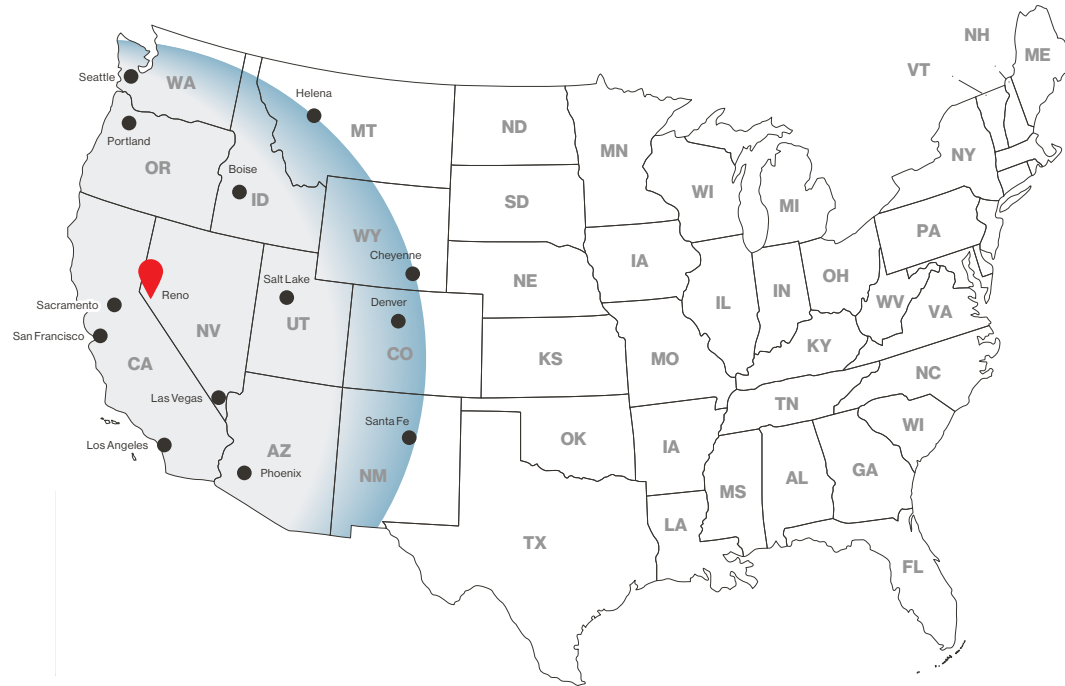
Why Nevada

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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