

# 1285 B SOUTHERN WAY

SPARKS, NV 89431



*A ±55,515 SF warehouse distribution space located in Sparks, Nevada.*

*NEGOT*

NEGOTIABLE LEASE RATE

*±3,128 SF*

OFFICE SPACE

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1285 B SOUTHERN WAY

*±55,515 SF industrial building  
with easy access from freeways.*

Lease rate negotiable

±55,515 SF available

±3,128 SF office space

3 dock-high doors

26' clear height

40' x 40' typical column spacing

.45/2668 sprinkler rating

277/480 volt, 3-phase power

LED lighting on sensors

Front loading

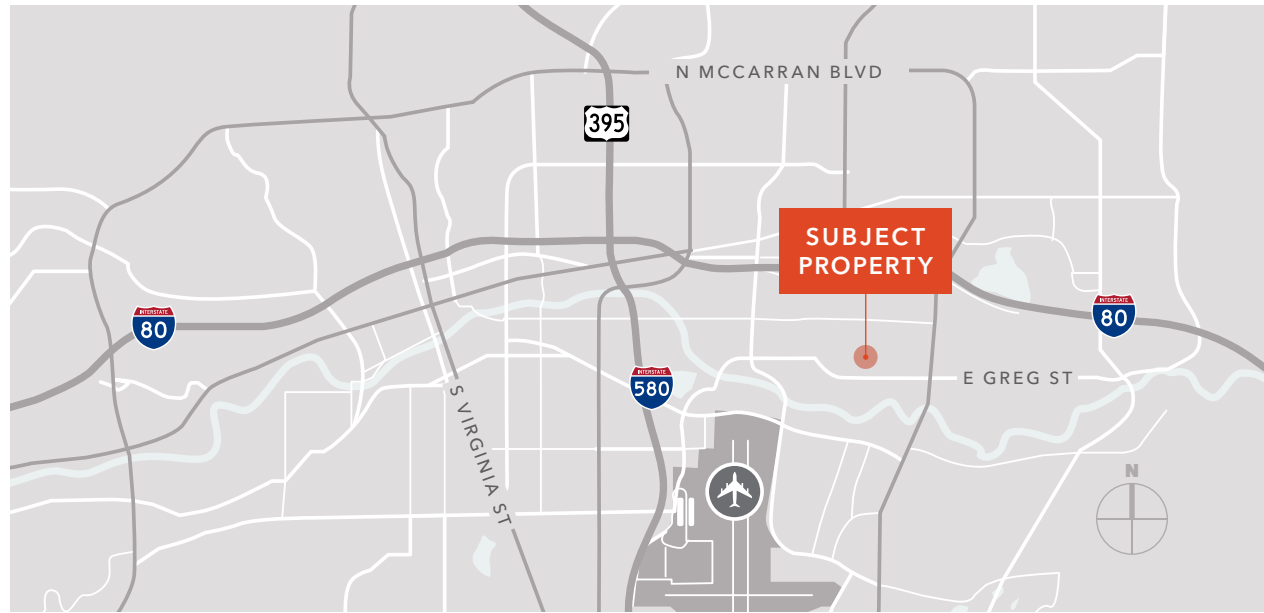
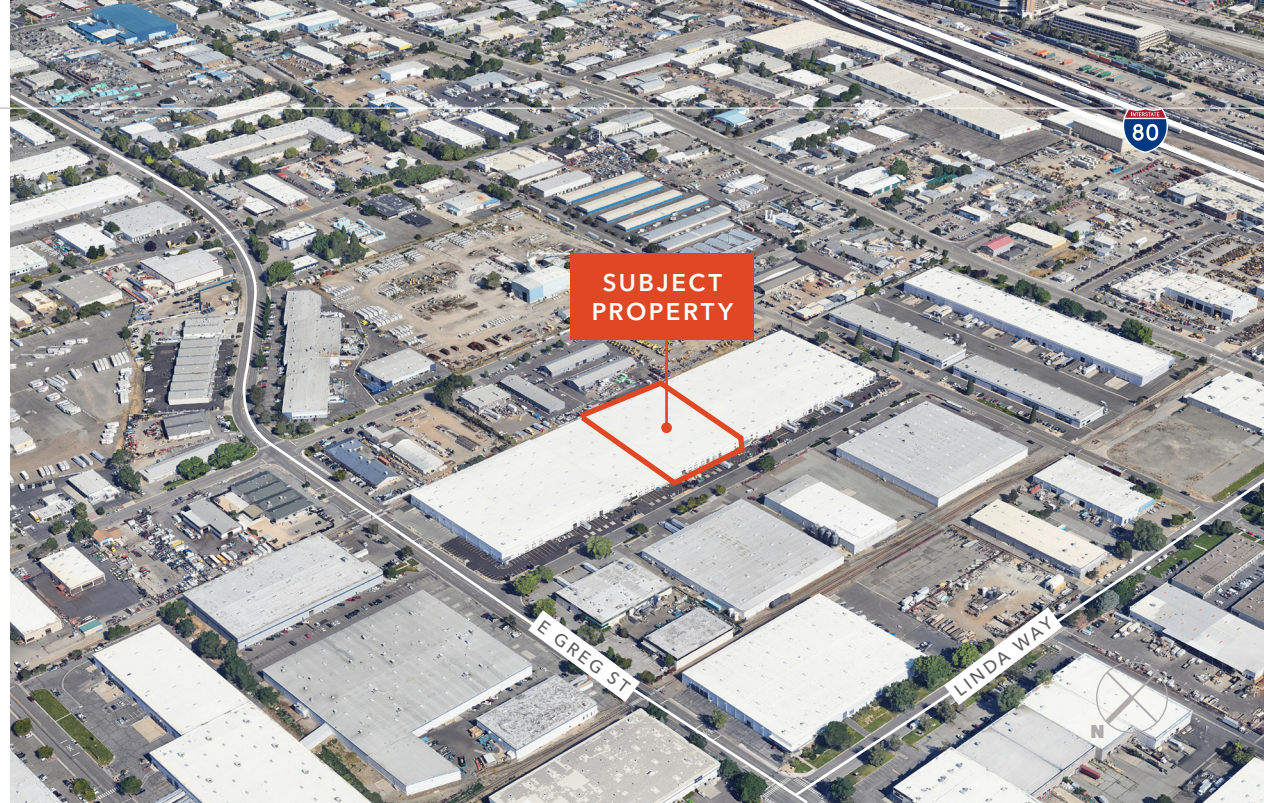
Zoned (I) Industrial

Built in 1976

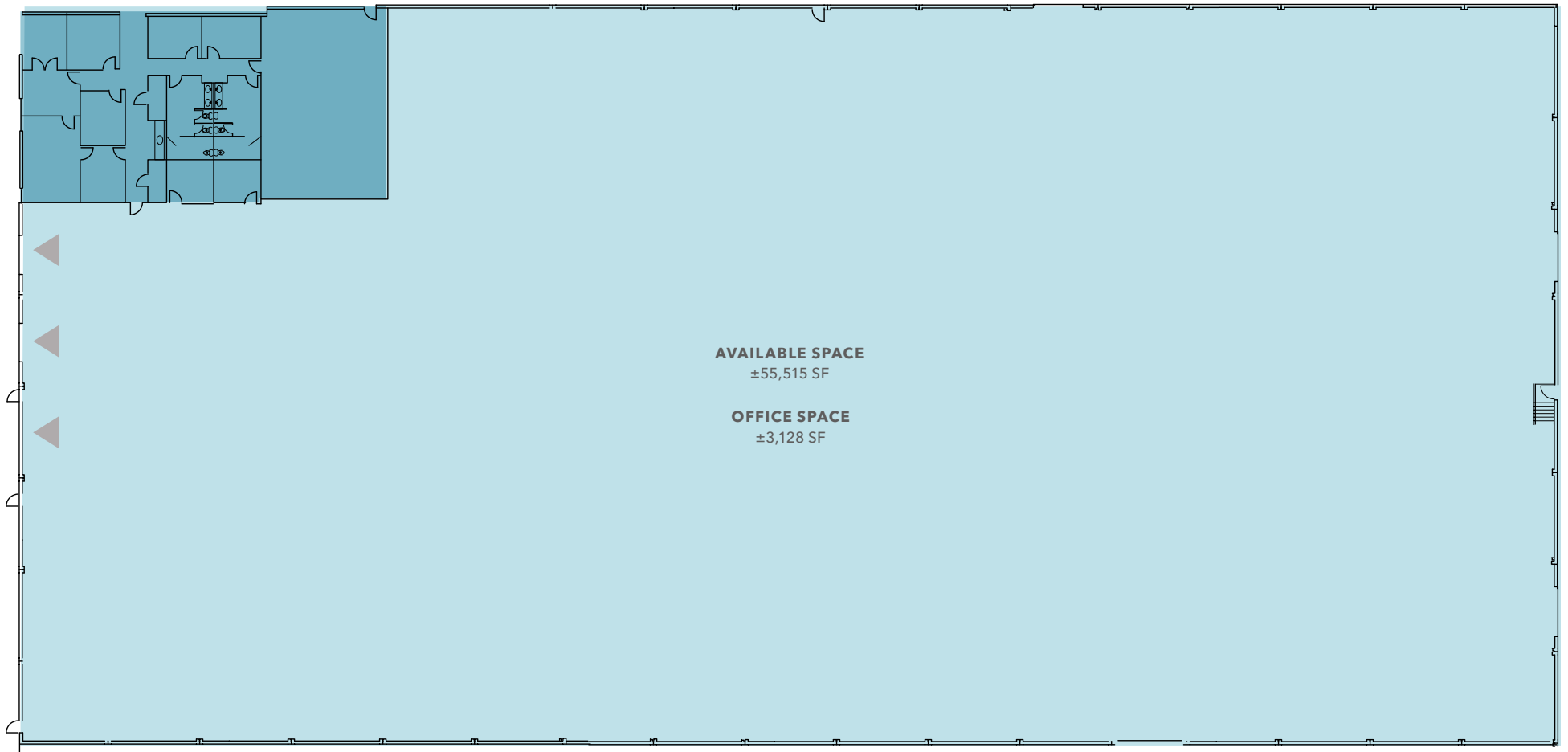
Central Sparks location

Low traffic freeways

Updated landscaping



# FLOOR PLAN



### TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	3.0
RENO-STEAD FBO	13.6
UPS REGIONAL	4.2
FEDEX EXPRESS	2.5
FEDEX GROUND	8.8
FEDEX LTL	0.8

### DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
POPULATION	105,272	223,718	332,475
HOUSEHOLDS	40,868	92,944	136,786
AVG HH INCOME	\$92,888	\$102,305	\$116,724
TOTAL EMPLOYEES	66,489	137,916	164,228

### NEVADA STATE INCENTIVES

- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workers' compensation rates
- State-qualified employee hiring incentive

### HELPFUL LINKS

- Business Costs** <https://www.edawn.org/site-selector/business-relocation-advantages/>
- Business Incentives** <https://goed.nv.gov/programs-incentives/incentives/>
- Cost of Living** [https://www.nvenergy.com/publish/content/dam/nvenergy/brochures\\_arch/about-nvenergy/economic-development/costoflivingred.pdf](https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.pdf)
- Quality of Life** <http://edawn.org/live-play/>



Source: [NVEnergy](#)  
Last updated: 2020

### BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
<b>TAX COMPARISONS</b>							
STATE CORPORATE INCOME TAX	No	8.84%	4.9%	4.95%	6.925%	6.6%-7.6%	No
PERSONAL INCOME TAX	No	1%-13.3%	2.59%-4.54%	4.95%	1.125%-6.925%	5%-9.9%	No
PAYROLL TAX	1.17%>\$50K/Q	0.380% (2019)	No	No	No	0.73%-0.7537%	No
MONTHLY PROPERTY TAX (BASED ON \$25M MARKET VALUE)	\$22,969	\$26,041	\$68,096	\$31,850	\$34,792	\$50,000	\$21,125
UNEMPLOYMENT TAX	0.3%-5.4%	1.5%-6.2%	0.04%-12.76%	0.10%-7.10%	0.26%-5.4%	0.70%-5.4%	0.13%-5.72%
CAPITAL GAINS TAX	No	13.3%	4.5%	4.95%	6.93%	9.9%	No