

**FOR LEASE
PLANNED INDUSTRIAL BUILDING
ANTICIPATED DELIVERY 2027**

160,050± SF divisible on 9.75± Acres

3200 Opal Ave. Silver Springs Nevada

Storey County APN: 015-181-03

Lease Rate:

Priced based on a 10-year lease as follows:

Net Effective Rent Calculations – See page 2

Year 1	\$.04 psf / Mo. NNN
Year 2	\$.22 psf / Mo. NNN
Year 3	\$.41 psf / Mo. NNN
Year 4	\$.60 psf / Mo. NNN
Year 5	\$.81 psf / Mo. NNN

*See page 2 for years 6-10 rent schedule

Not an error!
Year 1 base rent
\$.04 psf. / Mo. NNN



**Rendering for marketing
purposes only**

Duane Sanchez, CCIM
Commercial Partners of Nevada
(775) 843-0212
Duane@CPNV.com
Nv License # S.18908

Silver Springs - Industrial Lease Rate Offering

Rendering for marketing
purposes only



Building Size (Square Feet)	160,050
Monthly Lease Rate PSF / NNN	\$0.88
Yearly Lease Rate PSF / NNN	\$10.50

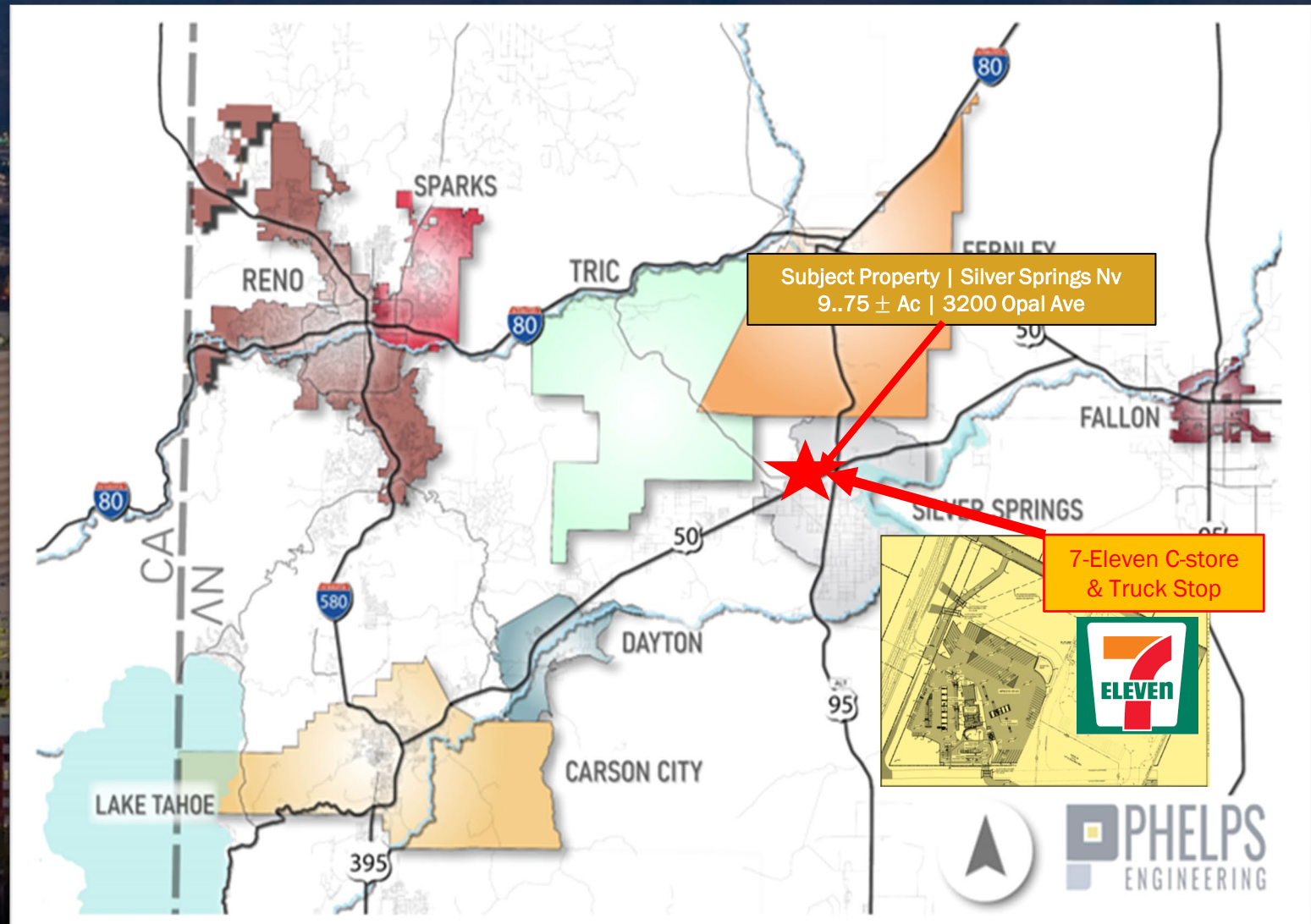
<u>Lease Rate By Year</u>	<u>Yearly Lease (2%) Yearly Increases</u>	<u>Rent Abatement</u>	<u>Rent Abatement \$</u>	<u>Effective Yearly Lease Amount</u>	<u>Effective Yearly Lease Rate</u>	<u>Effective Monthly Lease Rate</u>
Year 1	\$1,680,525.00	95%	(\$1,596,498.75)	\$84,026.25	\$0.53	\$0.04
Year 2	\$1,714,135.50	75%	(\$1,285,601.63)	\$428,533.88	\$2.68	\$0.22
Year 3	\$1,748,418.21	55%	(\$961,630.02)	\$786,788.19	\$4.92	\$0.41
Year 4	\$1,783,386.57	35%	(\$624,185.30)	\$1,159,201.27	\$7.24	\$0.60
Year 5	\$1,819,054.31	15%	(\$272,858.15)	\$1,546,196.16	\$9.66	\$0.81
Year 6	\$1,855,435.39	0%	\$0.00	\$1,855,435.39	\$11.59	\$0.97
Year 7	\$1,892,544.10	0%	\$0.00	\$1,892,544.10	\$11.82	\$0.99
Year 8	\$1,930,394.98	0%	\$0.00	\$1,930,394.98	\$12.06	\$1.01
Year 9	\$1,969,002.88	0%	\$0.00	\$1,969,002.88	\$12.30	\$1.03
Year 10	\$2,008,382.94	0%	\$0.00	\$2,008,382.94	\$12.55	\$1.05
<u>Blended Totals</u>	<u>\$1,840,127.99</u>		<u>(\$474,077.38)</u>	<u>\$1,366,050.60</u>	<u>\$8.54</u>	<u>\$0.71</u>

Proposed Specs

Building Specs are for marketing purposes only ~ actual specifications to follow upon completion of design

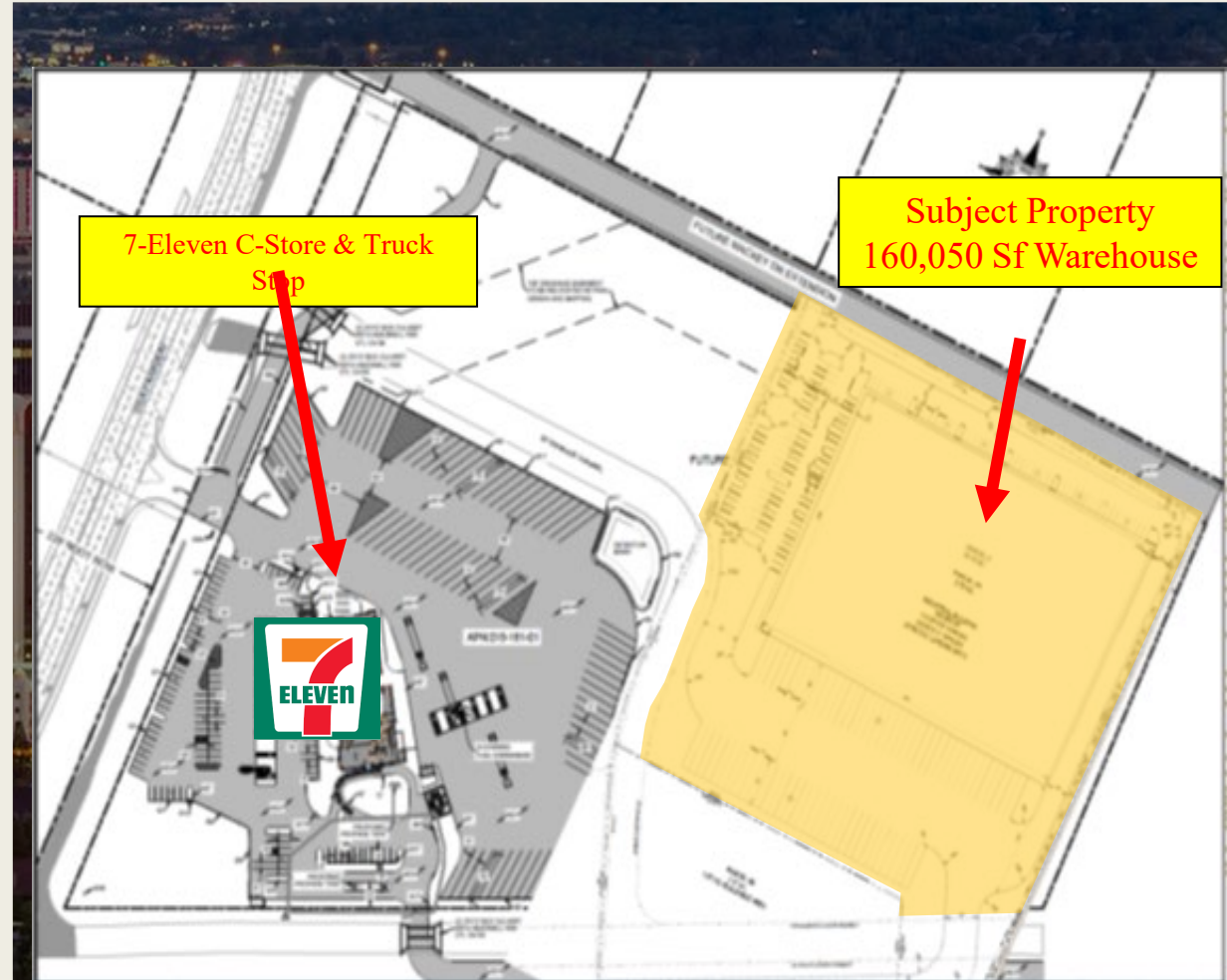
- Square Feet: 160,050±
- Building Dimensions: 330' x 485'
- Construction: Concrete Tilt-Up
- Acres: 9.75± Acres
- Zoning: Industrial
- Configuration: Front Loaded
- Office: Build to suit
- Clear Height: 36' – 38'
- Sprinklers: ESFR
- Power: 4000 amps
277/480 V 3-PHASE
- Column Spacing: 60' Speed bay with
54' X 50' spacing
- Floor Slab: 7"
- Warehouse Heat: Electric
- Lighting: LED
- Dock Positions: Front Loaded
- Dock Equipment: TBD
- Drive-In Doors: 5
- Truck Court Spaces: 37 (60'x 12')
- Trailer Parking Spaces: 32 (60'x12')
- Auto Parking Spaces: 142 (9'x18')
- Access Points: TBD

Location Overview



The information contained herein was obtained from sources deemed reliable and is believed to be true;
it has not been verified as such, cannot be warranted nor form any part of any future contract

Silver Springs Industrial Center





Northern Nevada Market

Greater Reno-Sparks | Northern Nevada

- One of the fastest growing regions in the US
- Cost of living is .9% lower than the National average
- Ranked top 100 places to live
- Ranked top 10 states for best business tax climate, and business incentives
- Ranked top 14 best startup cities in the US
- Home to Tesla, Apple, Google, Microsoft, Intuit, and more!

Real Estate | Land | Resources

- Affordable large-scale real estate and water available
- Support for entrepreneurs from education, mentorship, and funding

Helpful Links

- Business Advantages
<http://www.edawn.org/site-selector/business-relocation-advantages/>
- Nevada 2020 video
<https://vimeo.com/388326070>
- Nevada Sandbox Program
http://business.nv.gov/Programs/Nevada_Sandbox_Program/#content

Transportation

- Hub for distribution in Western US
- 1-day truck service to 60 million customers and 5 major U.S. Ports serving Pacific Rim
- 2-day truck service to 10 large metros
- Average commute time is 15 minutes
- 60 minutes to Lake Tahoe
- 4-hour drive to Bay Area

Advantages | Incentives

- No state, corporate, or personal income tax
- No real estate tax, inventory tax, unitary tax, or franchise tax
- Right-to-work state
- Low workers' compensation rates
- State-qualified employee hiring incentive



Northern Nevada Market





FOR MORE INFORMATION PLEASE CONTACT:

Duane Sanchez, CCIM

Commercial Partners of Nevada

(775) 843-0212 | Duane@CPNV.com

P.O. Box 19824 | Reno, Nevada 89511

Nv License # S.0018908

The information contained herein was obtained from sources deemed reliable and is believed to be true;
it has not been verified as such, cannot be warranted nor form any part of any future contract