



North Valleys Commerce Center

9470 NORTH VIRGINIA STREET, RENO, NV 89506

CROSS-DOCK BUILDING FOR LEASE



**PLEASE SCHEDULE TOURS
24-HOURS IN ADVANCE.
DO NOT DISTURB TENANT**

±353K AVAILABLE SF
DIVISIBLE

\$ LEASE RATE
NEGOTIABLE

**ESFR
SPRINKLER
SYSTEM**

36' CLEAR
HEIGHT

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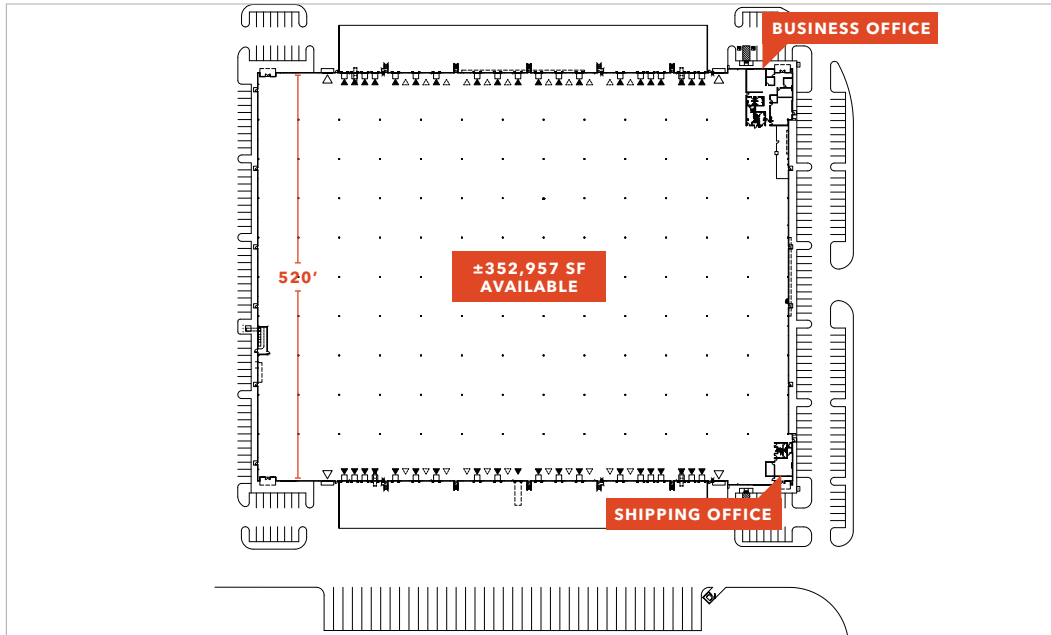
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PROPERTY FEATURES

Lease Rate	Negotiable
Space	352,957 SF (divisible to 163,677 SF)
Office Size	3,982 SF Main Office 1,290 SF Shipping Office
Estimated OPEX	\$0.12 PSF/Month
Zoning	Industrial Commercial (IC)
Land Area	22.25 Acres
Monument Signage	Available w/ visibility on US-395

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Tenant Aerial



36' min clear height inside first column

39 (9'X10') cross dock high loading doors with 30,000 lb mechanical levelers, dock seals and lights

1 (9'X10') dock high loading door with 72" wide 30,000 lb edge of dock mechanical leveler & dock seal

22 additional knock out panels for future dock doors

52' X 50' columns (typical)

4 (12'X14') drive in doors

1,000 amps, 277/480 volts, 3-phase

60' speed bays

LED lighting (approximately 25 FC at 36" AFF without racking) with motion sensors and photocells (for daylight harvesting)

PARKING 176 auto; 39 trailer

7" floors

ROOF SYSTEM 60 mil single ply TPO roof membrane with R-19 insulation above deck with 20 year warranty

2% skylights

EXCELLENT ACCESS to US-395, located ±7 miles from I-80 via Lemmon Dr & Stead Blvd

FENCED and gated truck courts possible

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TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	11.0
Reno-Stead FBO	4.9
UPS Regional	12.9
FedEx Express	11.8
FedEx Ground	17.6
FedEx LTL	10.3

DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
Population	38,068	76,257	200,769
Households	13,436	26,727	77,416
Avg HH Income	\$107,672	\$108,066	\$102,188
Total Employees	3,974	10,824	51,352

BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISONS							
State Corporate Income Tax	No	8.84%	4.9%	5%	7.4%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	1.378%	0.711% (2018)	No	No	No	0.09%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-10.59%	0.2%-7.2%	0.4%-5.4%	1.2%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.54%	5%	Up to 7.4%	Up to 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 <http://www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business>

Business Incentives <http://edawn.org/why-nevada/business-advantage/>

Cost of Living <http://opportunitynevada.files.wordpress.com/2017/11/costofliving.pdf>

Quality of Life <http://edawn.org/live-play/>



Source: <https://www.nvenergy.com/about-nvenergy/economic-development/taxes-incentives>
Last updated: 01/2019