

# 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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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

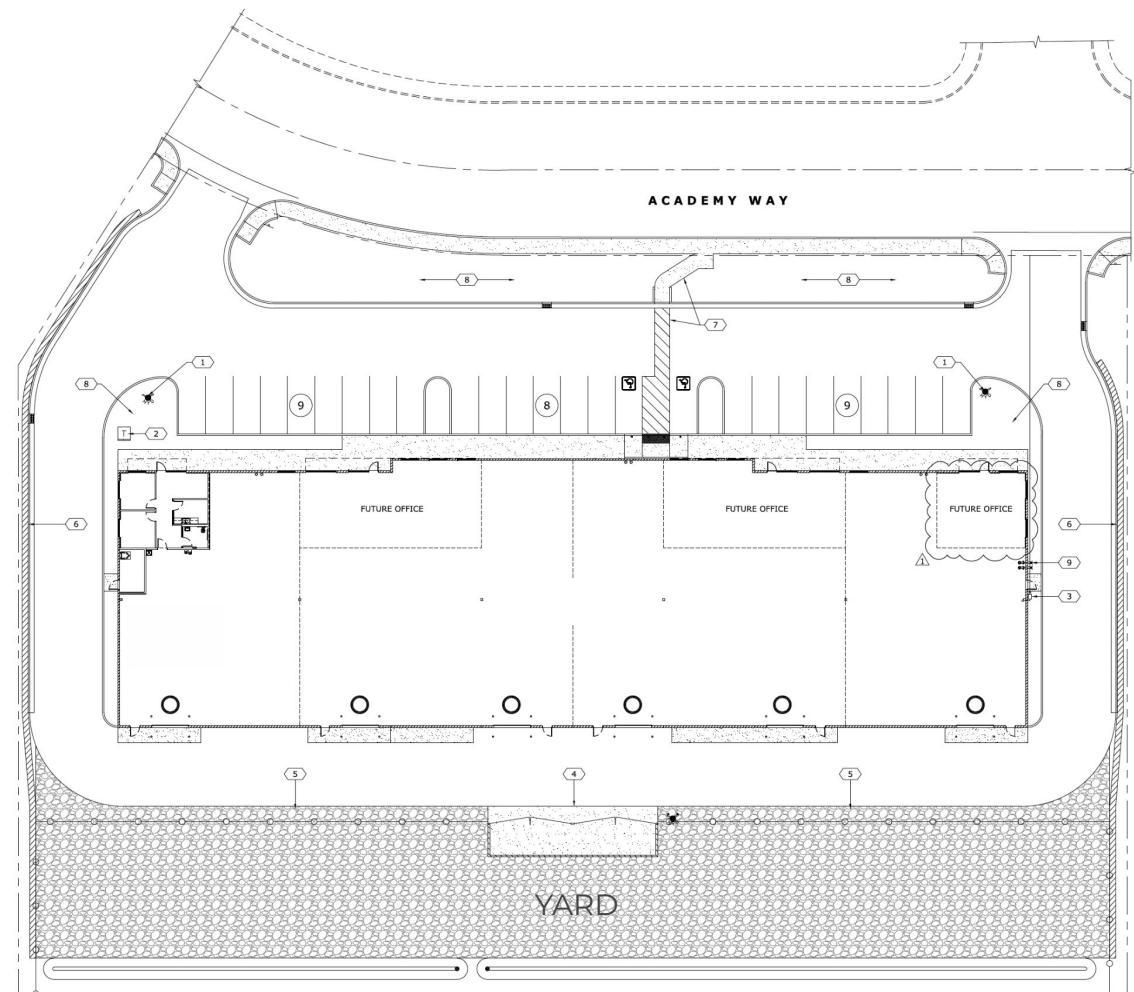
**60 mil** single ply TPO roof membrane

Skylights approximately **2.5%**

**LED** Lighting

**(26)** Auto parking spaces

**Circular** site flow



# PARCEL MAP



ACADEMY WAY

# 200 ACADEMY WAY

SPARKS, NV 89441



- 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



## Business Assistance Programs



Sales, Use &  
Modified  
Business Tax  
Abatements



Incentives for  
Equipment,  
Property &  
Recycling



Specialized  
Programs for  
Data Centers and  
Aviation

## 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.

## 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

## NORTHERN NEVADA TOP COMPANIES

**5.4M SF**

Tesla Gigafactory

**1.3M SF**

7.2M SF Planned  
Switch Campus



STATE OF

NEVADA

AMERCO



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%

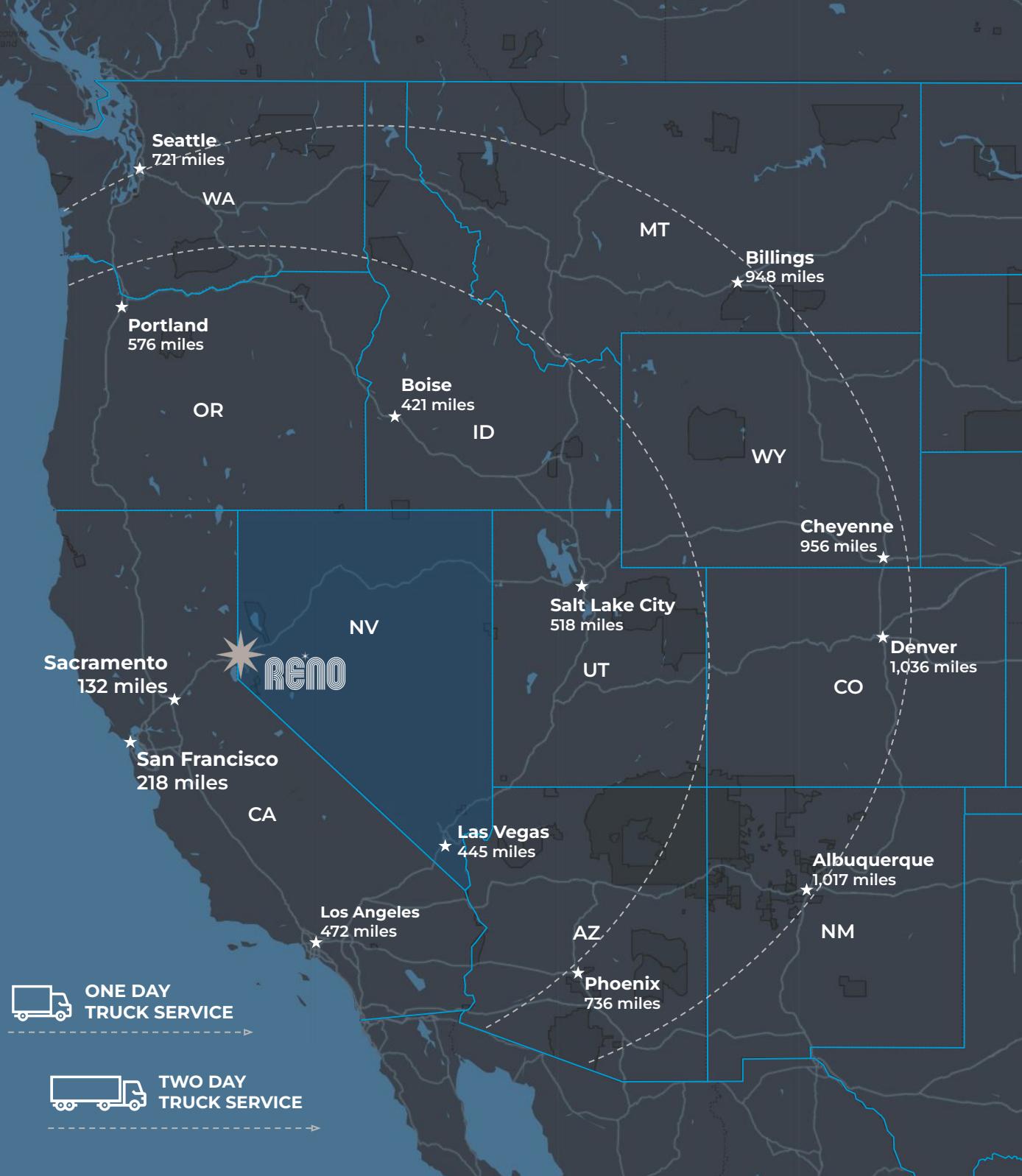
# LOCATION & TRANSPORTATION

## 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



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