



# 230 South Rock Blvd

SUITE 31, RENO, NV

# FOR SUBLEASE



## ±8,400 SF Industrial Flex Space

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

**OFFICE** ±5,868 SF includes reception, showroom, open cubicle area/design room, private offices, conference room, break room & restrooms

±2,532 SF of warehouse/shop space

**HEAVY POWER:** 800A/208V/3PH

**ONE** grade level drive-in door (10' x 10')

**SUBLEASE** term through 8/31/2025

## \$0.85/SF

LEASE RATE

## \$0.32/SF

2023 EST. NNN

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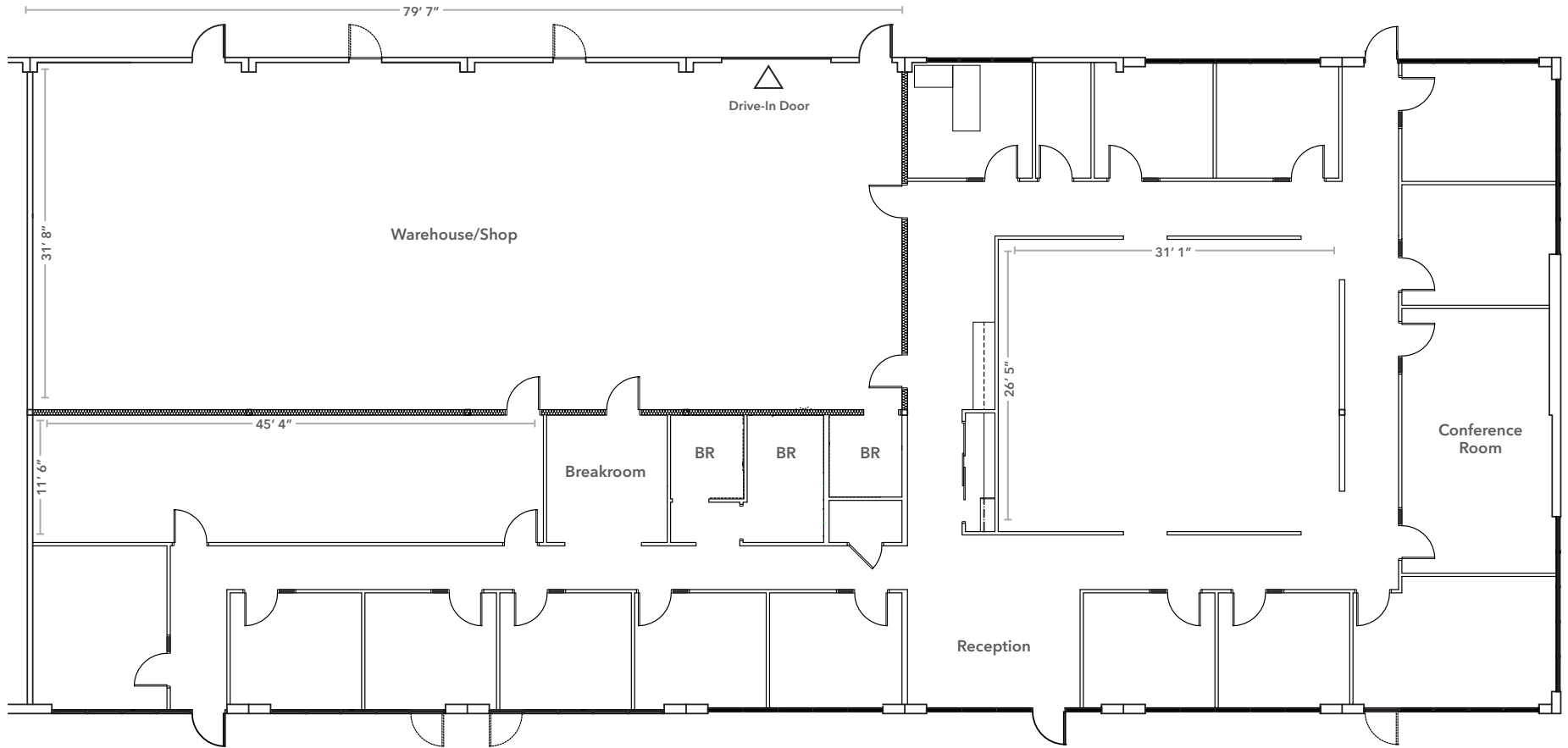
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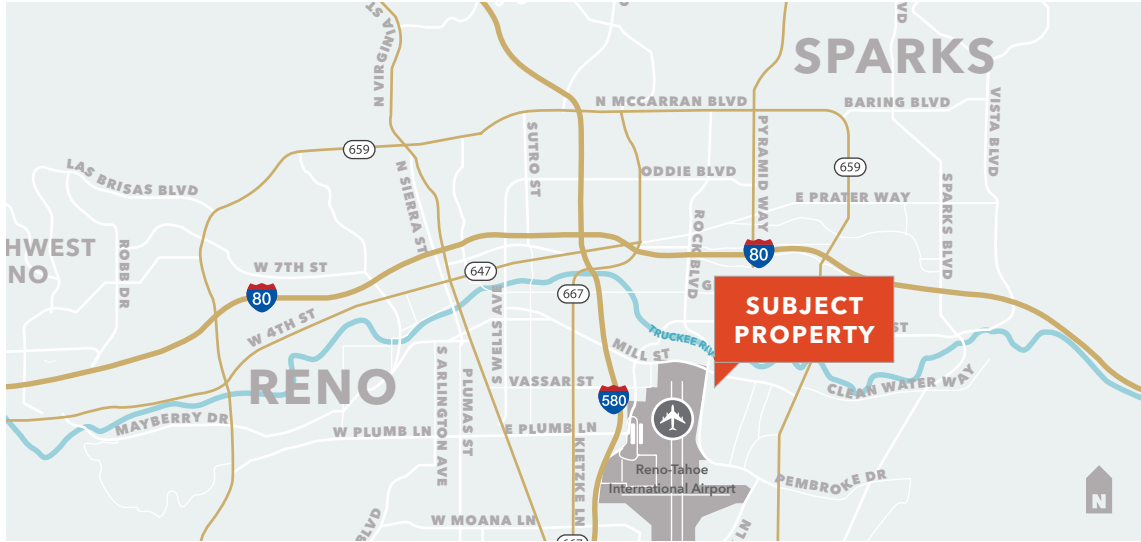
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**km** Kidder Mathews

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## SPECIFICATIONS

- ±8,400 SF industrial flex space
- ±5,868 SF office space
- ±2,532 SF warehouse/shop space
- 800 amps, 208 volts, 3-phase power (tenant to verify)
- ONE grade level drive-in door (10' x 10')
- FULLY sprinklered
- 11'6" clear height

## 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

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Mathews

## FOR SUBLEASE

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### TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	2.3
Reno-Stead FBO	13.0
UPS Regional	4.7
FedEx Express	1.7
FedEx Ground	10.4
FedEx LTL	1.6

### DEMOGRAPHICS

2023	3 Miles	5 Miles	7 Miles
Population	116,984	236,425	342,063
Households	48,271	98,785	139,838
Avg HH Income	\$78,933	\$101,464	\$112,418
Total Employees	86,533	144,236	165,279

### 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	1.378%>\$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

### 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

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