

# 5350

**Capital Ct**

SUITE 110

RENO, NV 89502

**FLEX  
INDUSTRIAL  
SUBLEASE**

**Master Lease Expires January 31, 2027**



**CORFAC**  
INTERNATIONAL

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5350

## Capital Ct

SUITE 110



**Sublease Rate** | \$1.20 PSF/NNN

**Est. OPEX** | \$0.289 +/-

**Building Size** | 9,600 SF

**Zoning** | IC  
INDUSTRIAL COMMERCIAL

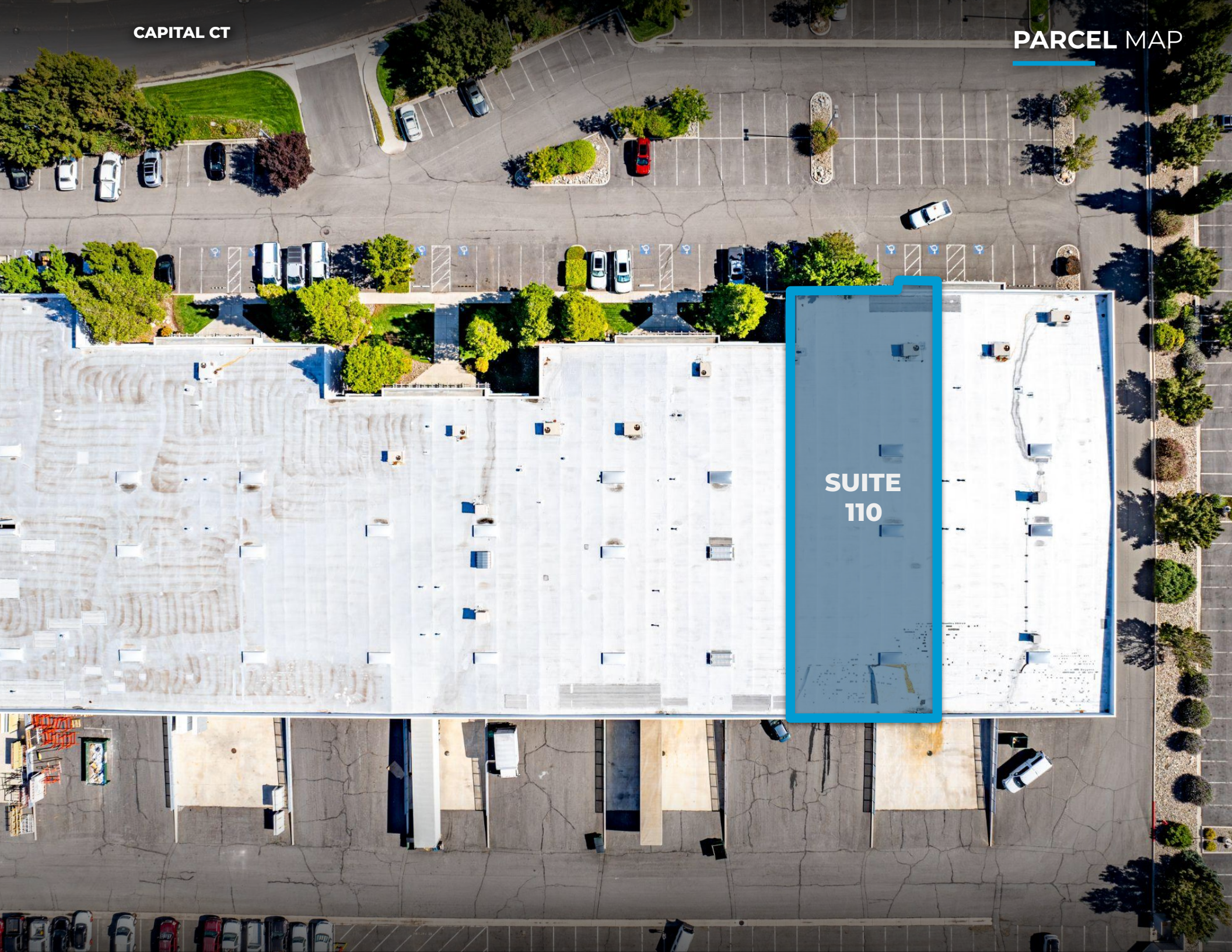
**Year Built** | 1998

### ABOUT THE PROPERTY

- 2,109 SF Office Space
- 2 Dock Doors
- 1 Grade Level Door (12'Wx14'H)
- 18' Clear Height
- 100 Amps, 480 Volt, 3-phase power (TBV)
- .33/3000 Sprinkler Rating
- Rear Loading
- Quick access to I-80 and I-580
- Centrally located in desirable Airport industrial submarket



SUITE  
110





DOWNTOWN  
RENO

DOWNTOWN  
SPARKS



**5350**  
CAPITAL CT  
SUITE 110



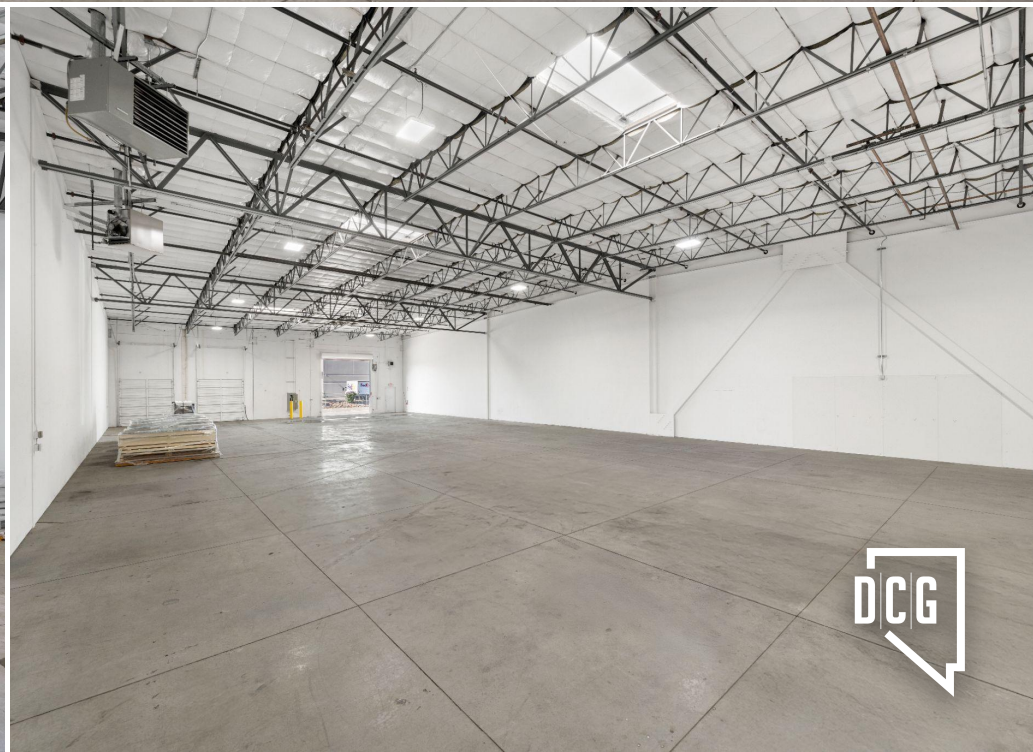
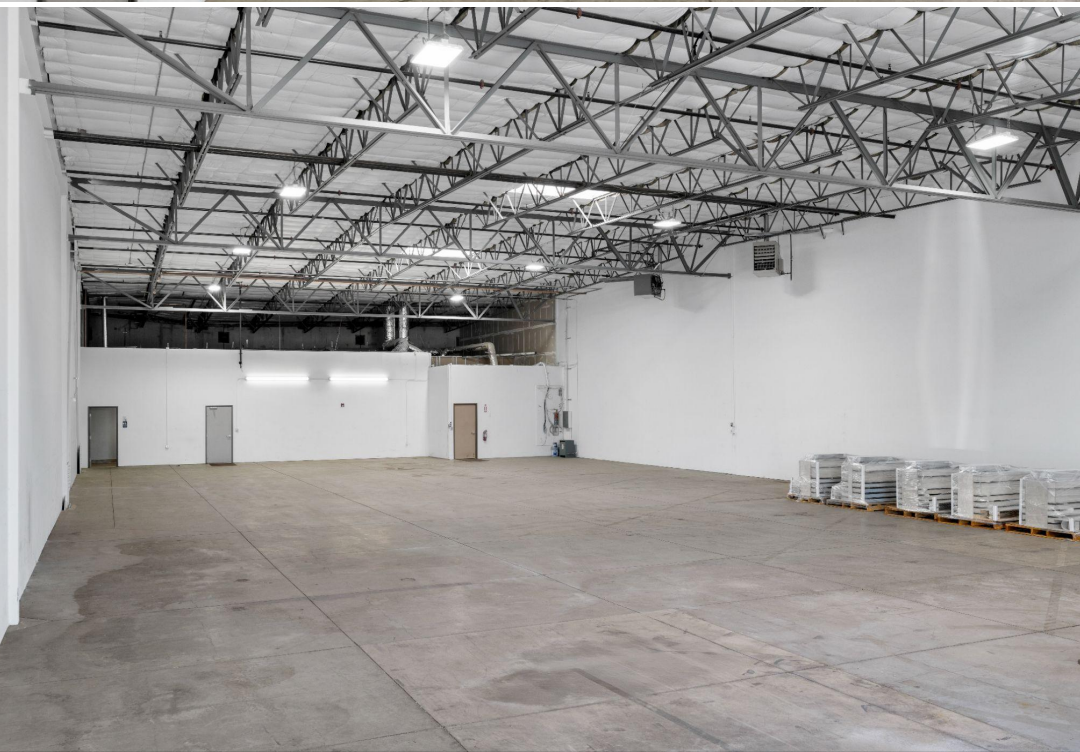








WAREHOUSE







## SUITE 110 FLOOR PLAN

**2**  
OFFICES

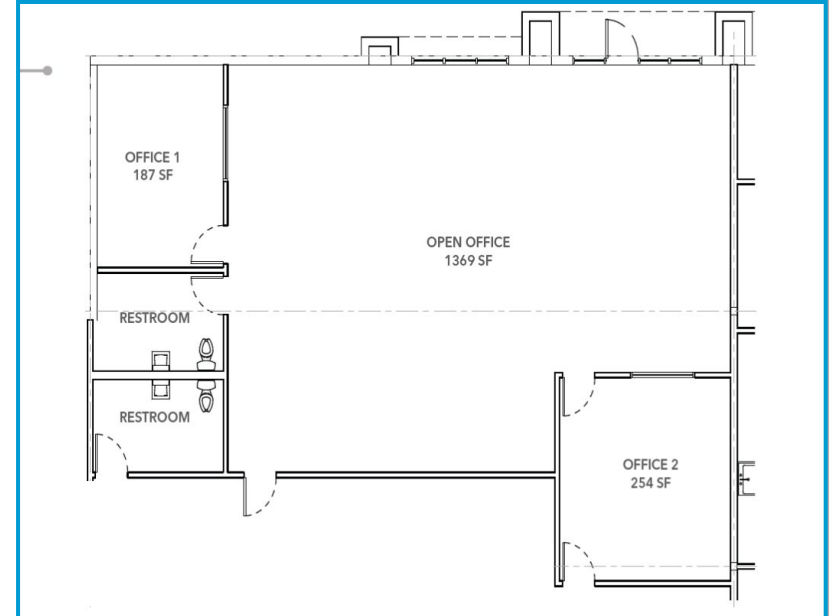
**1**  
OFFICE BATHROOMS

**1**  
WAREHOUSE BATHROOM

**AVAILABLE  
9,600 SF**



### OFFICE FLOOR PLAN - 2,109 SF





# LOCATION & TRANSPORTATION

- Located 20 miles from the California border
- 4 miles from the I-80 and I-580 interchange
- 2 miles from Reno Tahoe International Airport
- 6 miles from Downtown Reno

## Proximity to Distribution Hubs

- FedEx Freight - 3 miles
- FedEx Ship Center - 0.1 miles
- FedEx Air Cargo - 3 miles
- FedEx Ground - 0.1 miles
- UPS Freight Service Center - 5 miles
- UPS Customer Center - 5.5 Miles
- US Post Office - 4 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



# RENO

## BUSINESS FACTS

## WHY NORTHERN NEVADA

### BUSINESS ASSISTANCE PROGRAMS

- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- Aviation Parts Tax Abatement
- Data Center Tax Abatement

### Opportunity Zone Tax Benefits

- Temporary deferral of capital gain
- Step-up in basis
- Permanent exclusion from taxable capital gains

### NEVADA TAX CLIMATE

- No corporate income tax
- No inventory tax
- No franchise tax
- No personal income tax
- No inheritance tax
- No estate tax
- No unitary tax
- No intangibles tax
- No capital gains tax

### LABOR

- Nevada has one of the lowest labor costs in the region
- Nearly 35,000 students are enrolled in the University of Nevada, Reno and Truckee Meadows Community College
- Roughly 45% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's MSA population growth is projected to steadily increase 1.4% per year.
- Exceptional manufacturing growth in the past 10 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%	4.85%	6.5%	6.6%	NO
Individual Income Tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
Payroll Tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
Capital Gains Tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%





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