

# New Build-to-Suit Flex & Industrial Building

5465 Equity Avenue, Reno, NV 89502

**For Lease | ±17,500 SF**

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# 5465 Equity Avenue




012-402-29	005-073-14 (Parcel size: ±37,984 SF)
Year Built	Delivering approx. 9 months after lease execution
Available Space	±17,500 SF (Potential to add 2,500 SF mezzanine)
Office	±2,500 SF
Lighting	LED High Bay
Clear Height	24'
Dock-High Doors	One (1) - 9'x10' with pit leveler
Grade Level Doors	Two (2) - 12'x14'
Parking	22 Dedicated (Additional available)
Column Spacing	50' x 40'
Electrical Service	800 Amp 480/277 Volt

## Property Overview

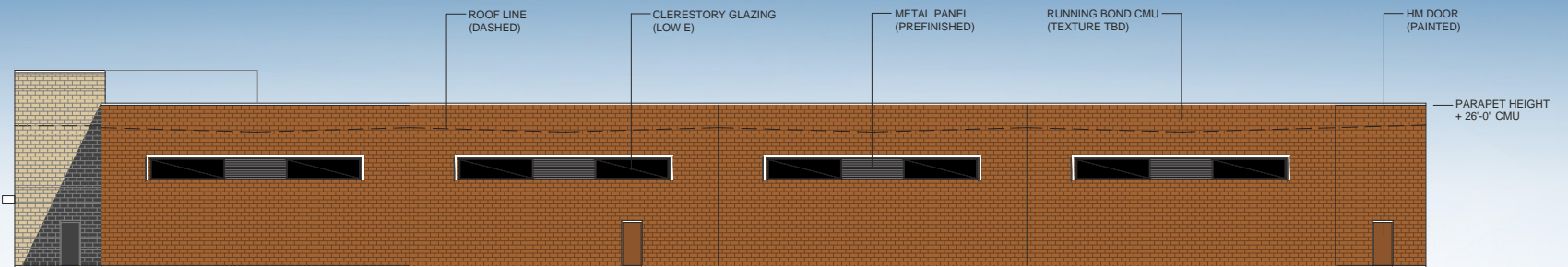
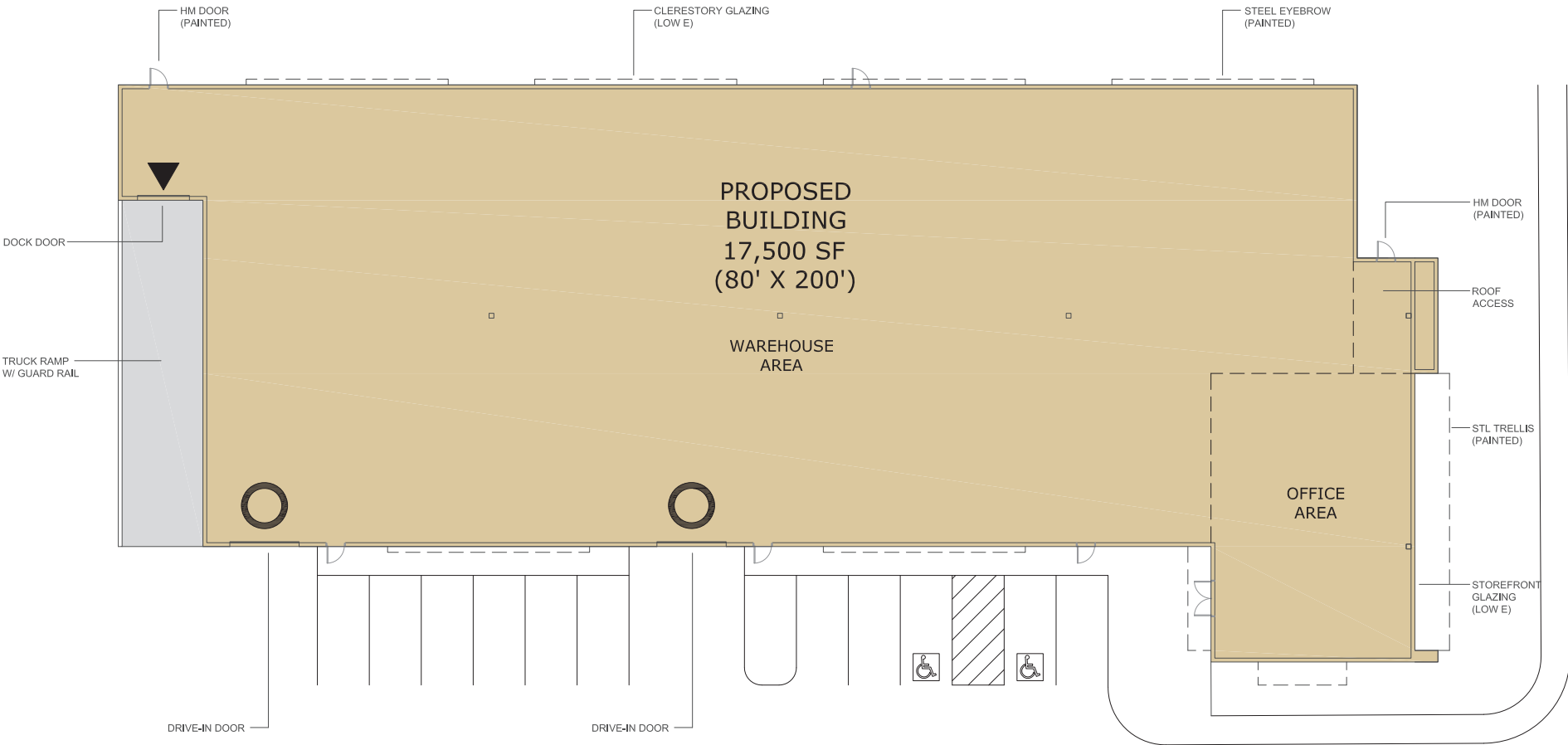
Strategic infill location in the sought after Reno Airport Submarket. Immediately adjacent labor and services, this build-to-suit ±17,500 SF building will be available approximately 9 months after lease execution. The building offers modern features for warehouse, logistics, manufacturing, and laboratory users. Tenant configurable office space up to 2,500 SF, 24' clear height in warehouse, 2 grade-level doors, 1 dock door with leveler, ample parking, and 800 amps of 480/277 Volt power.

## Lease Rate: Negotiable, Triple Net

## Area Demographics

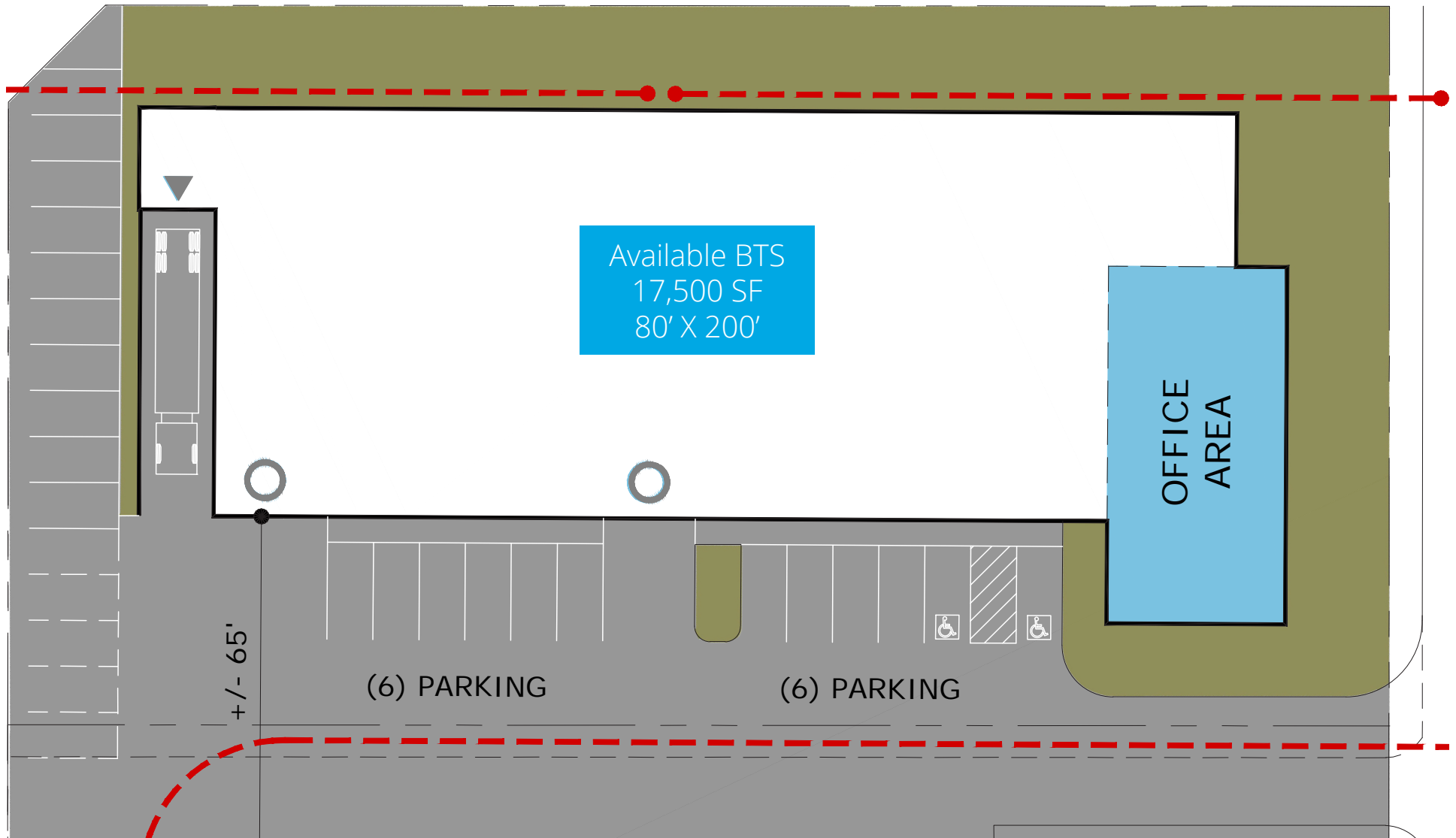
	 Total Population	 Daytime Population	 Local Workforce
1 Mile	969	13,485	12,990
3 Mile	85,915	143,089	99,412
5 Mile	223,690	302,034	191,256

# 5465 Equity Avenue – ±17,500 SF



East Elevation (Internal)

# 5465 Equity Avenue – Site Plan





# Location Overview





# Nevada Operating Advantage

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers



1.38%  
Payroll Tax



6.85%  
Sales Tax



0.44%  
Property Tax



0.25-5.4%  
Unemployment  
Insurance Tax

0%  
Personal  
Income Tax

0%  
Inventory  
Tax

0%  
Franchise  
Tax

0%  
Estate  
Tax

0%  
Corporate  
Income Tax

0%  
Unitary  
Tax

0%  
Inheritance  
Tax





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