

FOR LEASE

# 9475 DOUBLE R BLVD SUITE 22



**Flex Industrial**  
PRODUCT TYPE



**± 1,632 SF**  
AVAILABLE SF



**Now**  
AVAILABLE



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**NAI Alliance**

  
**Flex Industrial**  
PRODUCT TYPE

  
**± 1,632**  
AVAILABLE SF

  
**\$1.45**  
RATE

  
**Now**  
AVAILABLE

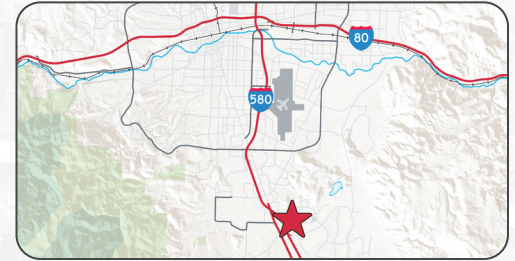


Unit Photos

**NAI Alliance**

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## Property Highlights

9475 Double R Boulevard is an ideally located flex industrial building in the South Reno submarket. With ample parking and warehouse space, the suites offer tenants convenience and visibility in their day-to-day business activities.

## Property Details

<b>Address</b>	9475 Double R Blvd. Ste. 22 Reno, NV 89521
<b>Available SF</b>	±1,632 SF
<b>Lease Rate</b>	\$1.45/SF/Mo
<b>Lease Type</b>	NNN
<b>OPEX Rate</b>	\$0.34/SF/Mo
<b>Grade Level Doors</b>	0
<b>Clear Height</b>	20'
<b>Power</b>	200 amp 277/480 V 3-Phase
<b>Lab Space</b>	±500 SF
<b>Building SF</b>	±39,338
<b>Year Built</b>	1997
<b>Zoning</b>	PD - Planned Development

Aerial Map + Property Highlights

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### 5-MILE KEY FACTS



**124,883**  
POPULATION



**2.9%**  
UNEMPLOYMENT



**2.4**  
HOUSEHOLD  
SIZE (AVG.)



**39**  
MEDIAN  
AGE

### 5-MILE INCOME FACTS



**\$86,593**

MEDIAN  
HOUSEHOLD  
INCOME



**\$50,199**

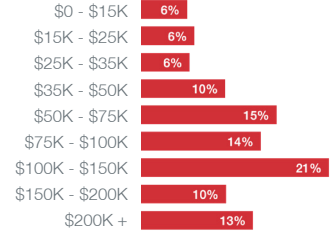
PER CAPITA  
INCOME



**\$163,644**

MEDIAN  
NET WORTH

#### HOUSEHOLDS BY ANNUAL INCOME



### 5-MILE BUSINESS FACTS



**6,698**  
BUSINESSES



**87,201**  
EMPLOYEES

### 5- MILE EDUCATION FACTS

**10%**

NO HIGH  
SCHOOL  
DIPLOMA

**21%**

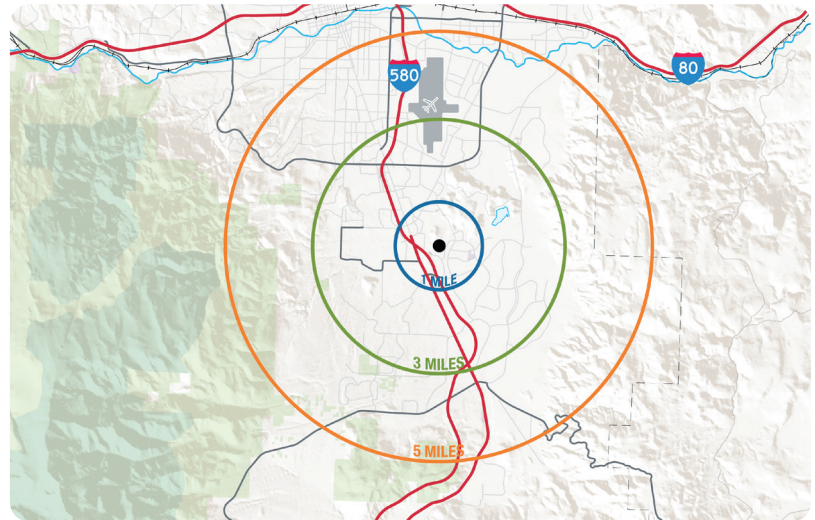
HIGH  
SCHOOL  
GRADUATE

**29%**

SOME  
COLLEGE

**40%**

BACHELOR'S  
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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SUITE 22

**SUBJECT**

**580**

DOUBLE R BLVD

**DISTANCE FROM SUBJECT**

NEAREST  ON-RAMP	1 MI   3 MIN DRIVE
RENO-TAHOE AIRPORT	5.7 MI   10 MIN DRIVE
DOWNTOWN RENO	8.7 MI   15 MIN DRIVE
CARSON CITY	21 MI   20 MIN DRIVE

Area Map

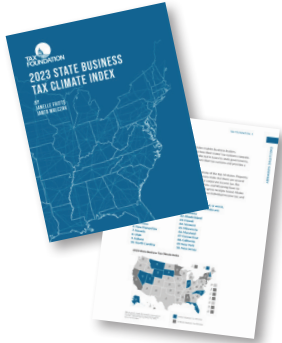
  
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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



## THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

### No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

### Tax Abatement on

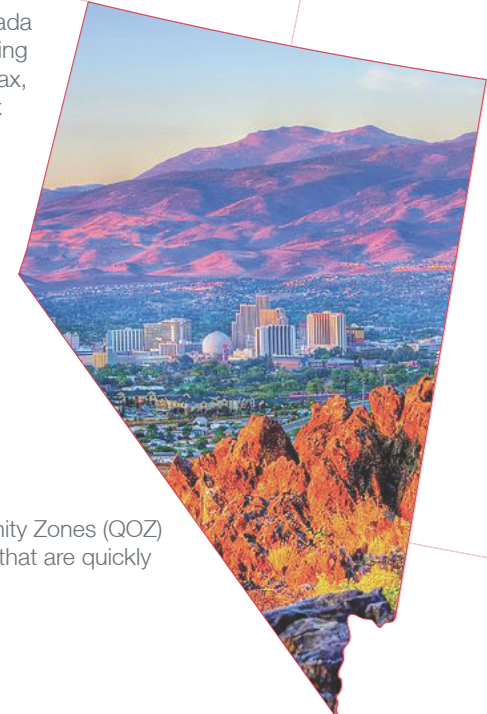
-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax

## 61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

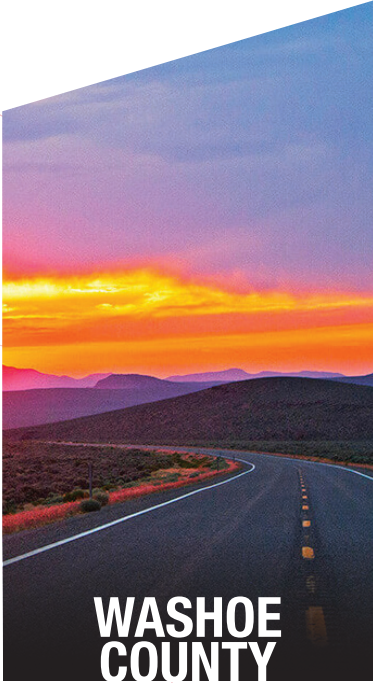
-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation  
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development



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## WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



## CITY OF RENO

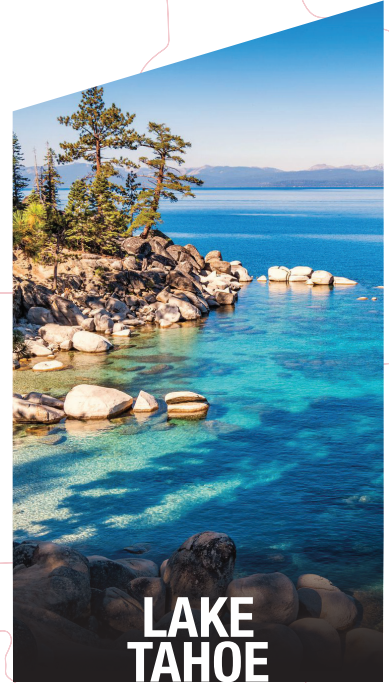
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



## TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



## LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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