



For Sale

[colliers.com/Reno](http://colliers.com/Reno)



1760 Deming Way  
Sparks, NV 89431

Total Available

±19,220 SF

Sale Price

\$5,000,000

## Industrial Building in Sparks Submarket Available

### Property Features

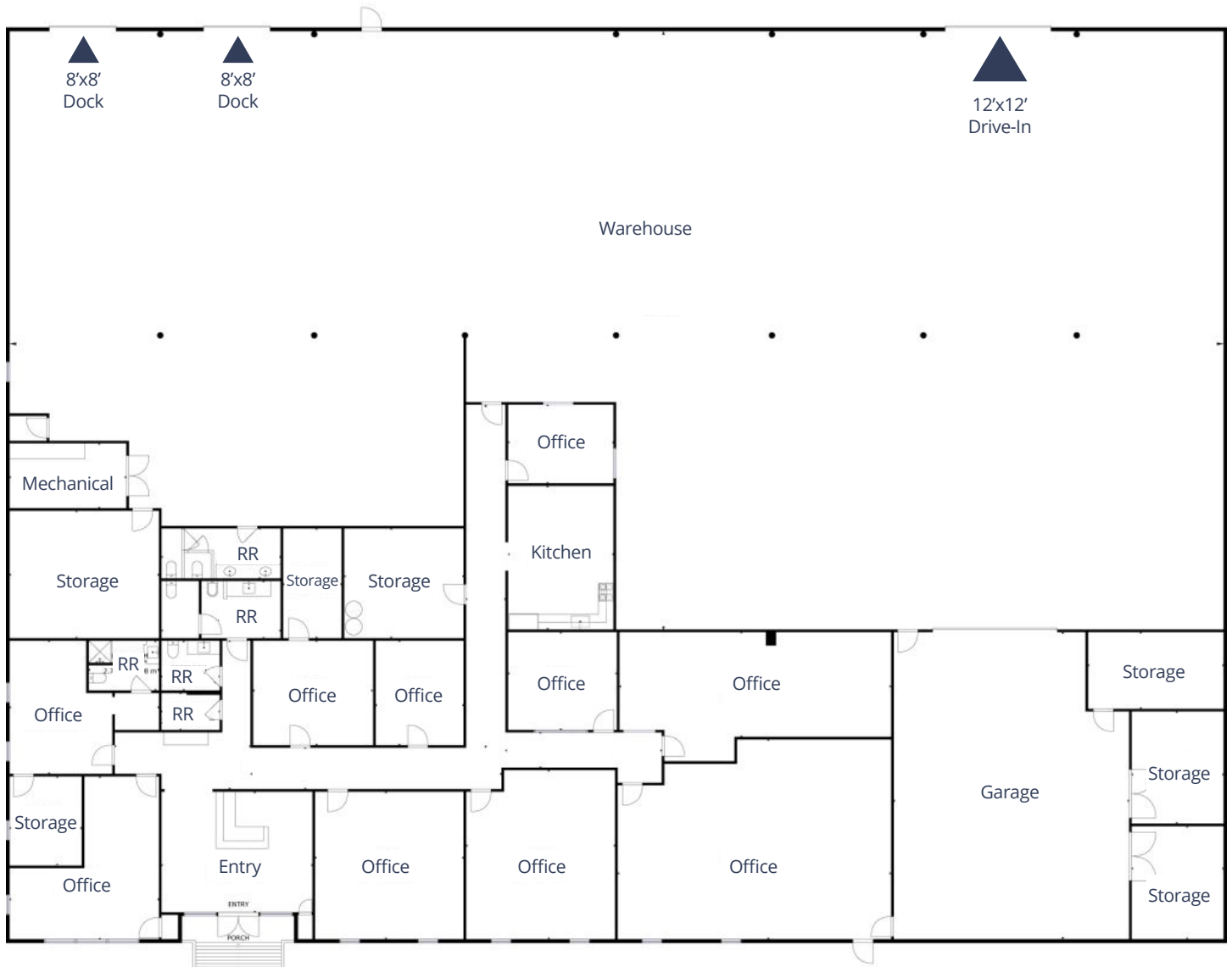
- ±19,220 SF Total
- ±9,000 SF office
- 1.011 Acre parcel
- APN: 034-154-05
- 2 - 8'x8' Dock doors
- 1 - 12'x12' Drive-in door
- 15' Clear height
- Power: 1,600 Amps

Accelerating success.

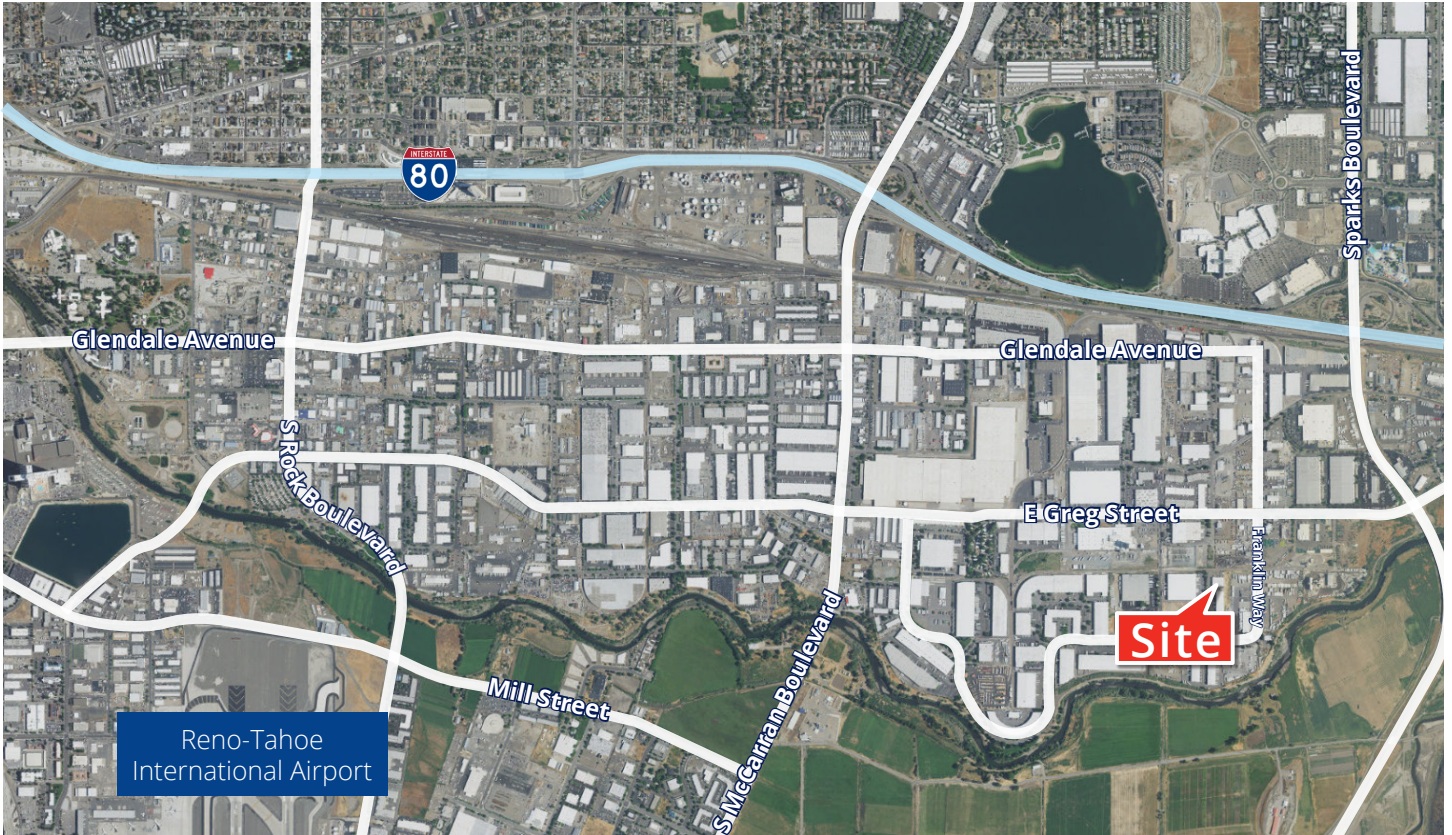
# Property Highlights

- Central Sparks location
- Small fenced yard
- Freestanding industrial building with large office
- Strong power for the size of the building

# Floor Plan



# Sparks Submarket



# Tax & Operating Advantage

## Nevada Operating Advantage

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location



**1.38%**  
Payroll Tax



**6.85%**  
Sales Tax



**0.44%**  
Property Tax



**0.25-5.4%**  
Unemployment  
Insurance Tax

**0%**  
Personal  
Income Tax

**0%**  
Franchise  
Tax

**0%**  
Inventory  
Tax

**0%**  
Estate  
Tax

**0%**  
Corporate  
Income Tax

**0%**  
Unitary  
Tax

**0%**  
Inheritance  
Tax

State	Corporate Income Tax	Individual Income Tax	Property Tax	Unemployment Insurance Tax	Capital Gains Tax	Sales Tax (state minimum)
<b>Nevada</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.44%</b>	<b>0.25-5.4%</b>	<b>0.00%</b>	<b>6.85%</b>
California	8.84%	13.30%	0.66%	1.5-6.2%	13.30%	7.25%
Arizona	4.90%	2.50%	0.39%	0.08-20.93%	2.50%	5.60%
Utah	4.95%	4.65%	0.44%	0.0-7.0%	4.95%	6.10%
Idaho	5.80%	5.80%	0.46%	0.24-5.4%	5.80%	6.00%
Oregon	7.60%	9.90%	0.78%	0.9-5.4%	9.90%	0.00%
Washington	0.00%	7.00%	0.72%	0.0-5.4%	7.00%	6.50%



# Contact

**Chris Fairchild, SIOR, CCIM**  
 Executive Vice President  
 +1 775 823 4662  
 Chris.Fairchild@colliers.com  
 NV Lic S.0071829

**Casey Scott, CCIM**  
 Vice President  
 +1 775 823 6630  
 Casey.Scott@colliers.com  
 NV Lic S.0173901.LLC

**Makenna Backstrom**  
 Associate  
 +1 775 823 6622  
 Makenna.Backstrom@colliers.com  
 NV Lic S.0194236

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