



FOR LEASE

395 North, Building C

RENO PARK DRIVE, RENO, NV



**NEGOTIABLE
LEASE RATE**

±465,920 AVAILABLE SF
DIVISIBLE TO ±232,960 SF

MIKE NEVIS, SIOR, CCIM
775.470.8855
mike.nevis@kidder.com
LIC N° S.0061759

STEVE KUCERA, SIOR, CCIM
775.470.8866
steve.kucera@kidder.com
LIC N° S.0172550

SHAWN JAENSON, SIOR
775.470.8865
shawn.jaenson@kidder.com
LIC N° S.0188002

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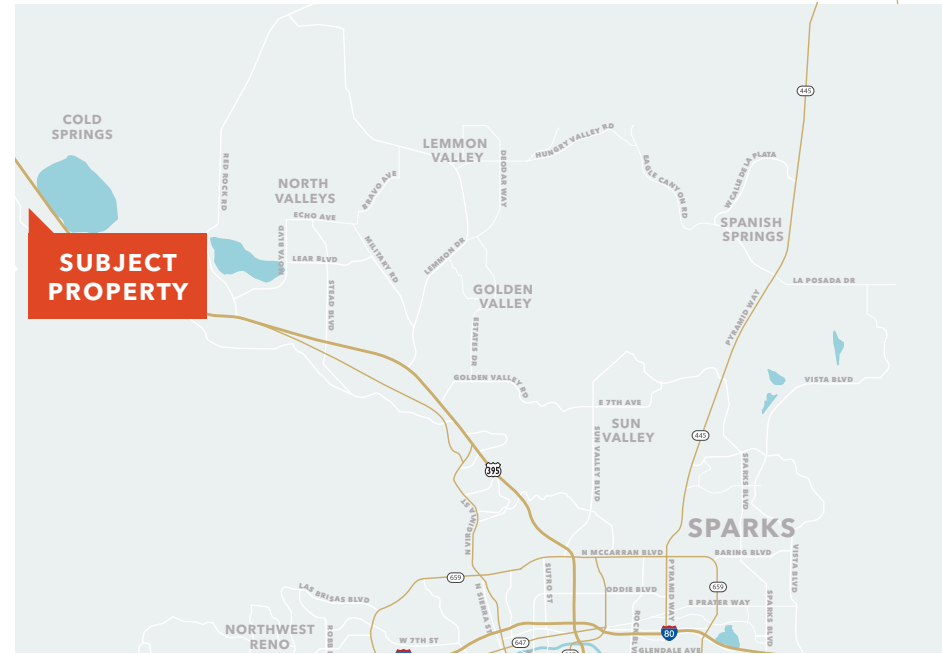
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PROPERTY FEATURES

List Price	Negotiable
Space	±232,960 SF to ±465,920 SF
Office Size	Build-to-suit
Estimated OPEX	\$0.08 - \$0.10 PSF/month
Property Website	TBD

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Tenant Aerial



BUILDING HIGHLIGHTS

50 dock-high-doors with 35,000 lb mechanical pit type levelers

42 knock out panels for future dock-high-doors

56' X 50' column spacing

4 grade-level doors measuring 12' x 14'

36' clear height

CROSS docked

ESFR sprinkler system

153 car parks

29 trailer parks

4,000 amps of 277/480 volt 3-phase power

7" slab unreinforced

LED lighting system (30 fc unobstructed) with motion sensors and photocells (for daylight harvesting)

ROOF SYSTEM 60 mil single ply membrane with R-19 rigid insulation above deck

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TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	18.6
Reno-Stead FBO	9.2
UPS Regional	20.5
FedEx Express	19.3
FedEx Ground	25.1
FedEx LTL	18.4

DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
Population	9,613	13,025	31,033
Households	9,836	13,437	33,223
Avg HH Income	\$102,193	\$109,885	\$111,015
Total Employees	593	935	4,194

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

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