

FOR LEASE

1575 LINDA WAY



Industrial
PRODUCT TYPE



±30,360–60,720
AVAILABLE SF



\$0.85
RATE



Sparks
LOCATION



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AVAILABLE SF



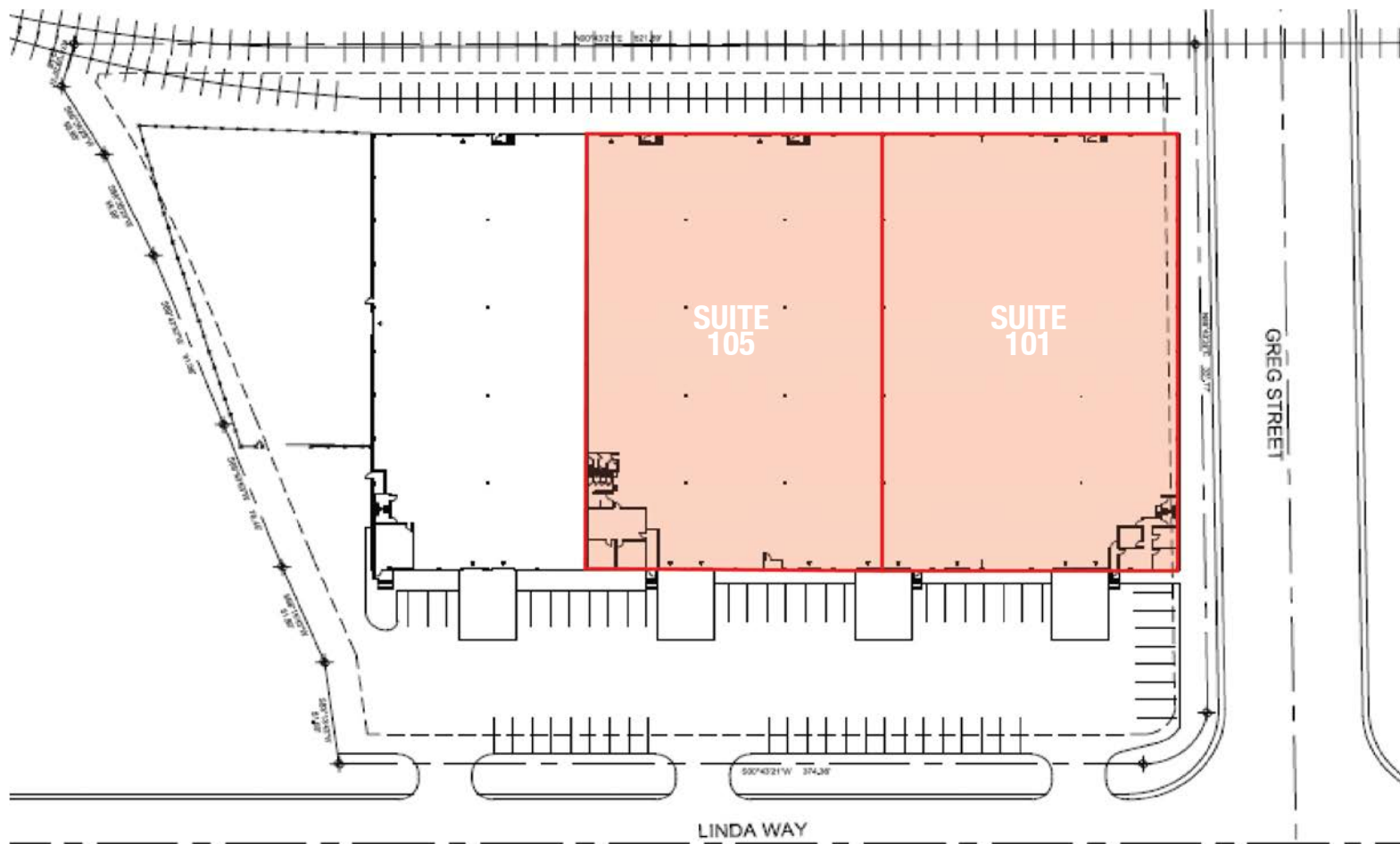
\$0.85

RATE



Sparks

LOCATION





GREG ST



SUBJECT



LINDA WAY



FOR LEASE

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Property Highlights

This well located industrial building is located one block east of McCarran Boulevard which places the building in the middle of the Sparks industrial park with quick and easy access to I-80 & only minutes to Reno / Tahoe International Airport.

Property Details

Address	1575 Linda Way Sparks, NV 89431
Available SF	±30,360 - 60,720 SF
Office	±1,500 SF 4 Private offices
Lease Rate	Negotiable
Lease Type	\$0.85/SF/Mo
OPEX Rate	\$0.13/SF/Mo
Clear Height	24'
Column Spacing	45' x 45'
Dock Doors	4-8
Grade Level Doors	0
Power	TBV - 200 Amps 480 Volt 3 Phase
Parking	28
APNs	034-361-06
Year Built	1974
Zoning	I - industrial

Aerial Map + Property Highlights


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5-MILE KEY FACTS



223,217
POPULATION



6.0%
UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)



MEDIAN
AGE

5-MILE INCOME FACTS



\$58,727

MEDIAN
HOUSEHOLD
INCOME



\$35,261

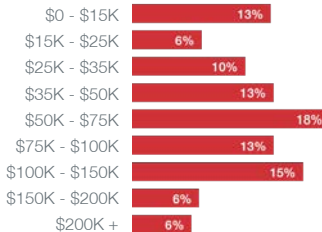
PER CAPITA
INCOME



\$57,767

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



12,031
BUSINESSES



180,116
EMPLOYEES

5- MILE EDUCATION FACTS



NO HIGH
SCHOOL
DIPLOMA



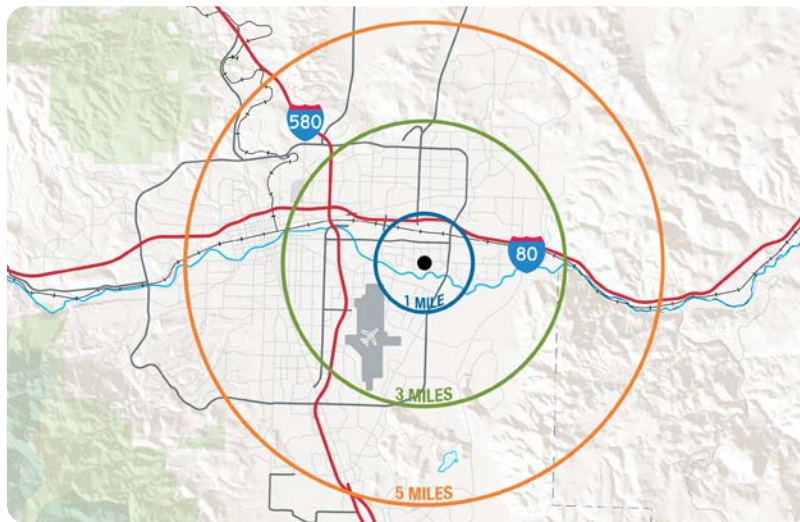
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

1575

LINDA
WAY

SPARKS MARINA

Outlets
at LEGENDS
Sparks Nevada

GLENDALE AVE

SUBJECT

GREG ST

S MCCARRAN BLVD

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	3.7 MI 8 MIN DRIVE
RENO-TAHOE AIRPORT	3.1 MI 8 MIN DRIVE
SOUTH RENO	8.5 MI 14 MIN DRIVE
CARSON CITY	31 MI 33 MIN DRIVE

Area Map


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Nevada is a business-friendly state with a very low-regulation environment, 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

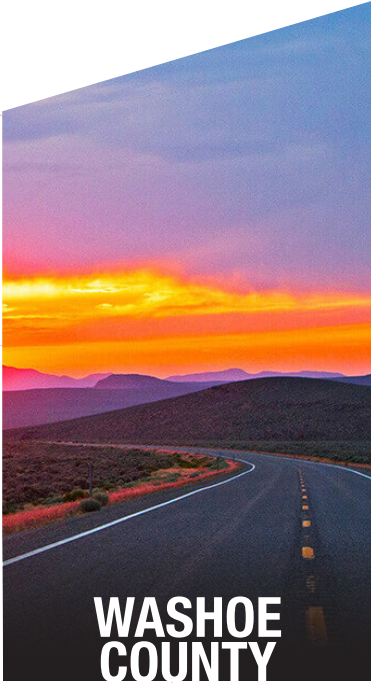
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing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