

250
E GLENDALE AVE
SPARKS NV 89431

**INDUSTRIAL
FLEX SPACE
FOR LEASE**



TOM FENNELL, SIOR, CCIM

PRINCIPAL
775.850.3117 **OFFICE**
775.250.6600 **CELL**
tfennell@dicksoncg.com
B.1001434

NICK KNECHT, CCIM

VICE PRESIDENT, INDUSTRIAL
775.338.1369 **CELL**
775.850.3032 **OFFICE**
nknecht@dicksoncg.com
BS.145559



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S MCCARRAN BLVD - (30,500 ADT)

E GLENDALE AVE - (10,900 ADT)



40,000+
AVERAGE DAILY TRAFFIC

Location Highlights

- Located on the corner E Glendale Ave and S McCarran Blvd
- High visibility intersection (McCarran Blvd - **30,500 Avg Vehicles/Day**)
- Located in the heart of Sparks' Industrial submarket
- Convenient access to major transportation routes - Interstate 80 & Highway 395

Space Specs

- Temperature controlled warehouse/showroom
- (1) 10'Wx12'H grade level door
- Minimum Clear Height: 14'
- 200 amps, 240V power (Tenant to verify)



Lease Rate | \$1.20/SF NNN

Size | 7,950 SF

Zoning | I - INDUSTRIAL

APN | 034-255-09

AREA MAP

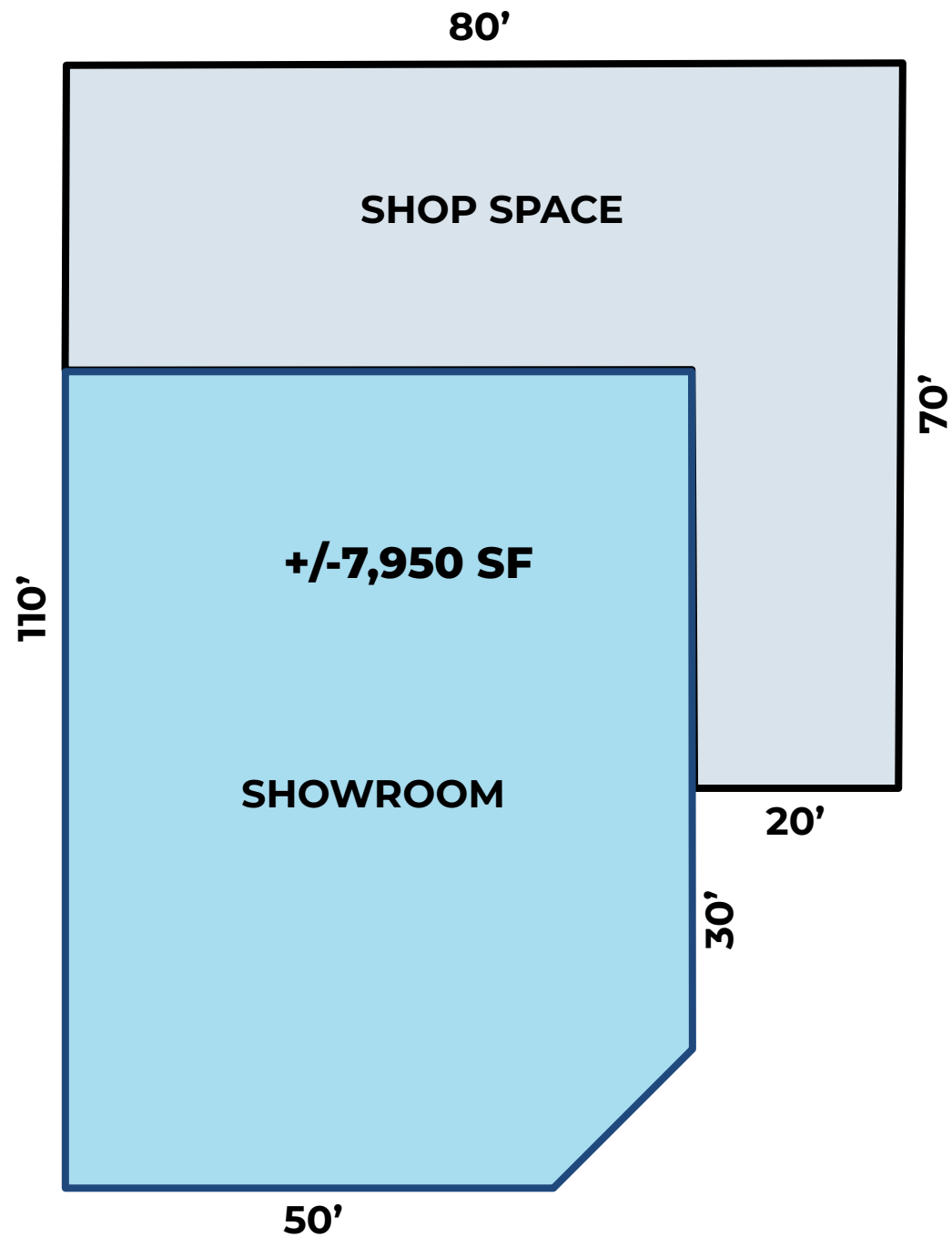


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,220	79,101	210,634
Pop. Growth Projection 2026	9,311	80,761	218,025
Households	4,165	31,355	85,327
Average Household Income	\$63,952	\$80,903	\$80,410

FLOOR PLAN

+/-7,950 SF



RENO

BUSINESS FACTS

WHY NORTHERN NEVADA

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax

LABOR

- Nevada has one of the lowest labor costs in the region
- Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee Meadows Community College
- Roughly 65% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's population growth is projected to steadily increase 2.09% per year.
- Exceptional manufacturing growth in the past 6 years has led Reno to be among the top cities with manufacturing job increase.

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	5%	7.4%	6.6% - 7.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	0.711%	NO	NO	NO	.09%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	5%	< 7.4	< 9.9%	NO

SOURCE : NVENERGY



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