



Colliers

For Sale or Lease

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10 Airpark Vista Blvd
Dayton, NV 89403

Total Available - 6.25 Acres

±53,144 SF

Lease Rate

\$0.75/sf/MO NNN

Sale Price

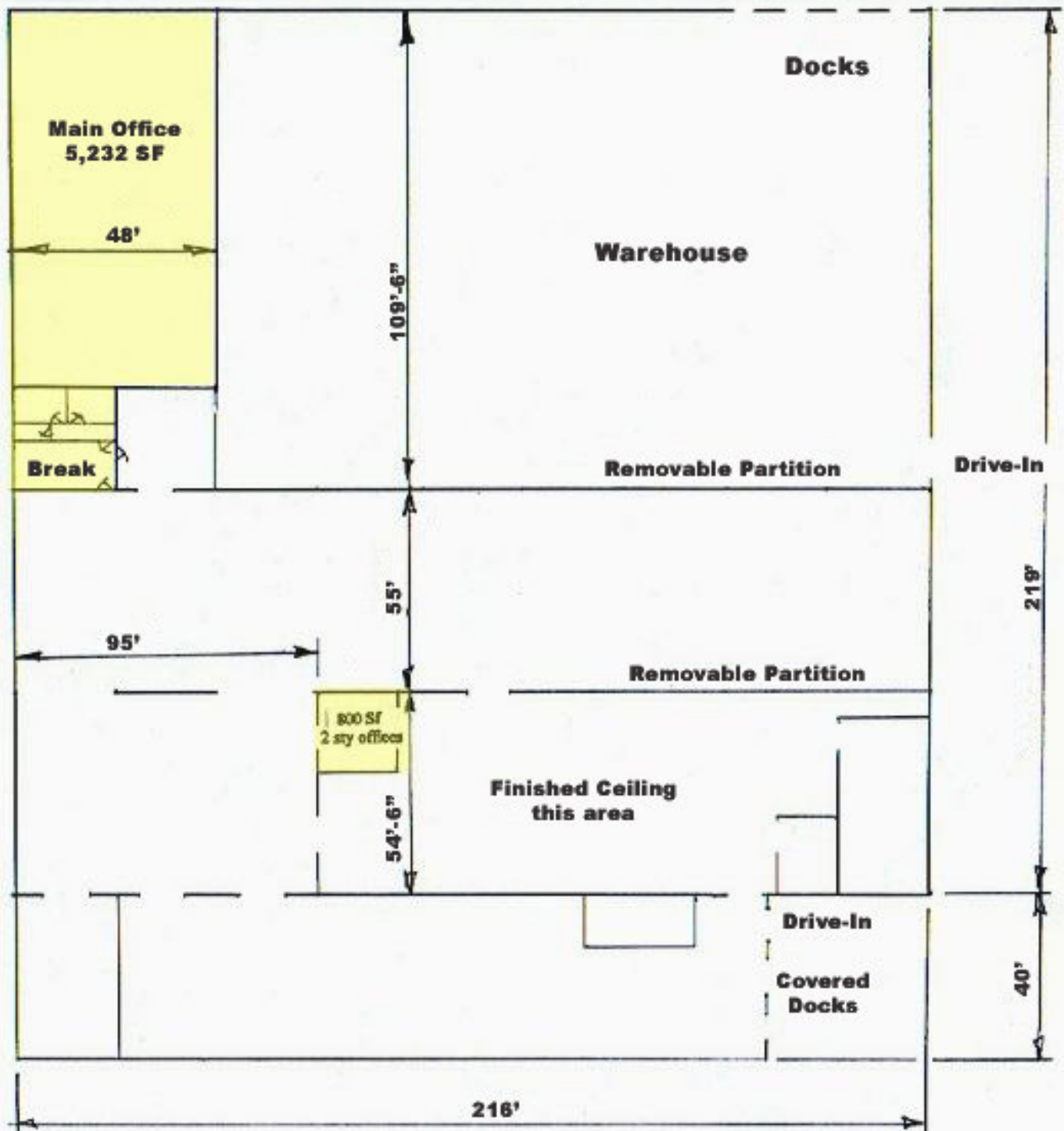
\$9,300,000 (\$175/SF)

Industrial Warehouse in Dayton, NV

Property Features

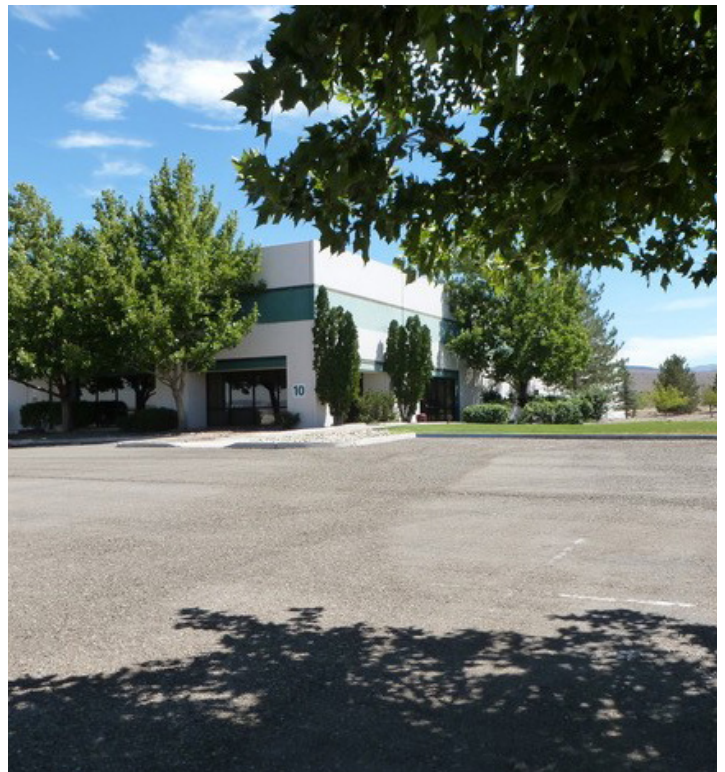
- 6.25 Acres
- ±53,144 SF available, expandable to 110,000 SF
- ±5,232 Office space
- (7) 9'x9' Dock High Doors
- (3) Drive In Doors
- 800 amp / 480 volt power
- Additional land available for expansion, storage, parking

Property Floor Plan



10 Airpark Vista Blvd | For Sale or Lease

Property Photographs



10 Airpark Vista Blvd | For Sale or Lease

Dayton, NV Overview



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Property Overview



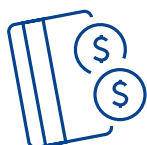
Tax & Operating Advantage

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
- All industrial uses pre-approved within the Tahoe Reno Industrial Center



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)
Nevada	0.00%	0.00%	0.44%	0.25-5.4%	0.00%	6.85%
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%

Property Location



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