



245 Coney Island Drive
Suite 101, Sparks, NV

FOR LEASE



±25,545 SF Industrial Space with
±16,400 SF Paved Yard

EXCELLENT CENTRAL LOCATION in proximity to multiple I-80 ramps, services, & shipping hubs

EXPANSIVE truck courts, driveways & extra yard space for ample parking or storage

BRAND NEW OFFICE ±1,489 SF includes reception, showroom, open cubicle area, private offices, conference room, break room & restrooms

TENANTS CHOICE: two dock doors & one 12'x14' drive-in door or three dock doors

\$1.8M REMODEL COMPLETED including new office, new roof, new landscaping/curbing/island, new pavement, & additional docks / drive-in -additional custom BTS Tenant Improvements possible

HEAVY POWER: 400A/480V/3PH

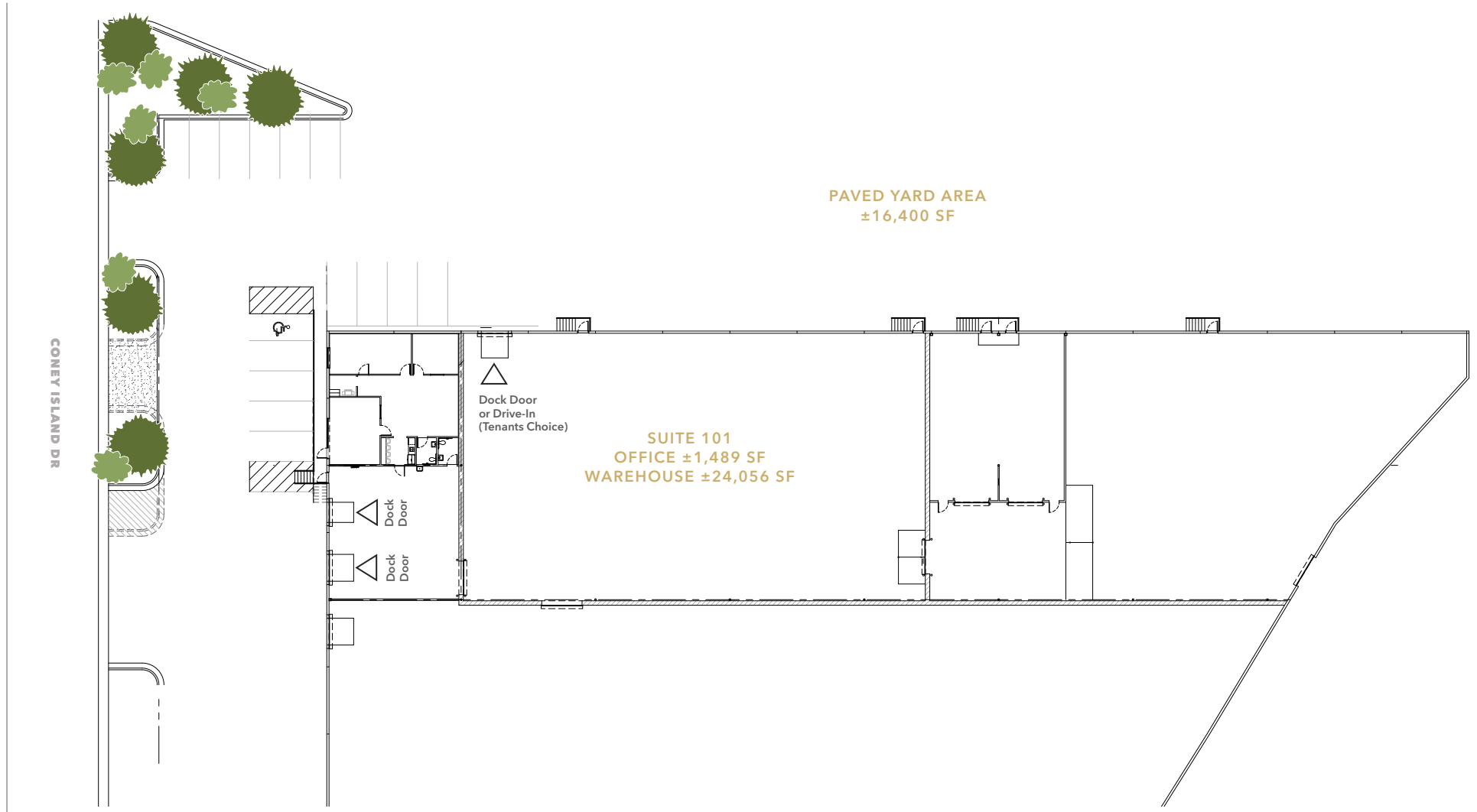
BRAD LANCASTER, SIOR
Industrial Services | Shareholder
775.690.0535
brad.lancaster@kidder.com
LIC B°0144389.CORP

\$0.89/SF
LEASE RATE

\$0.1347/SF
2024 EST. NNN

FOR LEASE

245 Coney Island Drive, Suite 101, Sparks, NV



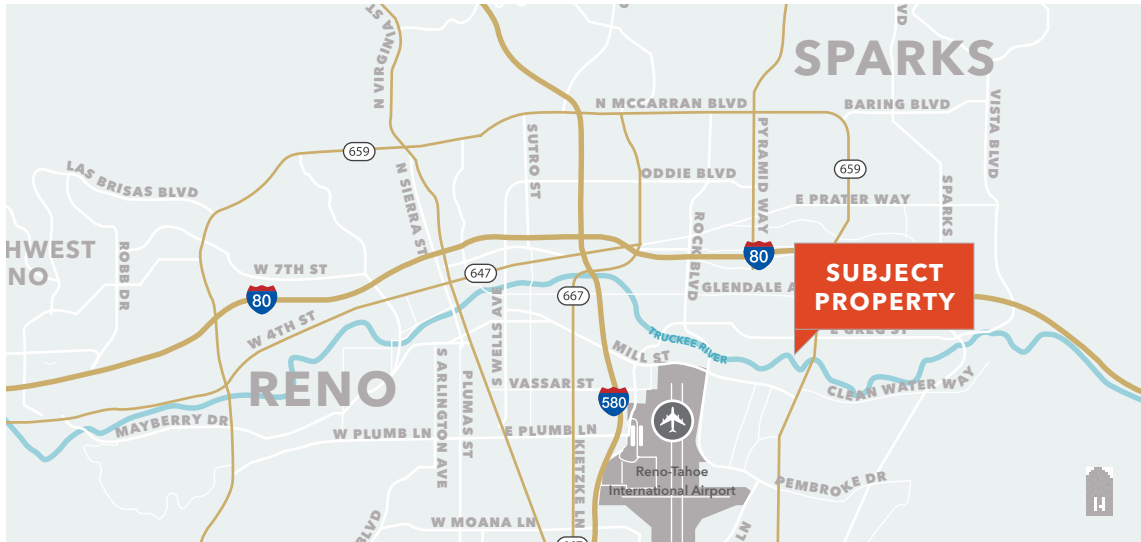
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews

FOR LEASE

245 Coney Island Drive, Suite 101, Sparks, NV



SPECIFICATIONS

±25,545 SF industrial space

±1,478 SF office space

±16,400 SF paved yard

400 amps, 480 volts, 3-phase power (tenant to verify)

TENANT'S CHOICE: two dock doors & one 12'x14' drive-in door or three dock doors

.33/2,641 sprinkler system

COLUMNS 40' x 40' column spacing

22' clear height

REMODELED IN 2023 initially constructed in 1976

LOCATION ADVANTAGES

PROXIMITY to I-80 and Hwy 395/I-580 on/off ramps

LOCATED within desirable metro industrial area

PROXIMITY to FedEx, UPS and other shipping hubs

ACCESS to large labor pool and services for employees

PROXIMITY to Reno-Tahoe International Airport private and commercial terminals

PROXIMITY to Tesla, Apple, Google, and many other high-profile corporate citizens

[KIDDER.COM](https://www.kidder.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

 **Kidder
Mathews**

FOR LEASE

245 Coney Island Drive, Suite 101, Sparks, NV

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	3.5
Reno-Stead FBO	14.1
UPS Regional	3.7
FedEx Express	2.0
FedEx Ground	8.2
FedEx LTL	1.2

DEMOGRAPHICS

2023	3 Miles	5 Miles	7 Miles
Population	99,648	221,428	333,215
Households	38,911	91,552	136,258
Avg HH Income	\$88,674	\$96,398	\$111,417
Total Employees	60,728	137,849	163,615

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

Quality of Life <http://edawn.org/live-play/>



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

BUSINESS COST COMPARISONS

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
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)	\$22,969w	\$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

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

