

Colliers

For Sale
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E Airpark Vista Boulevard

8.67 Acres of Land
Airpark Vista Blvd
Dayton, NV 89403

Total Land Available

8.67 Acres

Sale Price

\$1,321,828 (\$3.50/SF)

Industrial Land in Dayton, NV



Good Access to
Interstates, Services
and Labor

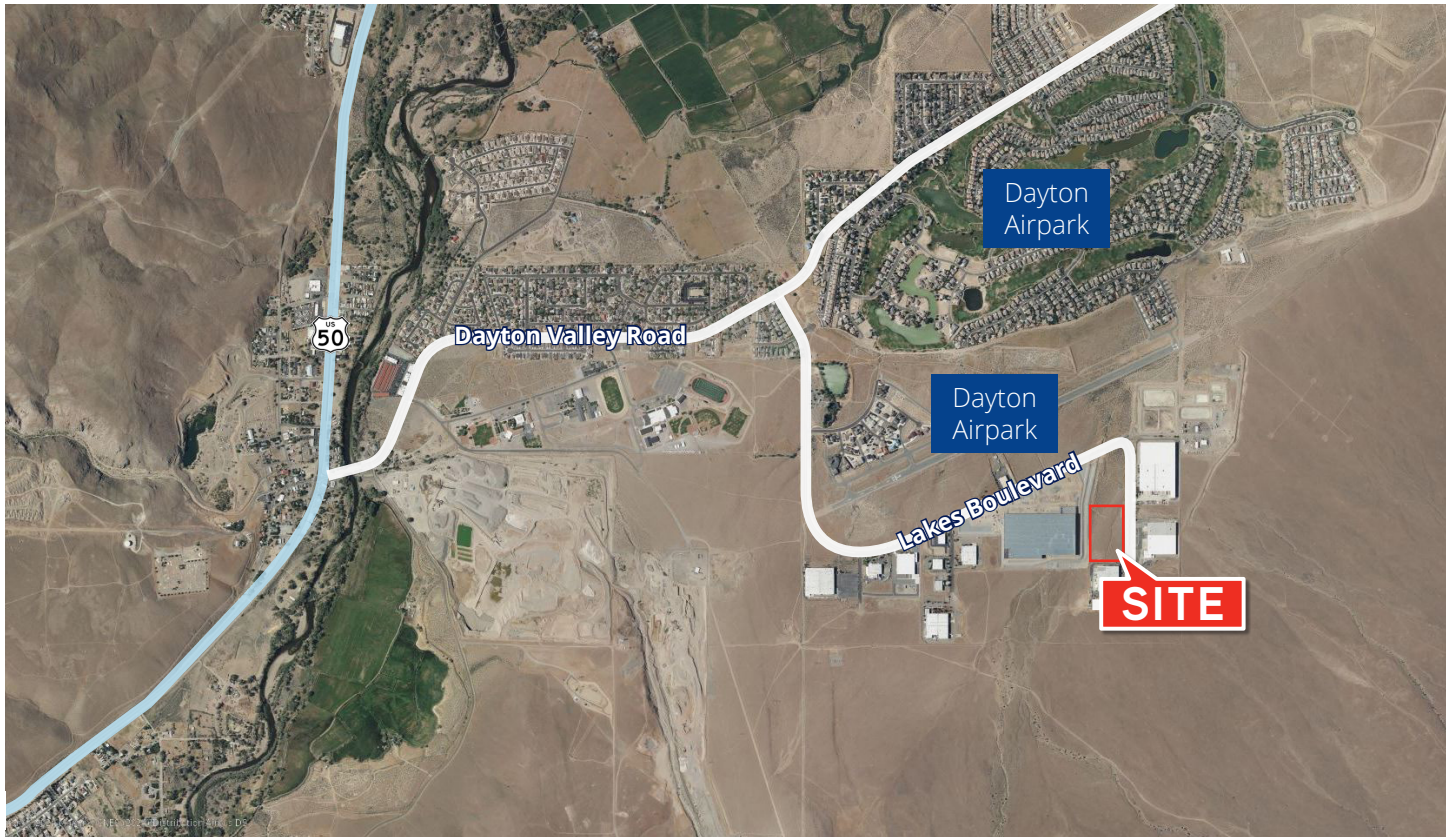


8.67 Acres
±377,665 SF



Zoning:
Industrial

Dayton, NV Overview



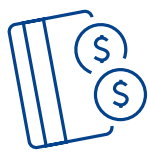
Tax & Operating Advantage

Nevada Operating Advantage

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location
- All industrial uses pre-approved within the Tahoe Reno Industrial Center



1.38%
Payroll Tax



6.85%
Sales Tax



0.44%
Property Tax



0.25-5.4%
Unemployment
Insurance Tax

0%
Personal
Income Tax

0%
Franchise
Tax

0%
Inventory
Tax

0%
Estate
Tax

0%
Corporate
Income Tax

0%
Unitary
Tax

0%
Inheritance
Tax

State	Corporate Income Tax	Individual Income Tax	Property Tax	Unemployment Insurance Tax	Capital Gains Tax	Sales Tax (state minimum)
Nevada	0.00%	0.00%	0.44%	0.25-5.4%	0.00%	6.85%
California	8.84%	13.30%	0.66%	1.5-6.2%	13.30%	7.25%
Arizona	4.90%	2.50%	0.39%	0.08-20.93%	2.50%	5.60%
Utah	4.95%	4.65%	0.44%	0.0-7.0%	4.95%	6.10%
Idaho	5.80%	5.80%	0.46%	0.24-5.4%	5.80%	6.00%
Oregon	7.60%	9.90%	0.78%	0.9-5.4%	9.90%	0.00%
Washington	0.00%	7.00%	0.72%	0.0-5.4%	7.00%	6.50%

Property Location



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