

200

ACADEMY WAY

SPARKS, NV 89441

BRAND NEW CONSTRUCTION
FLEX INDUSTRIAL WITH YARD

FOR SALE
OR LEASE

\$7,117,000
\$275 PSF



View Video



JOEL
FOUNTAIN, SIOR

775.850.3136 **OFFICE**
775.287.8127 **CELL**
jfountain@dicksoncg.com
S.78024

NICK
KNECHT, CCIM

775.338.1369 **CELL**
775.850.3032 **OFFICE**
nknecht@dicksoncg.com
BS.145559

BAKER
KRUKOW, CCIM

775.624.7876 **OFFICE**
775.300.5804 **CELL**
bkrukow@dicksoncg.com
S.183091



CORFAC
INTERNATIONAL

\$1.35 NNN
Lease Rate

\$7,117,000
\$275 PSF
Sale Price

25,880 SF
Building Size

2.1 AC
Parcel Size

Zoning | (I) Industrial

APN | 538-181-14

Property Features

25,880 SF Class A Flex Industrial Building

Divisible to **±12,940 SF**

740 SF Spec Office

Yard area for outdoor storage and loading

6 (12'x14') grade level doors

1200 Amp, 208/120 Volt, 3 Phase Power

18' Clear Height

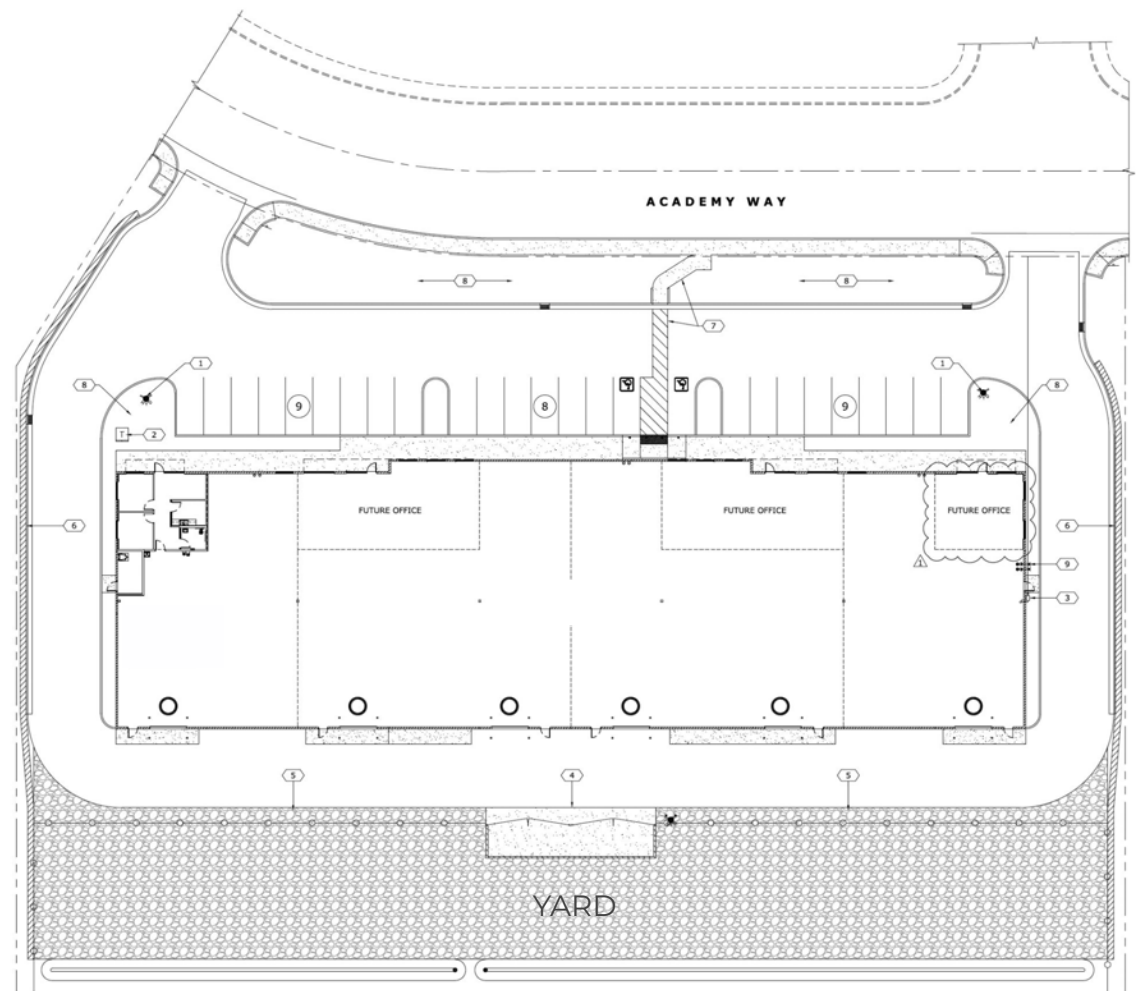
60 mil single ply TPO roof membrane

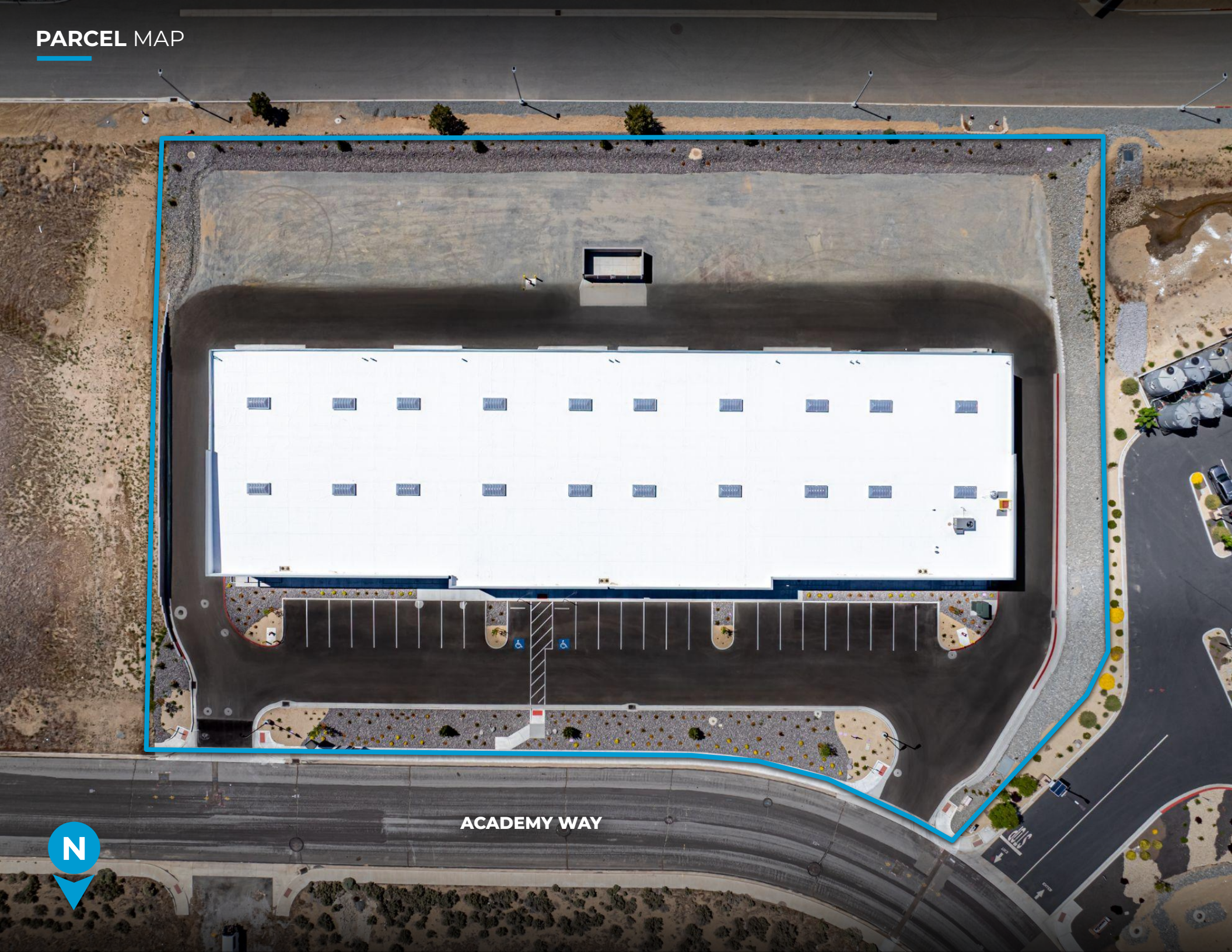
Skylights approximately **2.5%**

LED Lighting

(26) Auto parking spaces

Circular site flow





ACADEMY WAY





- Close proximity to an abundant labor pool in the fastest growing residential submarket in Northern Nevada
- Business-friendly environment with access to ample amenities, retail services and public transportation
- Located in Spanish Springs Business Center - a 594 acre master planned business park with many pre-approved industrial uses
- Located outside of the 500 year floodplain
- Population : **3 Miles - 16,090** **5 Miles - 36,167**
- Households: **3 Miles - 5,497** **5 Miles - 12,354**



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DCG INDUSTRIAL



AREA MAP

Spanish Springs
BUSINESS CENTER

NEW DEANTRONICS



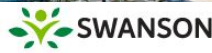
200
ACADEMY WAY



80
10 MILES



SHA NEVA RD



INGENUITY AVE



PYRAMID HIGHWAY

Spanish Springs Housing Projects

Active Single Family Units:	2,269
Approved Single Family Units:	2,566
Active Multi Family Units:	1,218
Approved Multi Family Units:	450



RENO

BUSINESS FACTS

WHY NORTHERN NEVADA

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax

LABOR

- Nevada has one of the lowest labor costs in the region
- Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee Meadows Community College
- Roughly 65% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's population growth is projected to steadily increase 2.09% per year.
- Exceptional manufacturing growth in the past 6 years has led Reno to be among the top cities with manufacturing job increase.

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	4.95%	6.925%	6.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO

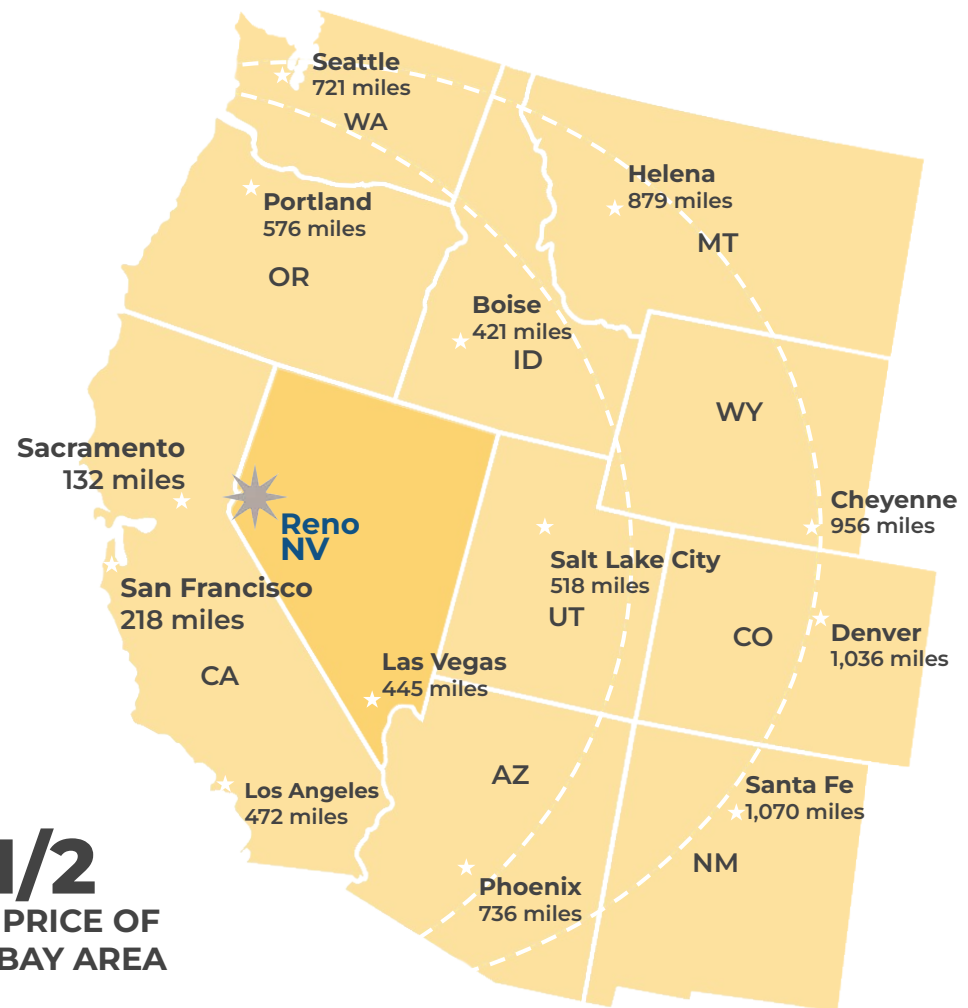
LOCATION & TRANSPORTATION

- Located 25 miles from the California border via I-80
- 12 miles from the I-80 and I-580 interchange
- 15 miles from Reno Tahoe International Airport
- 14 miles from Downtown Reno

Proximity to Distribution Hubs

- FedEx Freight - 13 miles
- FedEx Ship Center - 15.5 miles
- FedEx Air Cargo - 13 miles
- FedEx Ground - 18 miles
- UPS Freight Service Center - 19.5 miles
- UPS Customer Center - 12 Miles
- US Post Office - 10 miles

1/2
THE PRICE OF
THE BAY AREA



Less Than 1-Day Truck Service to over 60 million Customers, 8 States, 5 Major Ports.



2-Day Truck Service to 11 States and 10 Large Metros



NORTHERN NEVADA SHIPPING HUB

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