

# 200

**ACADEMY WAY**  
SPARKS, NV 89441

**FOR SALE**

**\$7,117,000**  
\$275 PSF

**MOVE-IN READY NEW CONSTRUCTION**  
**FLEX INDUSTRIAL WITH YARD**



View Video



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**CORFAC**  
INTERNATIONAL

**\$7,117,000**  
\$275 PSF  
Sale Price

**25,880 SF**  
Building Size

**2.1 AC**  
Parcel Size

**Zoning** | (I) Industrial

**APN** | 538-181-14

## Property Features

**25,880 SF** Class A Flex Industrial Building

Building can be divided to accommodate up to **four (4)** separately metered tenants.

**740 SF** Office is move-in ready

**Yard area** for outdoor storage and loading

**6 (12'x14')** grade level doors

**1200 Amp, 208/120 Volt**, 3 Phase Power

**18'** Clear Height

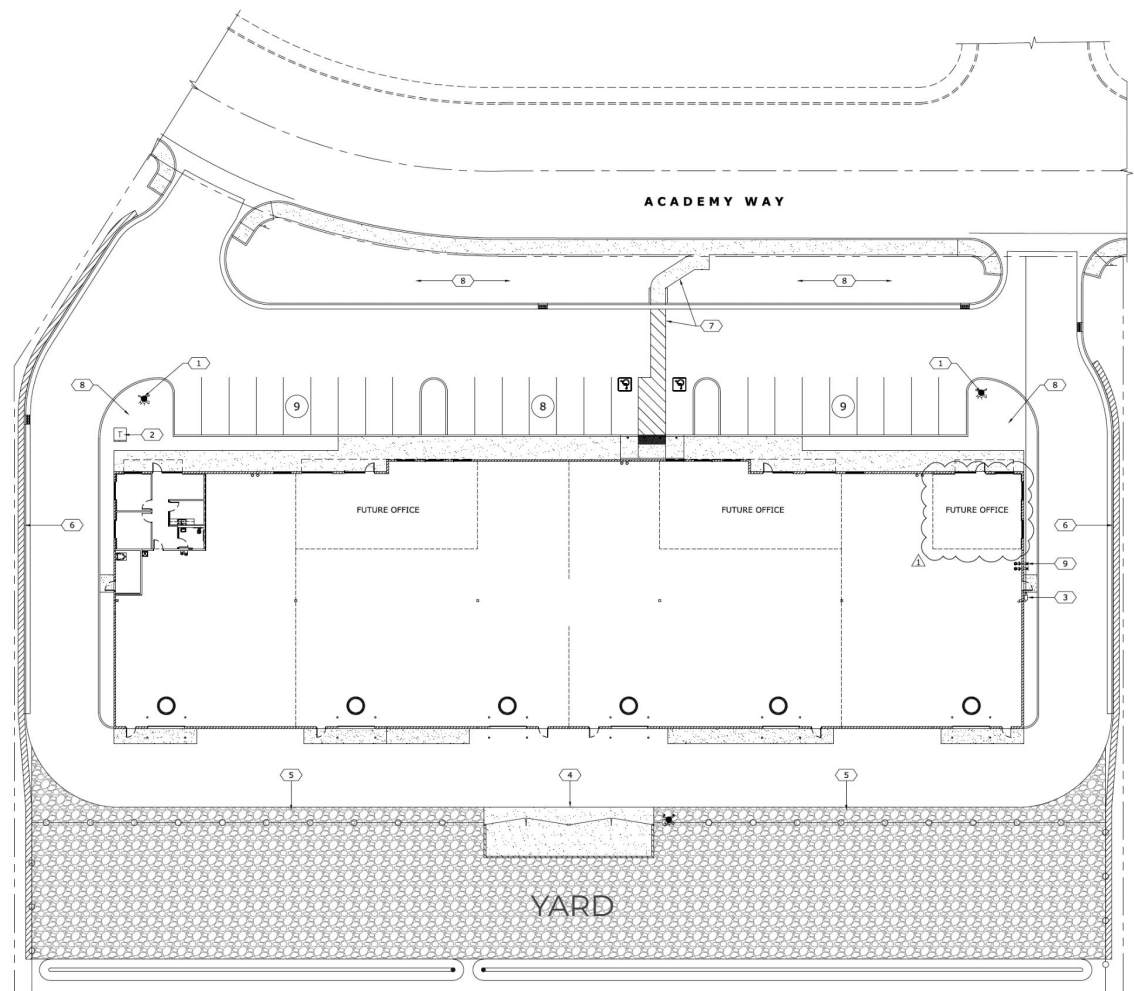
**60 mil** single ply TPO roof membrane

Skylights approximately **2.5%**

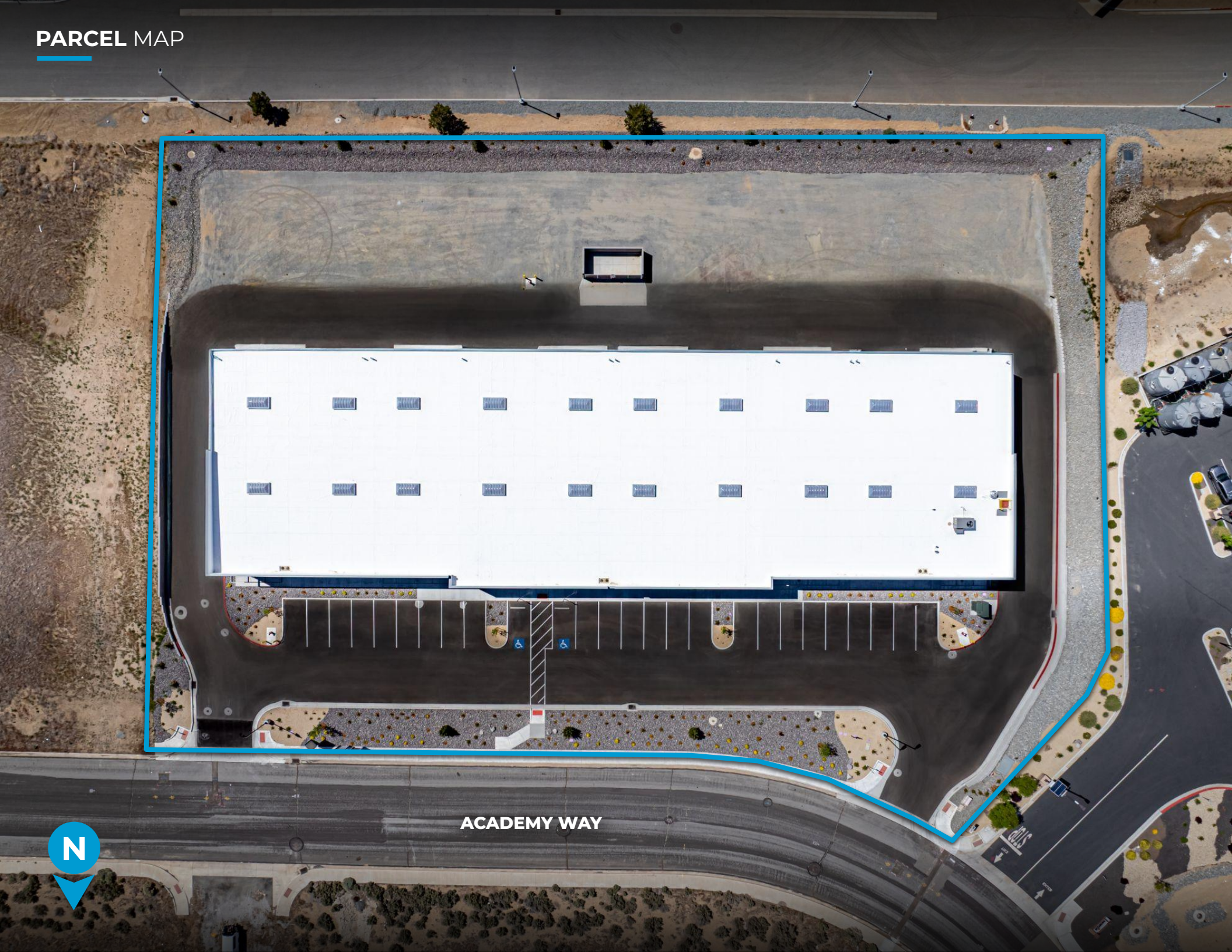
**LED** Lighting

**(26)** Auto parking spaces

**Circular** site flow







ACADEMY WAY







- Close proximity to an abundant labor pool in the fastest growing residential submarket in Northern Nevada
- Business-friendly environment with access to ample amenities, retail services and public transportation
- Located in Spanish Springs Business Center - a 594 acre master planned business park with many pre-approved industrial uses
- Located outside of the 500 year floodplain
- Population : **3 Miles - 16,090**    **5 Miles - 36,167**
- Households: **3 Miles - 5,497**    **5 Miles - 12,354**





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**DCG** INDUSTRIAL





# AREA MAP

Spanish Springs  
BUSINESS CENTER

NEW DEANTRONICS

QBP

BREAKTHRU  
BEVERAGE GROUP

ELLSWORTH  
ADHESIVES

WÜRTH

PARTS  
UNLIMITED

200  
ACADEMY WAY

MONIN®

Foot Locker

VELUX®

Vitamix

MISHIMOTO

80  
10 MILES

LEVITON®

SHA NEVA RD

SWANSON

cleaner's  
SUPPLY

MILBANK  
ENERGY AT WORK

INGENUITY AVE

C.H. Spencer LLC

WALKENHORST'S

SANMAR

GIVENS  
TRANSPORTATION  
SOLUTIONS

solar edge

R  
Distribution,  
Merchandising,  
Analytics. REDEFINED.

GEODIS

U-HAUL®

THE HOME  
DEPOT

CQC  
Clasen Quality Chocolate

PYRAMID HIGHWAY

## Spanish Springs Housing Projects

Active Single Family Units:	2,269
Approved Single Family Units:	2,566
Active Multi Family Units:	1,218
Approved Multi Family Units:	450





## Business Assistance Programs



Sales, Use &  
Modified  
Business Tax  
Abatements



Incentives for  
Equipment,  
Property &  
Recycling



Specialized  
Programs for  
Data Centers and  
Aviation

## Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

### Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

## Nevada Tax Climate

Nevada's tax structure is designed for business success:

**NO**

Corporate or Personal Income Tax  
Inventory or Franchise Tax  
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



## NORTHERN NEVADA TOP COMPANIES

**5.4M SF**

Tesla Gigafactory

**1.3M SF**

7.2M SF Planned  
Switch Campus



ORMAT



STATE OF  
NEVADA



switch



CAESARS  
ENTERTAINMENT.



AMERCO  
INSURANCE



AMERCO



SNC  
SIERRA  
NEVADA  
CORPORATION



Renown  
HEALTH



its  
logistics



MONARCH  
CASINO RESORT SPA - BLACK HAWK



## TAX COMPARISONS

	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



# LOCATION & TRANSPORTATION

## MAJOR DISTRIBUTION LINK

2,900 miles in length, I-80 is the backbone of U.S. logistics, linking West Coast ports with the Midwest and East Coast.

- Located 25 miles from the California border
- I-80 and I-580 interchange is  $\pm 12$  miles from subject property
- Reno Tahoe International Airport is  $\pm 15$  miles from subject property
- Downtown Reno is  $\pm 14$  miles from subject property

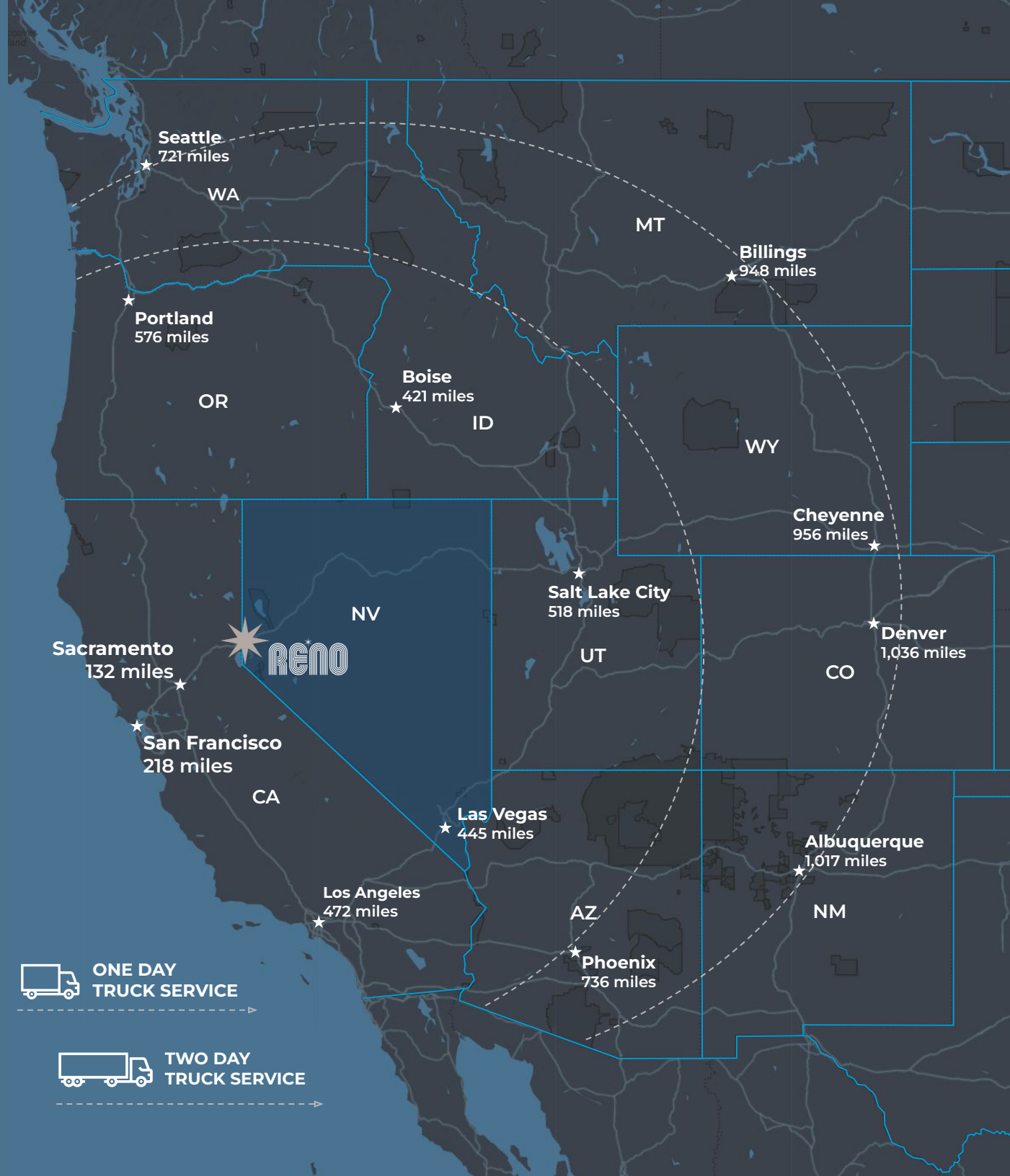
Distribution Hubs	Miles
FedEx Freight	13
FedEx Ship Center	15.5
FedEx Air Cargo	13
FedEx Ground	18
UPS Freight Service Center	19.5
UPS Customer Center	12
US Post Office	10



ONE DAY  
TRUCK SERVICE



TWO DAY  
TRUCK SERVICE





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