

FOR LEASE

MARIETTA INDUSTRIAL PARK

±2,500 SF Industrial Flex Space

1030 MARIETTA WAY, SPARKS, NV

±2,500 SF of Industrial flex space

±600 SF office space

Excellent access and parking

Reception, office/showroom, and warehouse

Power 100 - 200A/208V/3-Phase (tenant to verify)

Two 10' x 12' grade-level drive-in doors

14' clear height

Lease Rate = \$ 1.05 Triple-Net (NNN)

Estimated 2025 NNN charge = \$.25 / SF

BRAD LANCASTER, SIOR

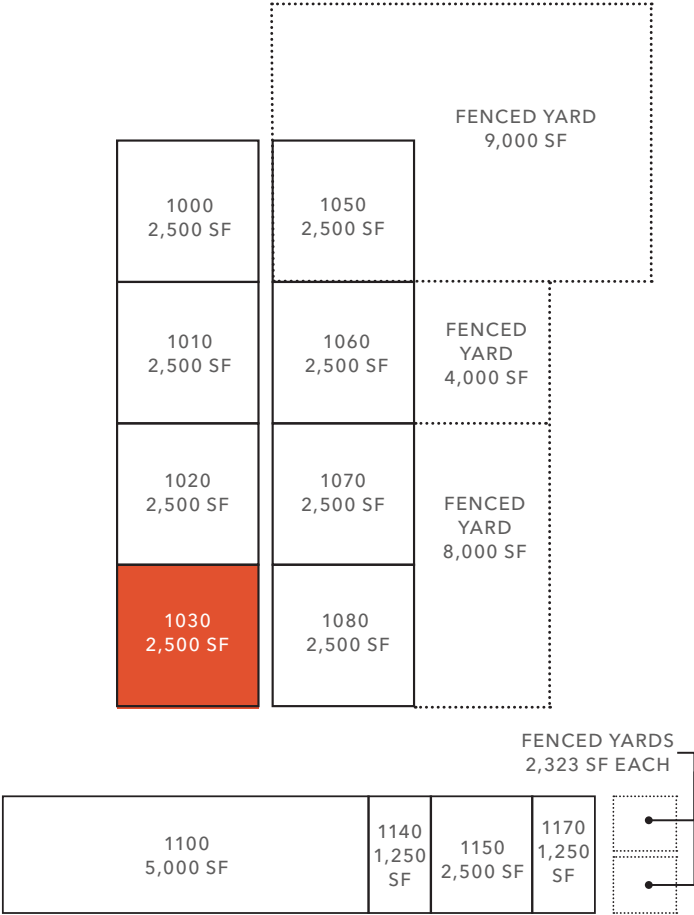
Industrial Services

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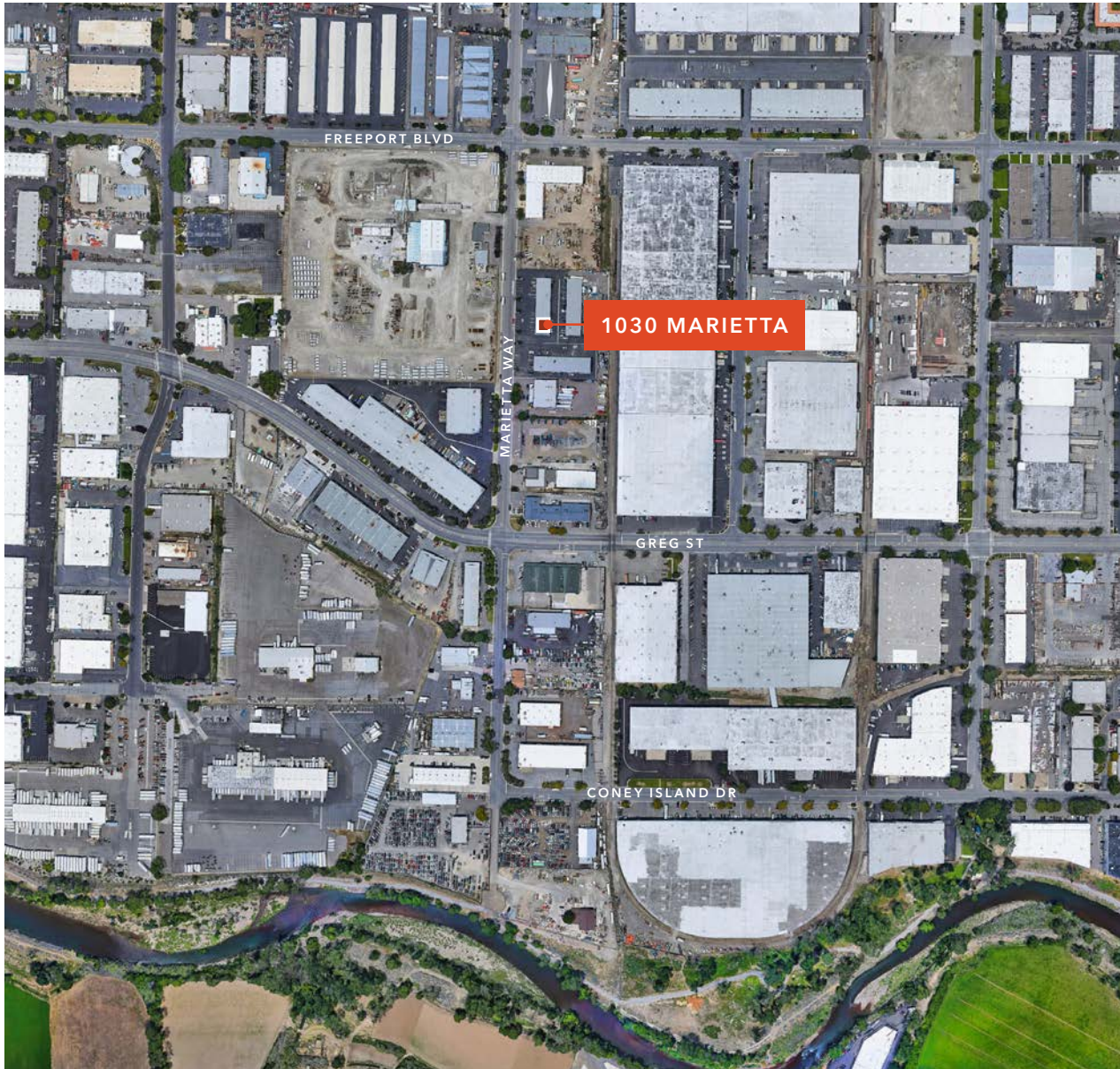
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SITE PLAN



Suite	SF	Office	Lease Price	Status	Comments
1030	2,500	±600	\$1.05	Available	Small office, two drive-in doors





SPECIFICATIONS

±2,500 SF industrial flex space

±600 SF of office space

Power 100-200A/208V/3 Phase
(tenant to verify)

Two 10' x 12' grade-level drive-in doors

14' clear height

LOCATION ADVANTAGES

Proximity to I-80 on/off ramps

Access to large labor pool and services for
employees

Proximity to Reno-Tahoe International Airport

Proximity to UPS, Fed-Ex, On-Trac, & many
other shipping hibs & logistics services
providers

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	106,689	228,015	334,237
HOUSEHOLDS	43,885	96,668	139,706
AVG HH INCOME	\$79,168	\$90,347	\$105,827
TOTAL EMPLOYEES	68,925	138,101	164,588

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

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISONS							
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