

FOR LEASE



# 100 WILD HORSE CANYON DR

MCCARRAN | NV 89434



*A brand-new, ±436K SF, state-of-the-art industrial site with easy access to Interstate 80.*

**NEGOT**

NEGOTIABLE  
LEASE RATE

**\$0.12/SF**

EST. NNN'S





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# PROPERTY FEATURES

*±436,800 SF industrial building with BTS office space and easy access to 1-80*

Lease Rate Negotiable

Est. NNN's \$0.12/SF

±436,800 SF available, divisible to ±218,440 SF

±2,585 office space

98 vertical lift dock-high doors, 50 with mechanical pit levelers

4 grade-level doors

36' clear height

56' x 50' typical column spacing

ESFR fire suppression system

Power: 4,000 Amps, 277/480 Volt, 3-phase

174 auto parking, 111 trailer spaces

Cross docked

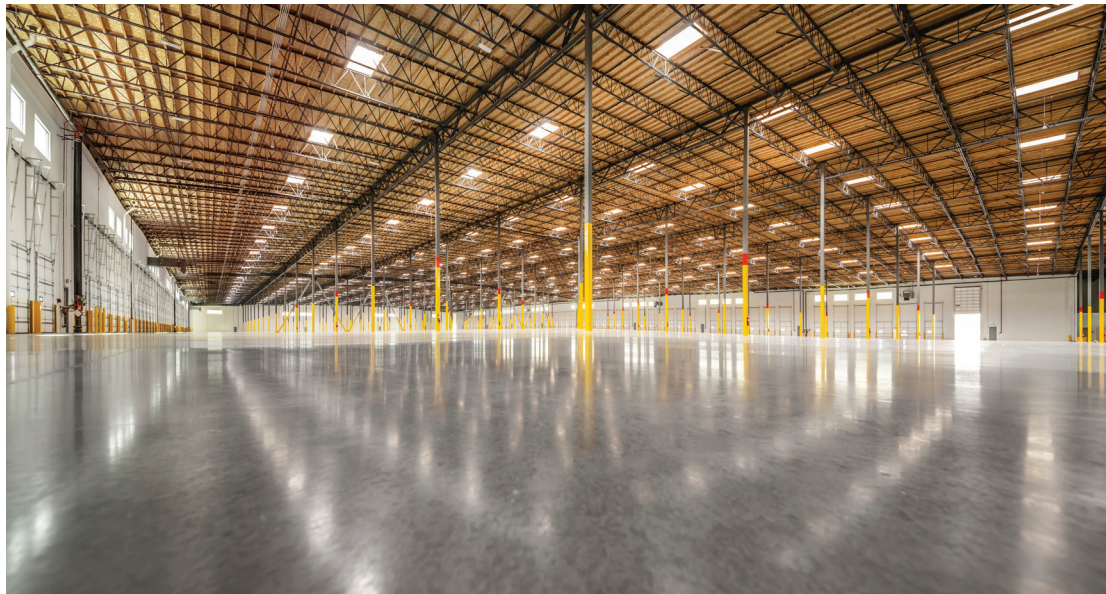
Gas fired heating unit in the warehouse

130' truck courts

APN: 005-21-59

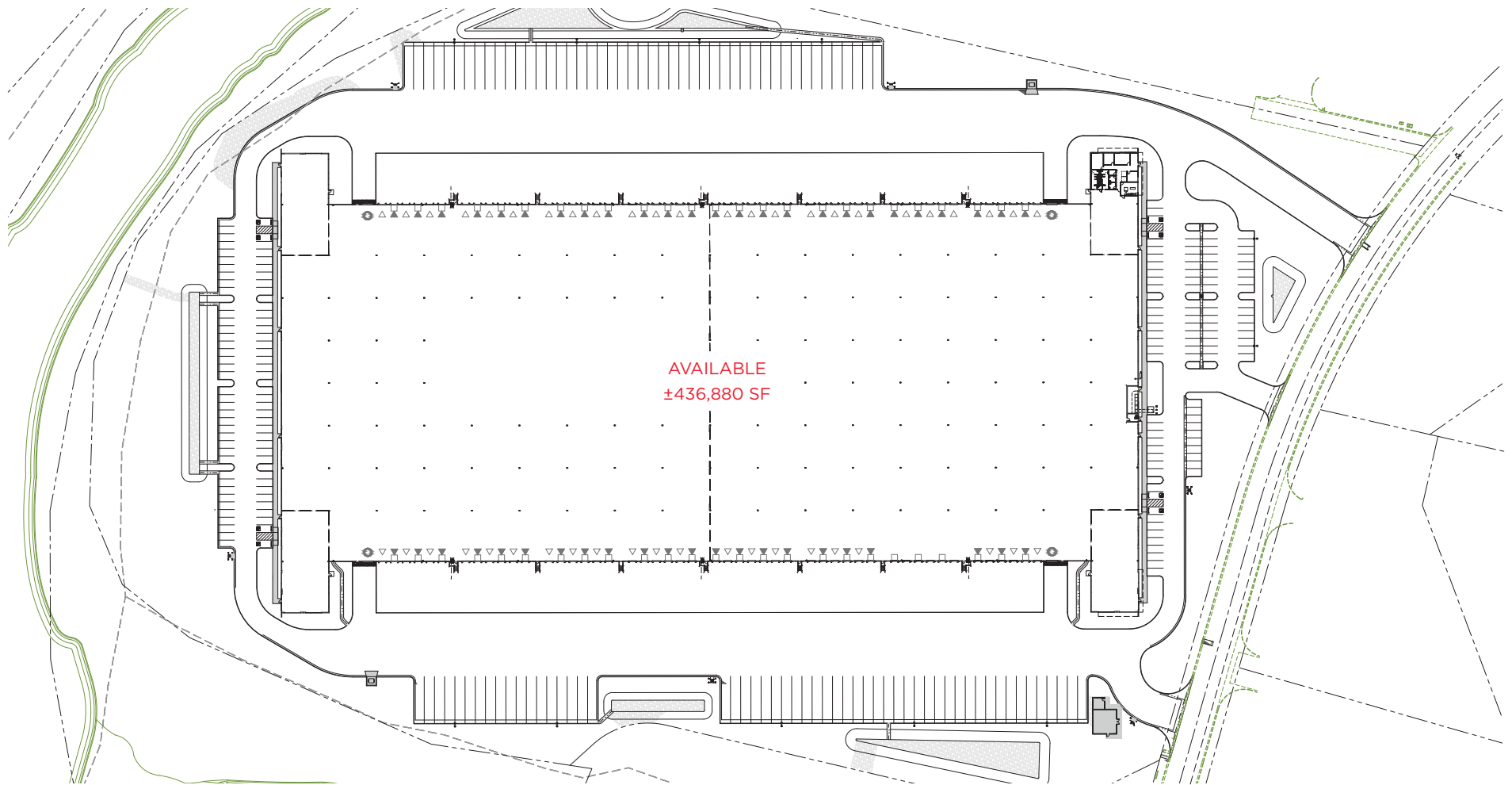








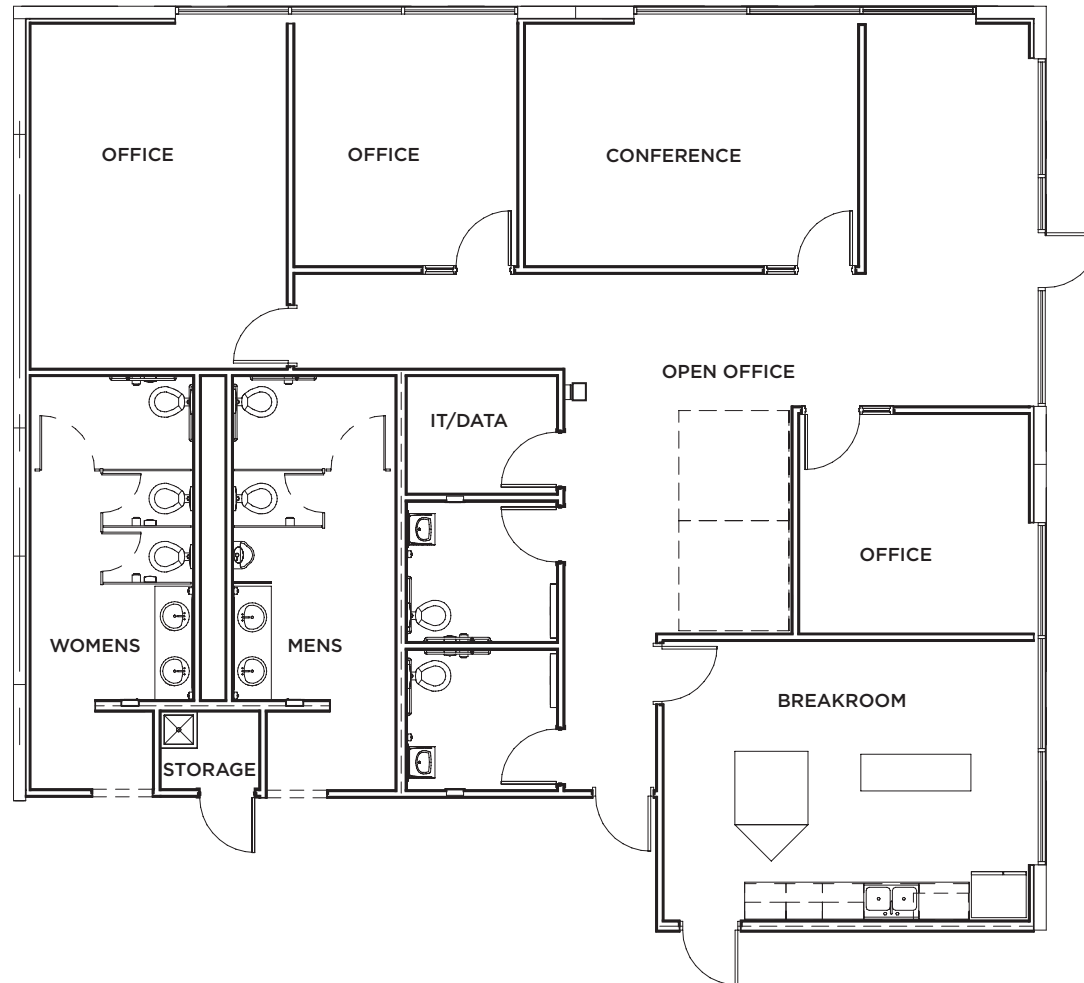
# SITE PLAN



## Available Space

- Total SF:  $\pm 436,880$  SF, divisible to 218,440 SF
- Office SF:  $\pm 2,585$  SF
- Dock-High Doors: 98 vertical lift doors, 50 equipped with mechanical levelers
- Grade-Level Doors: 4
- Sprinkler Rating: ESFR fire suppression system
- Columns: 56' x 50' (typical)
- Clear Height: 36'

# OFFICE PLAN



## Office Space

- Office SF:  $\pm 2,585$  SF
- 4 private offices
- Kitchen and break room
- Men's and women's restrooms
- IT/Data room
- Storage room

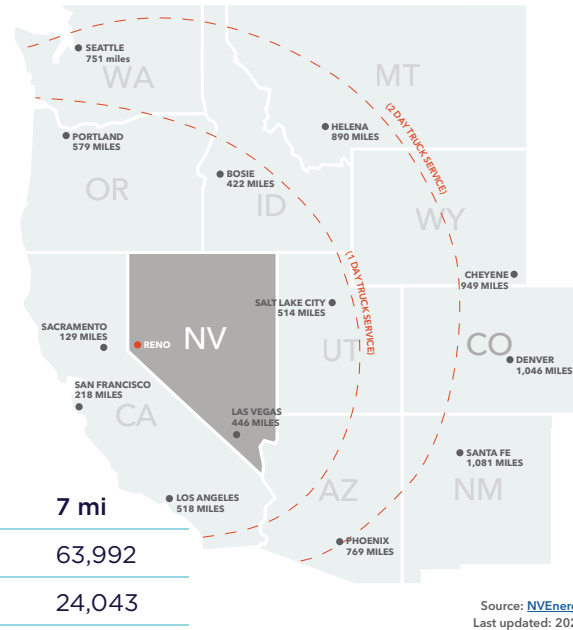
# AREA OVERVIEW

## TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	18.3
Reno-Stead FBO	26.0
UPS Regional	11.2
FEDEX Express	15.0
FEDEX Ground	6.6
FEDEX LTL	14.6

## DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
Population	9	16	63,992
Households	4	7	24,043
Avg, HH Incomes	\$120,583	\$106,864	\$136,724
Total Employees	99	268	13,793



## 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](https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.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%	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	1.17%>\$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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