

FOR LEASE



STEAD DISTRIBUTION CENTER

14525 INDUSTRY CIRCLE | RENO, NV 89506



cushmanwakefield.com

PROJECT OVERVIEW



Stead Distribution Center is a ±334,500 SF, standalone industrial property in the North Valleys submarket of Reno, NV. Strategically positioned near US-395 with convenient access to I-80, the property offers efficient regional distribution capabilities, proximity to a strong labor pool, and access to modern infrastructure—making it an ideal location for logistics, distribution, and light manufacturing users serving the Western U.S.

PROPERTY HIGHLIGHTS



- 2 suites available now
- Negotiable lease rate
- \$0.12/SF estimated OPEX
- ESFR sprinkler system
- 30' clear height
- 50' X 50' columns

SUITE 100

- Suite size: ±64,000 SF
- Office size: ±617 SF, speculative plan to expand to ±2,260 SF
- 400 amps, 277/480 volt, 3-phase power
- 7 dock doors with levelers and seals
- 1 drive-in door

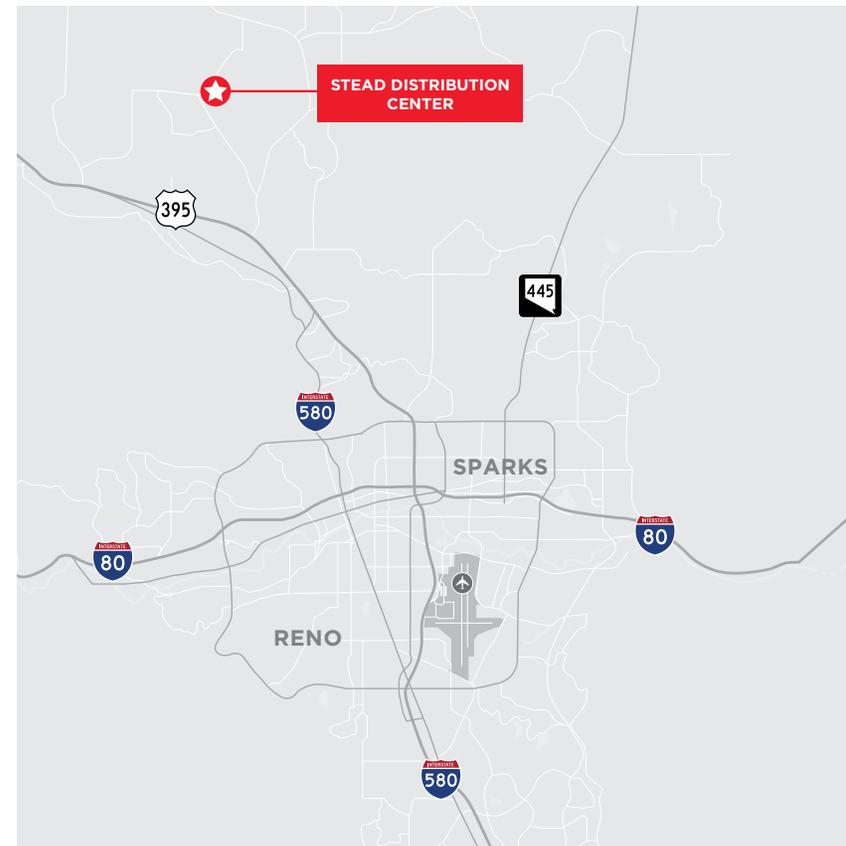
SUITE 500

- Suite size: ±142,500 SF
- Office size: ±4,378 SF
- 1,400 amps, 277/480 volt, 3-phase power
- 13 dock doors, all with levelers
- 3 drive-in doors
- 75 unreserved auto spaces
- 20 trailer storage space

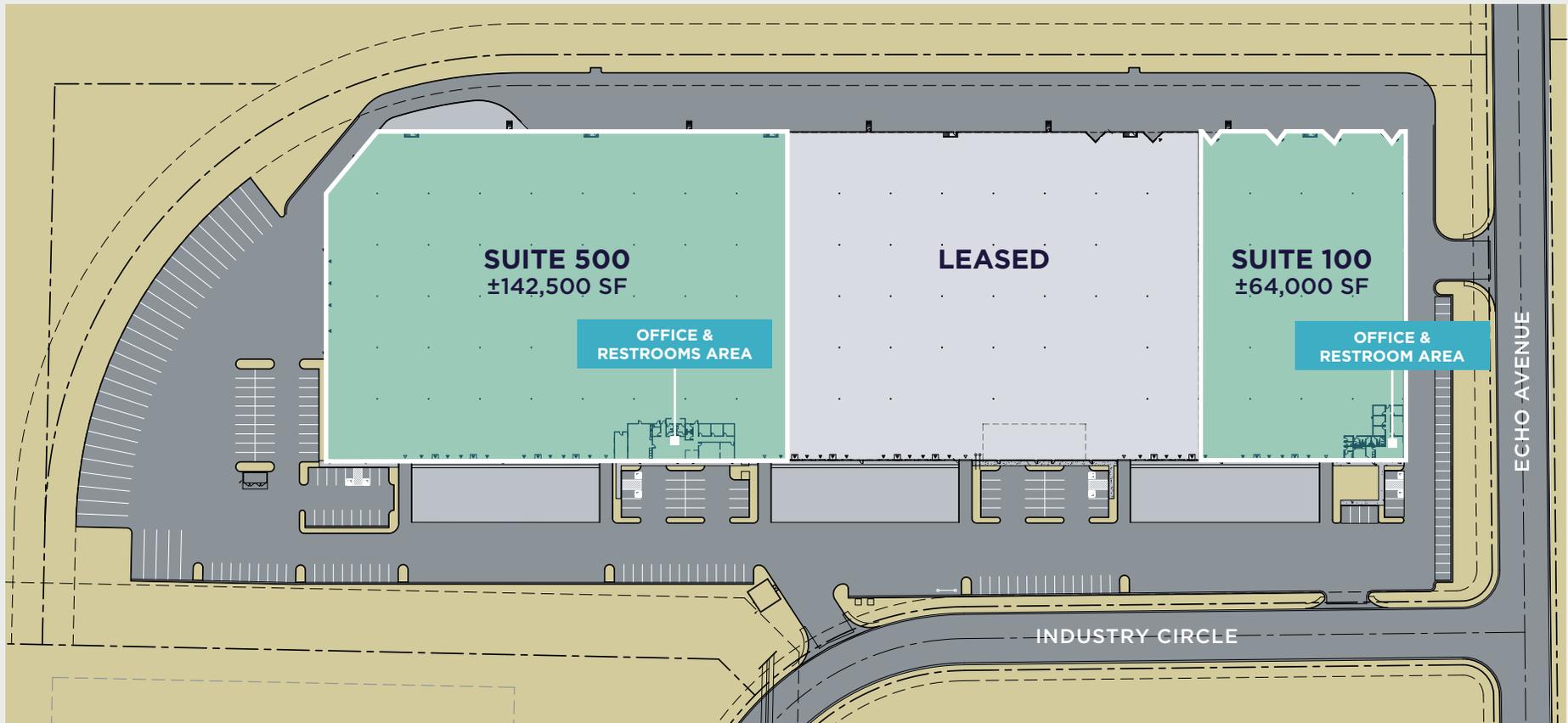
LOCATION ADVANTAGES



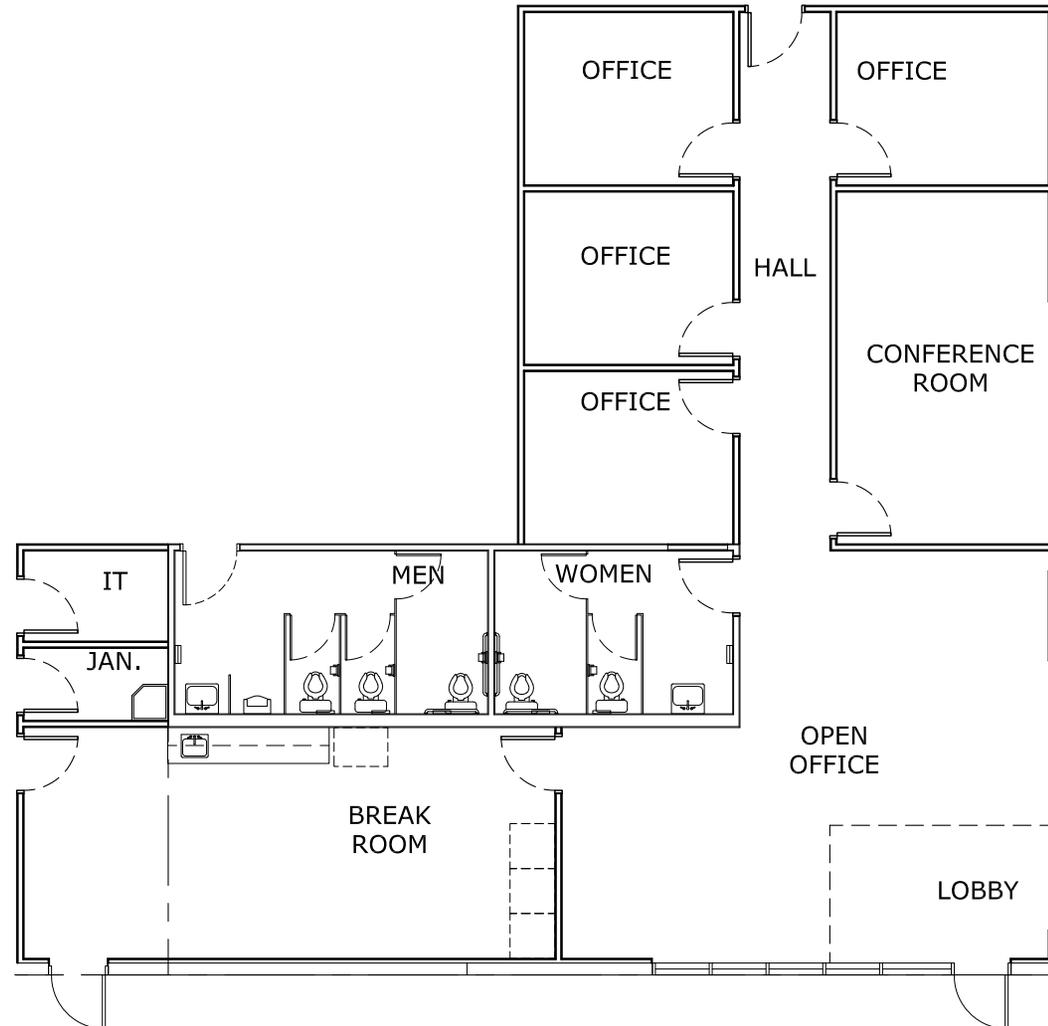
- Proximity to Stead Airport off of U.S. Hwy 395
- Central industrial location with numerous nationally known companies such as Petco, Urban Outfitters, Pentair, JC Penny, General Motors, and Amazon
- Within desirable North Valleys submarket, a dynamic and growing industrial market in Reno, NV
- Proximity just 15 minutes from the I-80 interchange



SITE PLAN

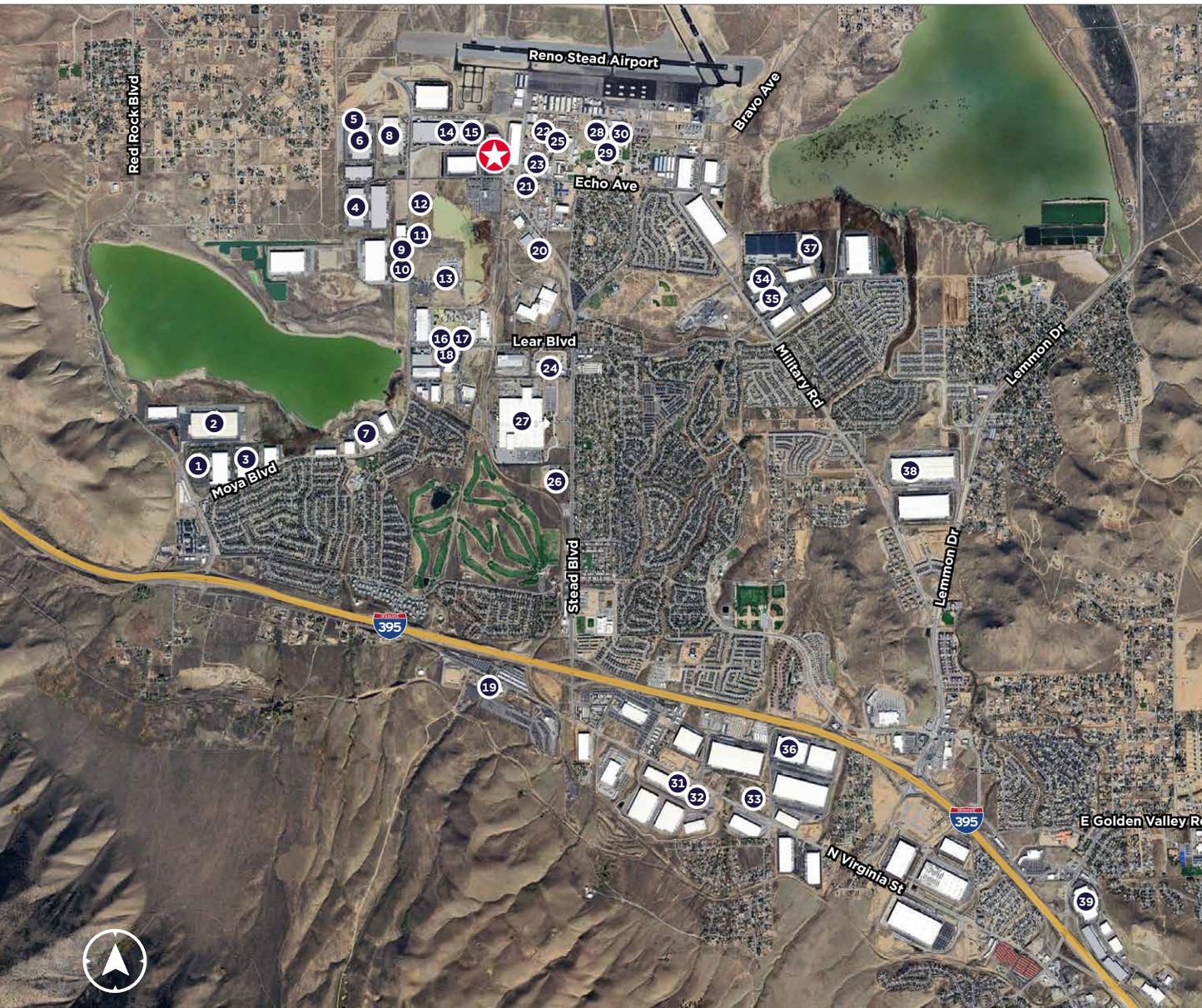


SUITE 100: SPECULATIVE OFFICE PLAN





CORPORATE NEIGHBORS



1. Emerson Automation Solutions
2. Petco Distribution Center
3. Hedwin Division
4. Burrows Paper Corporation
5. Fosdick Fulfillment Corp.
6. Legend Valve & Fitting Inc.
7. Sally Beauty Distribution Center
8. GM Customer Care & Aftersales
9. MD Logistics
10. High Quality Organics
11. YRC Logistics
12. HVA LLC
13. HV Manufacturing Co.
14. Pacific Western Timbers
15. Warehouse Service
16. Chevron Chemical Plexco-Spirorlite
17. Performance Pipe Plant
18. CES Machine Products Inc
19. Mobile Mini Solutions
20. A & B Precision Metals Inc.
21. Pallet Depot LLC
22. Itronics Metallurgical Inc.
23. Lefell Co.
24. Cooper B-Line Inc.
25. VDM Metals USA LLC
26. Quad/Graphics Inc.
27. JC Penney Distribution Center
28. Dashtop
29. Palco Industries Inc.
30. WHS Fenestration
31. GBS Enterprises
32. Leatt Brace Corp.
33. Nevada Barricade & Sign Co. Inc.
34. UPS Supply Chain Solutions
35. Volvo Parts North Americas
36. Mary's Gone Crackers, Inc.
37. Hub Group
38. Ernest Packaging
39. Optimas

AREA OVERVIEW



TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	14.2
Reno-Stead FBO	1.3
UPS Regional	16.8
FEDEX Express	15.1
FEDEX Ground	21.3
FEDEX LTL	13.7



Source: NVEnergy

DEMOGRAPHICS

2025	3 mi	5 mi	7 mi
Population	32,885	50,218	67,922
Households	11,019	17,486	23,433
Avg. HH Incomes	\$100,774	\$103,336	\$106,632
Total Employees	17,297	26,231	34,013

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**
<http://www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business>
- **Business Incentives**
<http://edawn.org/why-nevada/businessadvantage/>
- **Cost of Living**
<http://opportunitynevada.files.wordpress.com/2017/11/costofliving.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	1.475%	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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