



±35,624

AVAILABLE SF

.33/3,000

SPRINKLER RATING

Q2 2025

GROUND BREAKING

NEGOTIABLE

LEASE RATE



FOR SALE OR LEASE

115 CIRCUIT CT

115 CIRCUIT CT, SPARKS | RENO, NV 89511

cushmanwakefield.com



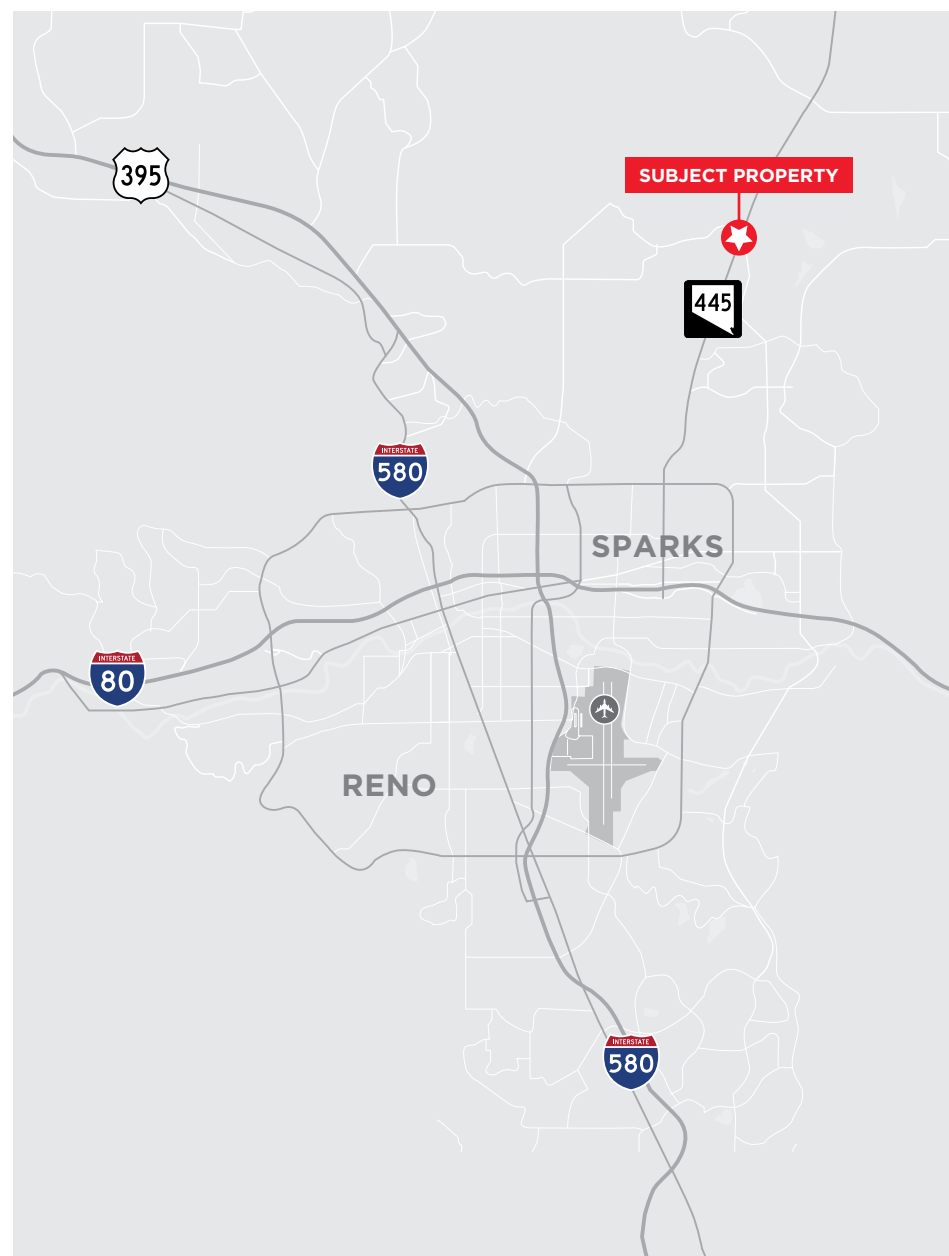
FOR LEASE

PROPERTY FEATURES

Lease Rate	Negotiable
Space	±35,624 SF building available (demised to a range of 15,000 - 20,000 SF)
Estimated OPEX	TBD
Groundbreaking	Q2 2025

Property Highlights

- APN: 530-470-22
- Build-to-suit office space
- 3 grade-level doors
- 1 dock-high door
- 24' clear height
- Parking spaces: 30 auto spaces with up to 22 additional spaces
- Sprinkler rating: .33/3,000 VPM with ESFR upgrade available
- Potential for heavy power (up to 1,600 amps)
- LED lighting system
- Approximately 1/3 acre fenced loading yard with two gates to allow drive through convenience
- Zoned Industrial (I)
- Outside storage allowed
- Conveniently located near Interstate 80 with easy access
- Located in the Spanish Springs Business Center
- 10 miles north of Sparks submarket



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CORPORATE NEIGHBORS



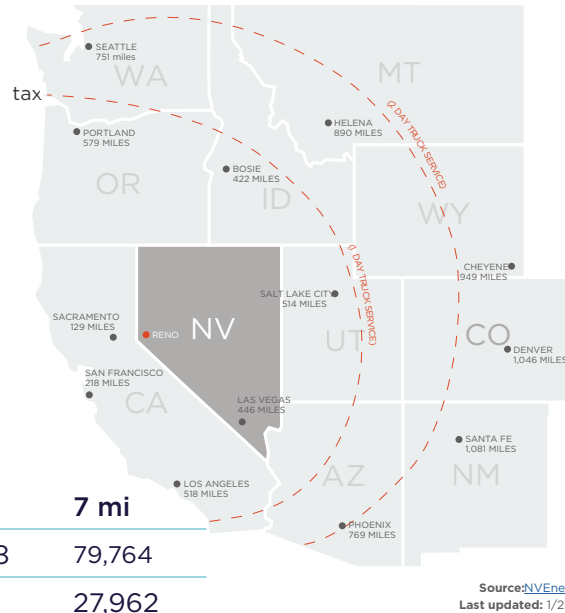
AREA OVERVIEW

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	15.5
Reno-Stead FBO	17.2
UPS Regional	11.6
FEDEX Express	14.0
FEDEX Ground	17.1
FEDEX LTL	12.5

DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
Population	19,289	43,208	79,764
Households	6,788	15,323	27,962
Avg. HH Incomes	\$142,095	\$139,458	\$134,725
Total Employees	2,241	3,178	6,492



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**
<https://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**
<https://goed.nv.gov/programs-incentives/incentives/>
- **Cost of Living**
https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.pdf
- **Quality of Life**
<http://edawn.org/live-play/>

BUSINESS COST COMPARISONS

Tax Comparisons	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	4.9%	4.95%	6.925%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	4.95%	1.125%-6.925%	5%-9.9%	No
Payroll Tax	1.378% > \$50K/Q	0.380% (2019)	No	No	No	0.73%-0.7537%	No
Monthly Property Tax (Based On \$25m Market Value)	\$22,969	\$26,041	\$68,096	\$31,850	\$34,792	\$50,000	\$21,125
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-12.76%	0.10%-7.10%	0.26%-5.4%	0.70%-5.4%	0.13%-5.72%
Capital Gains Tax	No	13.3%	4.54%	4.95%	6.93%	9.9%	No

FOR SALE OR LEASE

155 CIRCUIT CT

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