

**GREG  
BUSINESS PARK**

GREG ST

5 ROCK BLVD

FOR LEASE

# GREG BUSINESS PARK

*Highly Functional  
Industrial Flex Space*

GREG STREET, SPARKS, NV

1,600 or 2,800 SF industrial flex space

Office space varies per suite (±315-800 SF)

1-2 grade-level doors (10' x 10') per suite

Great location on Greg Street near Rock Blvd in proximity to I-80, Hwy 395, shipping hubs, and the airport

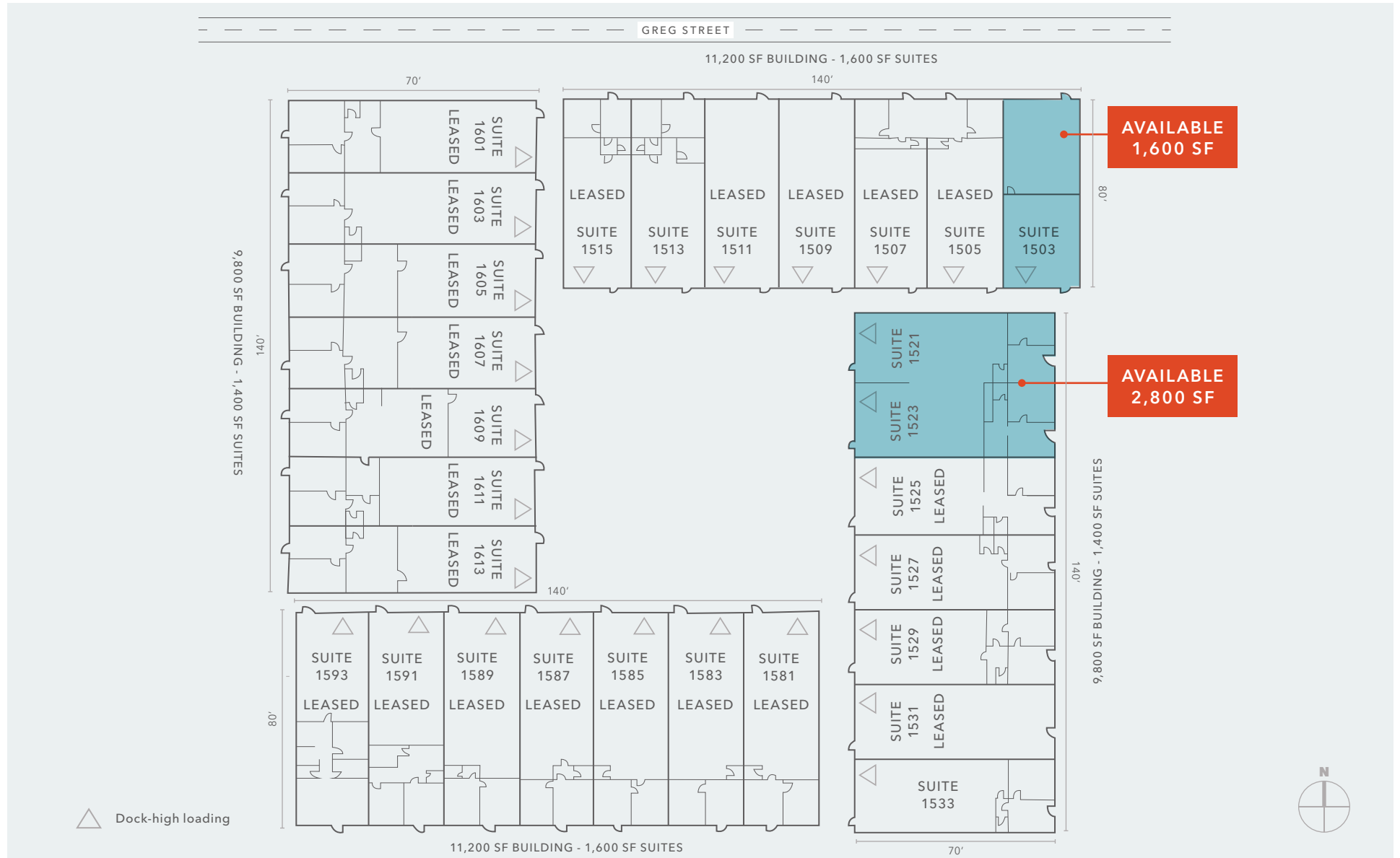
Monument signage available for tenants

\$1.15 Industrial gross lease rate

No additional CAM/NNN fees

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

# SITE PLAN





### BUSINESS FRIENDLY ENVIRONMENT FOR CORPORATE USERS

The Tax Foundation ranked Nevada as the third most business-friendly state due to its favorable tax climate, which includes no corporate income taxes, personal income taxes, inventory taxes, unitary taxes, personal income taxes, unitary taxes, inheritance taxes or special intangible taxes.

### STRATEGIC CENTRALIZED LOGISTICS HUB

The Reno/Sparks industrial market is strategically located at the epicenter of the western United States, providing a convenient point of distribution for truck, rail and air services. The Reno/Sparks location allows for overnight delivery to the majority of the eleven western states (53 million people) and two-day delivery to over 63 million people via truck and rail freight shipping.

### PROPERTY DESCRIPTION

Centrally located in the Reno/Sparks industrial market

Easy access from main arterials Glendale Ave, Greg St and McCarran Blvd

Immediate access to Interstate 80 and minutes from Interstate 580/Highway 395

On bus route and close to labor pool

### TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	3.1
RENO-STEAD FBO	13.2
UPS REGIONAL	4.0
FEDEX EXPRESS	2.9
FEDEX GROUND	8.7
FEDEX LTL	0.7

### DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
POPULATION	125,819	242,398	339,990
HOUSEHOLDS	53,085	103,027	142,212
AVG HH INCOME	\$76,946	\$94,011	\$107,268
TOTAL EMPLOYEES	91,089	139,671	165,459

### 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

<b>Business Costs</b> <a href="https://www.edawn.org/site-selector/business-relocation-advantages/">https://www.edawn.org/site-selector/business-relocation-advantages/</a>
<b>Business Incentives</b> <a href="https://goed.nv.gov/programs-incentives/incentives/">https://goed.nv.gov/programs-incentives/incentives/</a>
<b>Cost of Living</b> <a href="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</a>
<b>Quality of Life</b> <a href="http://edawn.org/live-play/">http://edawn.org/live-play/</a>



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	1.378% > \$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

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