

PART OF LARGER CROSS-DOCK BUILDING
FOR LEASE WITH EXCELLENT FREEWAY
ACCESS IN A DESIRABLE RENO LOCATION

NEGOTIABLE
LEASE RATE

±217,757
AVAILABLE SF

36'
CLEAR
HEIGHT

ESFR
SPRINKLER
SYSTEM



FOR LEASE

NORTH VALLEYS COMMERCE CENTER

9470 N VIRGINIA ST | RENO, NV 89506

cushmanwakefield.com

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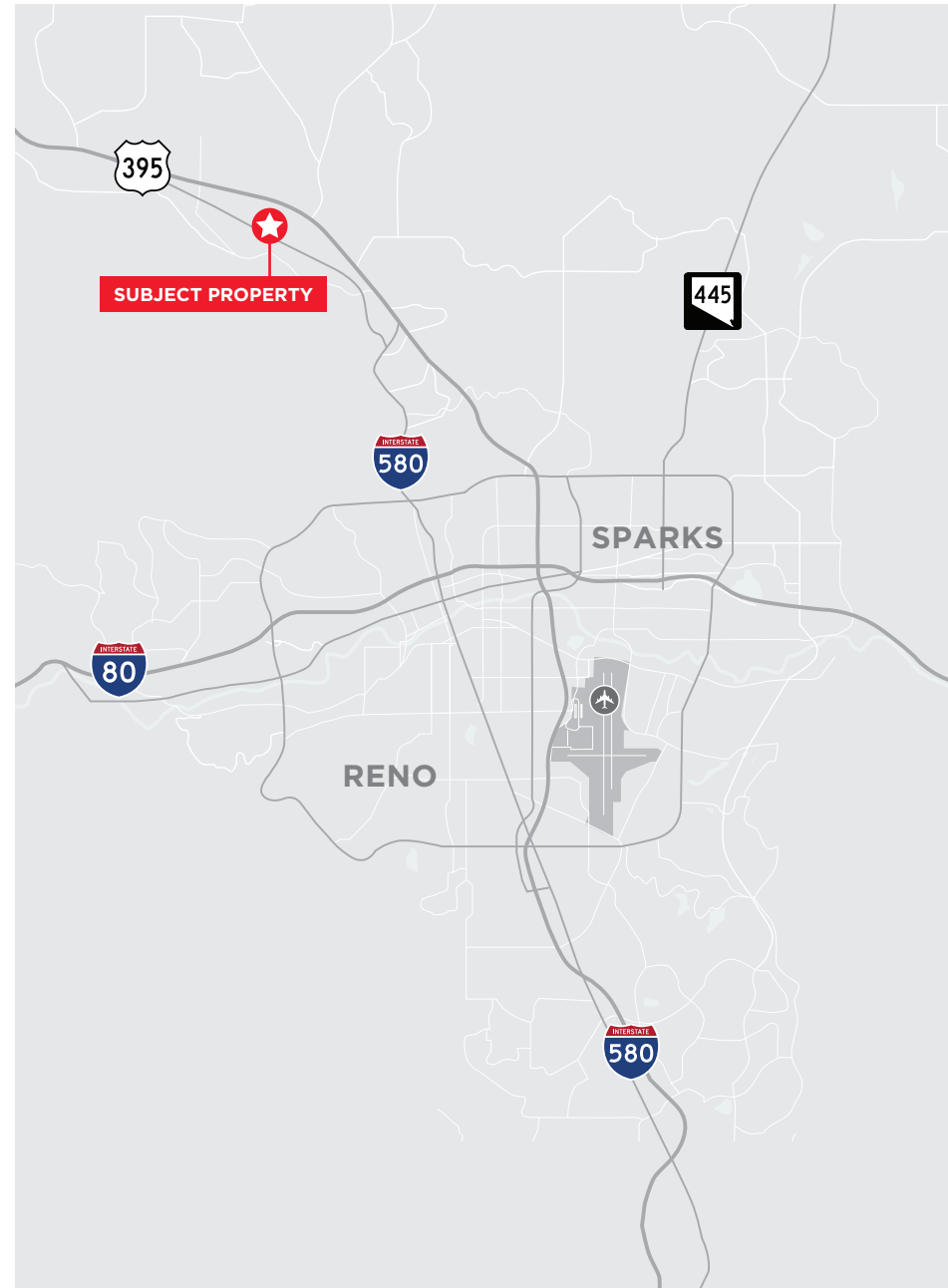
FOR LEASE

PROPERTY FEATURES

Lease Rate	Negotiable
Space	±217,757 SF
Office Size	±3,982 SF Main Office ±1,290 SF Shipping Office
Estimated Opex	\$0.13 PSF/Mo
Zoning	Industrial Commercial (IC)
Total Building Land Area	22.25 Acres
Monument Signage	Available w/ visibility on US-395

Property Highlights

- 36' min clear height inside first column
- 24 (9'X10') cross dock-high loading doors, 23 with 35,000 lb mechanical levelers, seals, lights, & z-guards
- 1 (9'X10') dock-high loading door with 72" wide 30,000 lb edge of dock mechanical leveler, dock seal, & z-guards
- 18 additional knock out panels for future dock doors
- 52' X 50' columns (typical)
- 2 (12'X14') drive in doors
- 800A, 277/480V, 3-phase, expandable to 1600 amps
- 60' speed bays
- LED lighting (approximately 25 FC at 36" AFF without racking) with motion sensors and photocells (for daylight harvesting)
- Parking: 100 auto; 24 trailer
- 7" floors, all floors are sealed and joints caulked
- 60 mil single ply TPO roof membrane with R-19 insulation above deck with 20 year warranty
- 2% skylights
- Excellent access to US-395, located ±7 miles from I-80 via Lemmon Dr & Stead Blvd
- Fenced and gated truck courts possible
- Make ready improvements including paint and flooring in offices, painted interior warehouse walls, and caulk in all warehouse floor joints



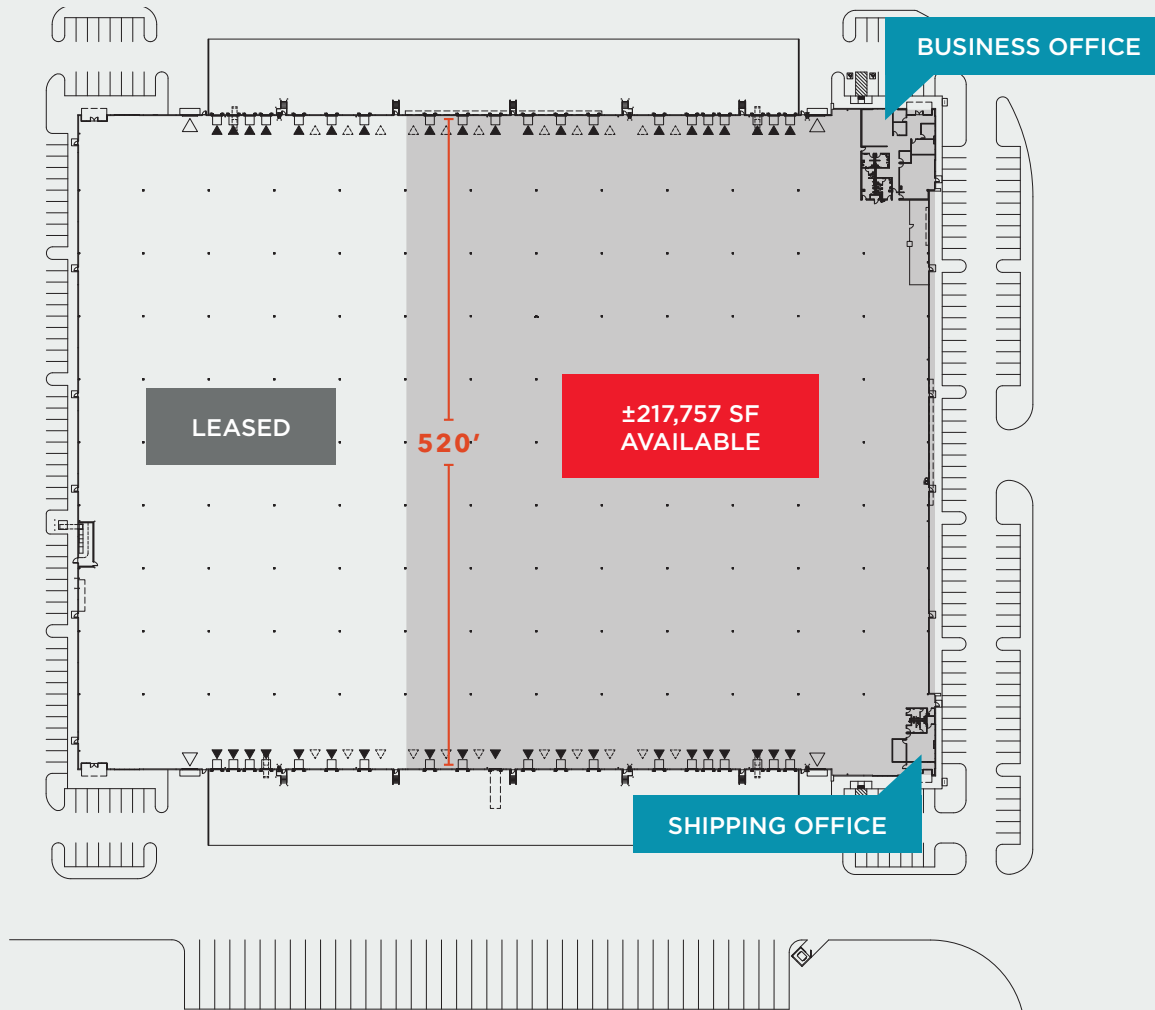
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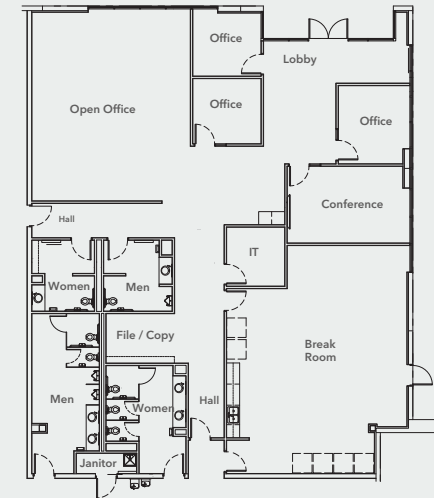
bringing opportunity into focus

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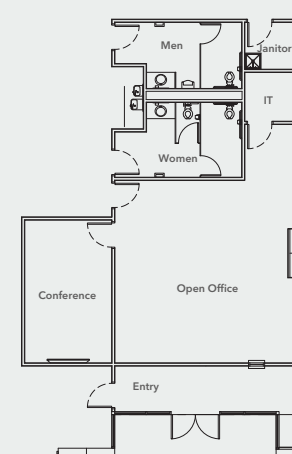
SITE PLAN



BUSINESS OFFICE: ±3,982 SF



SHIPPING OFFICE: ±1,290 SF



CORPORATE NEIGHBORS



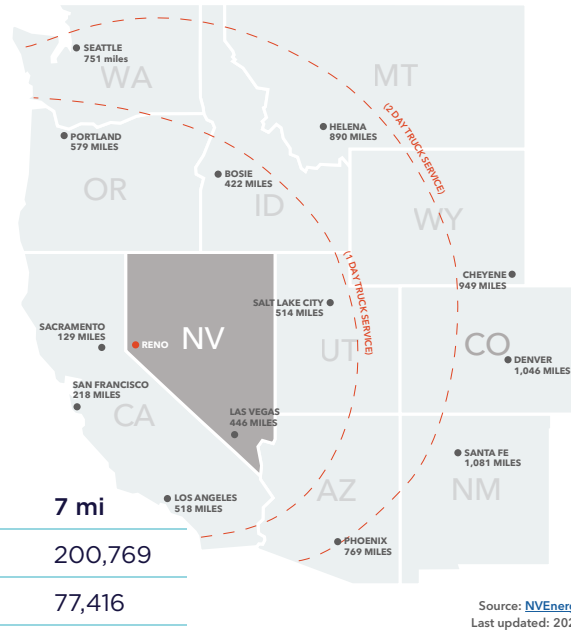
AREA OVERVIEW

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	11.0
Reno-Stead FBO	4.9
UPS Regional	12.9
FEDEX Express	11.8
FEDEX Ground	17.6
FEDEX LTL	10.3

DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
Population	38,068	76,257	200,769
Households	13,436	26,727	77,416
Avg, HH Incomes	\$107,672	\$108,066	\$102,188
Total Employees	3,974	10,824	51,352



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/>

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	1.378%	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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