

FOR LEASE

FERNLEY, NV 89408

2275 E NEWLANDS RD

Industrial Building For Lease

64,000 - 144,000 SF spaces available

±256,000 SF distribution/manufacturing building on a
14.87 acre parcel

±10,000 SF office with multiple privates, reception,
large conference room, large break area and outdoor
enclosed patio

Proximate to Tesla, Apple, Switch, Google, Polaris, Trex,
Daehan Solutions and many more high profile, new
corporate citizens to Northern Nevada

Proximate to I-80 east/west arterial

Ample trailer & auto parking

ESFR sprinkler system

2,800 amps | 480 volt | 3-phase power

BRAD LANCASTER, SIOR

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LIC B*0144389.CORP



NEGOTIABLE

LEASE RATE NNN

\$.11/SF

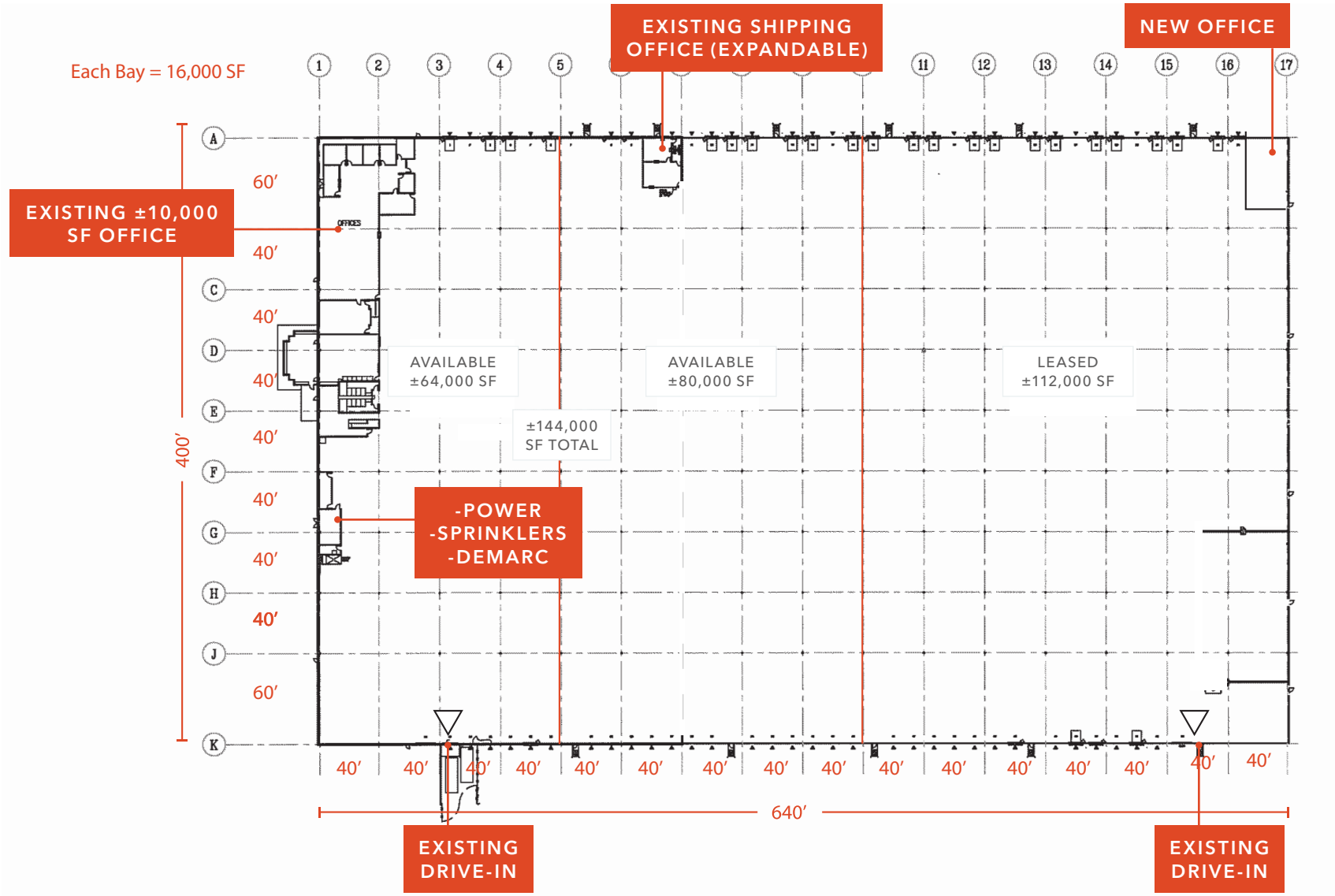
2025 EST. NNN

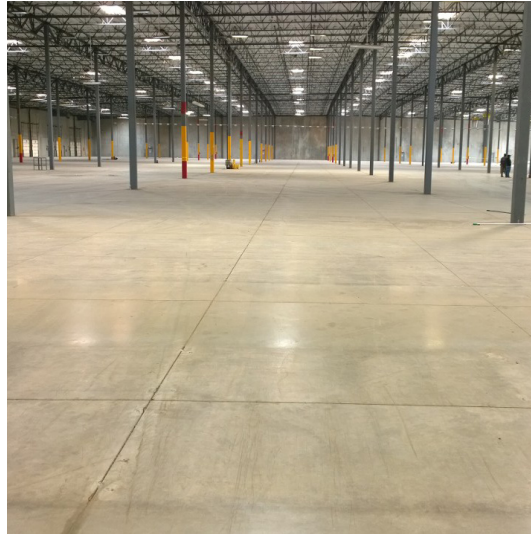
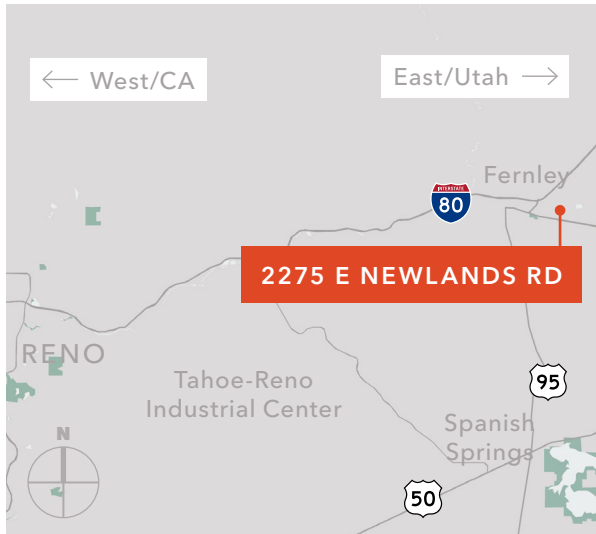
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FLOOR PLAN





Property Information

Ample trailer & auto parking

One day truck service to 7 western states, 2 day service to 4 additional states

Proximate to I-80 east/west arterial

Cross-docked for efficient workflow

Employee/visitor entrances with key card access

±10,000 SF office with multiple privates, reception, conference room, break area, outdoor enclosed patio and restrooms

±877 SF shipping office/trucker's lounge with bathrooms

Back-up generator and compactor in place

64,000 - 144,000 SF spaces available

±256,000 SF building, built in 1997

ESFR sprinkler system to allow maximum inventory

4-bulb T-5 Lighting with motion sensors

30 dock positions/doors (room for 33 additional for 63 total)

Dockseals, truck hooks, truck lights & bumpers

1 grade-level drive-in door

2,800 amps | 480 volt | 3-phase power

±28'-35' clear height to maximize space utilization

60' speed bays with 40' x 40' column spacing

Cambridge heating units plus additional air handling & ventilation equipment

TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	39
RENO-STEAD FBO	46
UPS REGIONAL	31
FEDEX GROUND & EXPRESS	1.7
FEDEX GROUND	28.6
FEDEX LTL	36

DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
POPULATION	19,612	25,351	26,368
HOUSEHOLDS	7,239	9,373	9,758
AVG HH INCOME	\$104,205	\$105,406	\$104,174
TOTAL EMPLOYEES	2,876	3,826	3,833

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/>



Source: [NVEnergy](#)
Last updated: 2020

BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISONS							
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	1.378%>\$50K/Q	0.380% (2019)	No	No	No	0.73%-0.7537%	No
MONTHLY PROPERTY TAX (BASED ON \$25M MARKET VALUE)	\$22,969	\$26,041	\$68,096	\$31,850	\$34,792	\$50,000	\$21,125
UNEMPLOYMENT TAX	0.3%-5.4%	1.5%-6.2%	0.04%-12.76%	0.10%-7.10%	0.26%-5.4%	0.70%-5.4%	0.13%-5.72%
CAPITAL GAINS TAX	No	13.3%	4.5%	4.95%	6.93%	9.9%	No

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