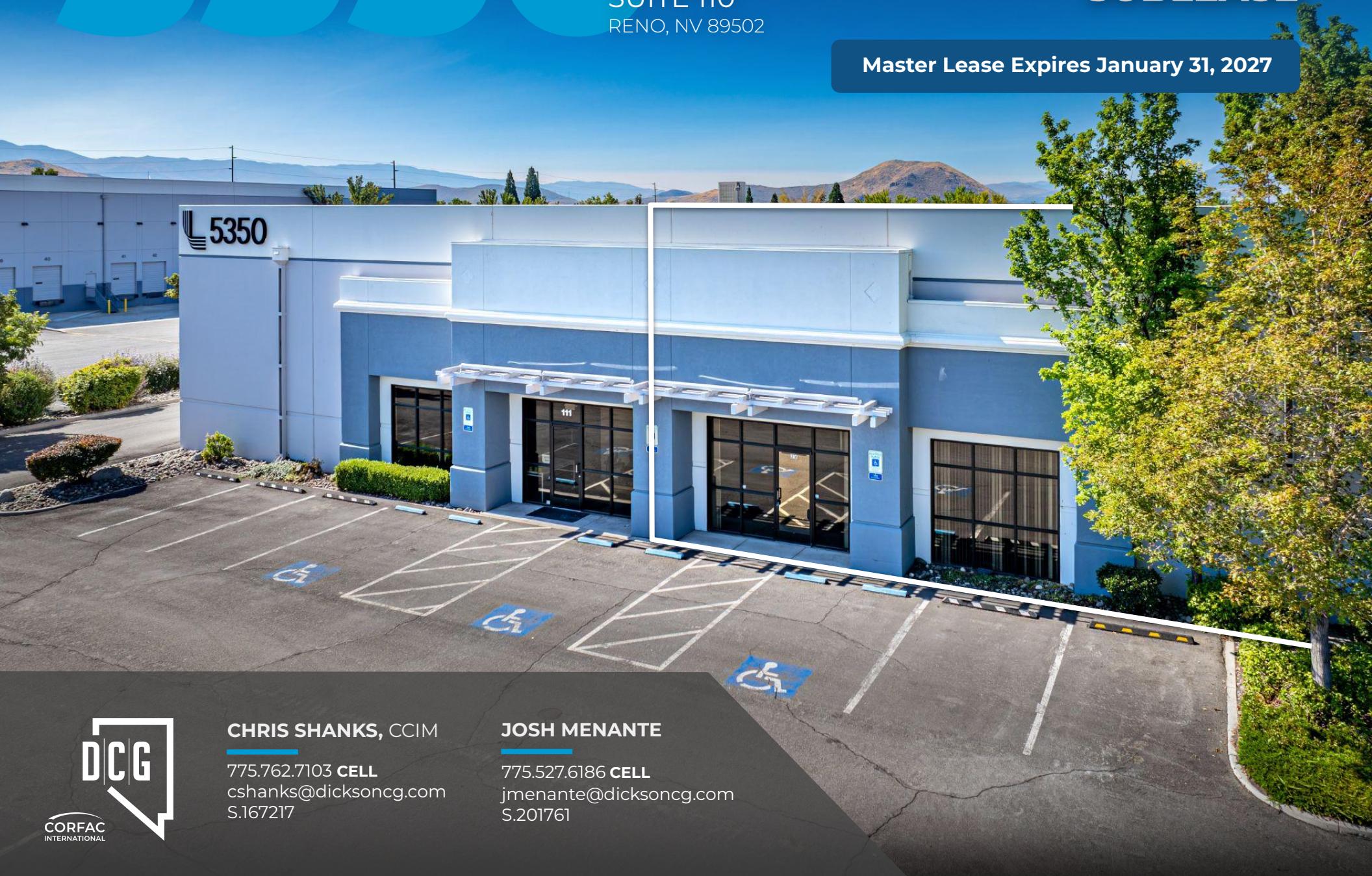


5350

Capital Ct
SUITE 110
RENO, NV 89502

FLEX
INDUSTRIAL
SUBLEASE

Master Lease Expires January 31, 2027



CHRIS SHANKS, CCIM

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CORFAC
INTERNATIONAL

5350

Capital Ct
SUITE 110



Sublease Rate | \$1.20 PSF/NNN

Est. OPEX | \$0.289 +/-

Building Size | 9,600 SF

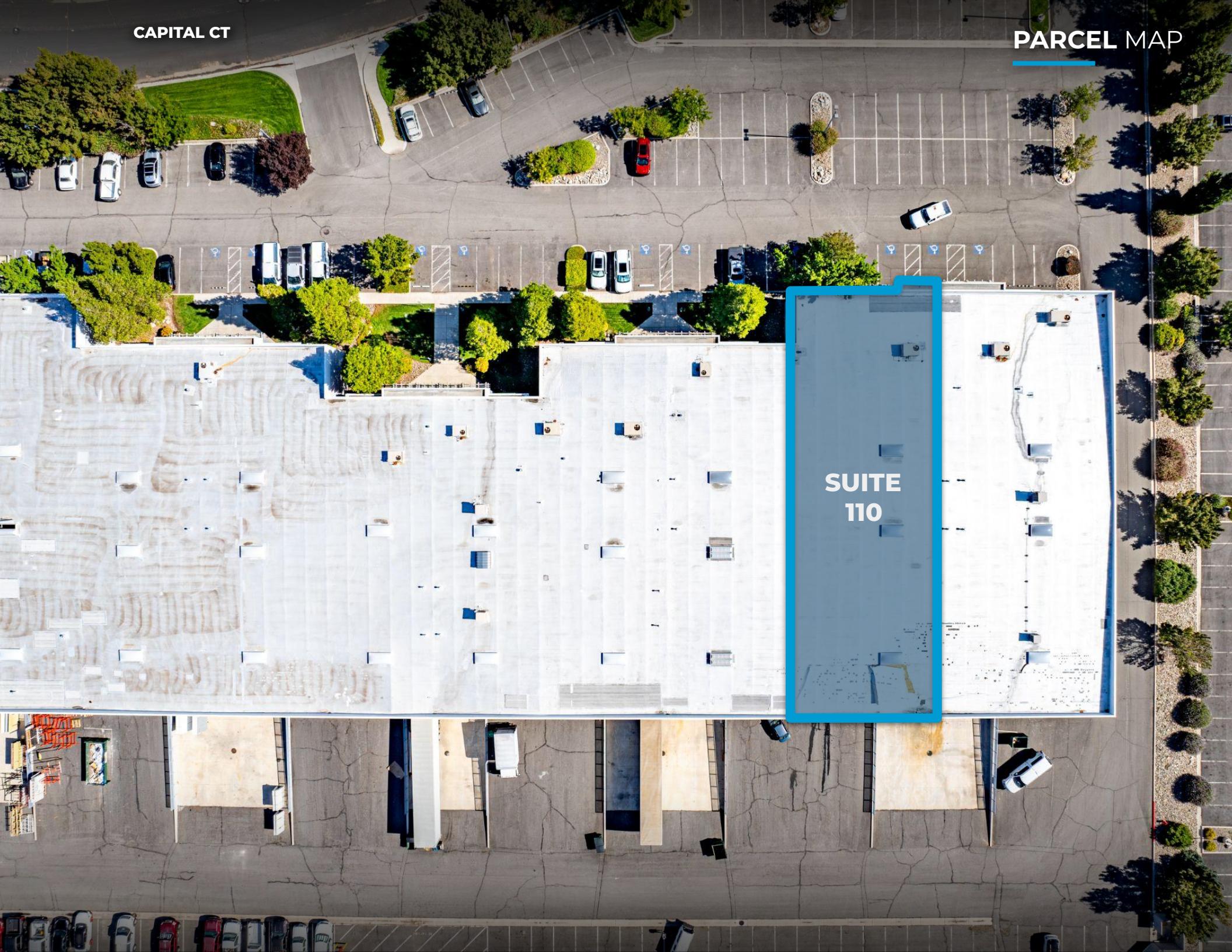
Zoning | IC
INDUSTRIAL COMMERCIAL

Year Built | 1998

ABOUT THE PROPERTY

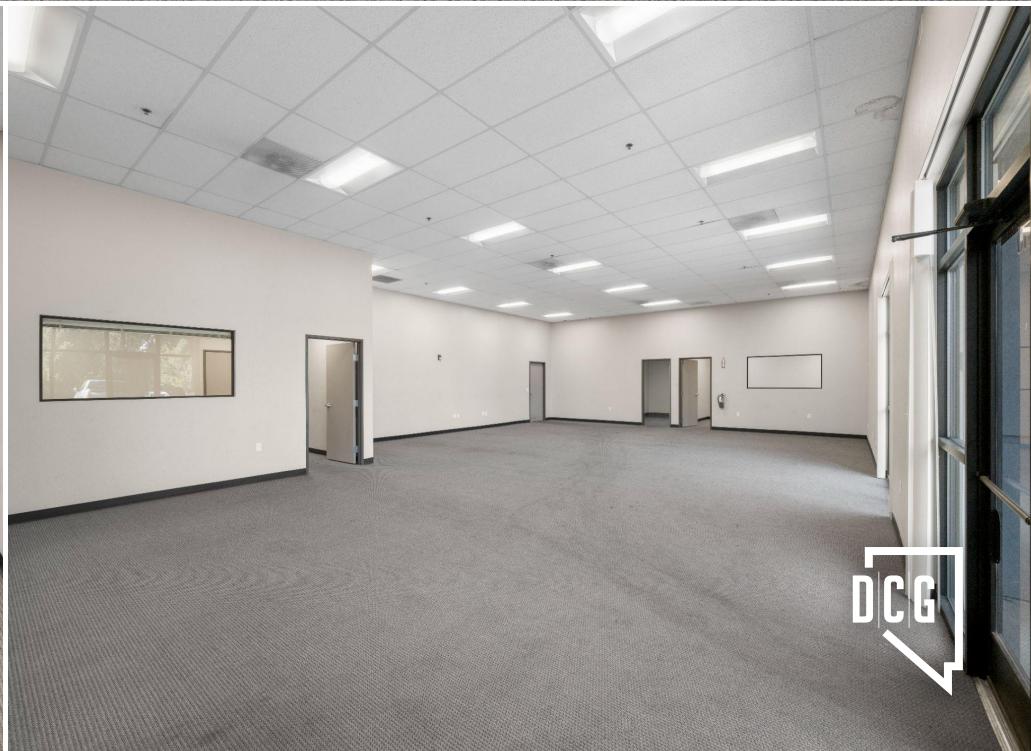
- 2,109 SF Office Space
- 2 Dock Doors
- 1 Grade Level Door (12'Wx14'H)
- 18' Clear Height
- 100 Amps, 480 Volt, 3-phase power (TBV)
- .33/3000 Sprinkler Rating
- Rear Loading

- Quick access to I-80 and I-580
- Centrally located in desirable Airport industrial submarket



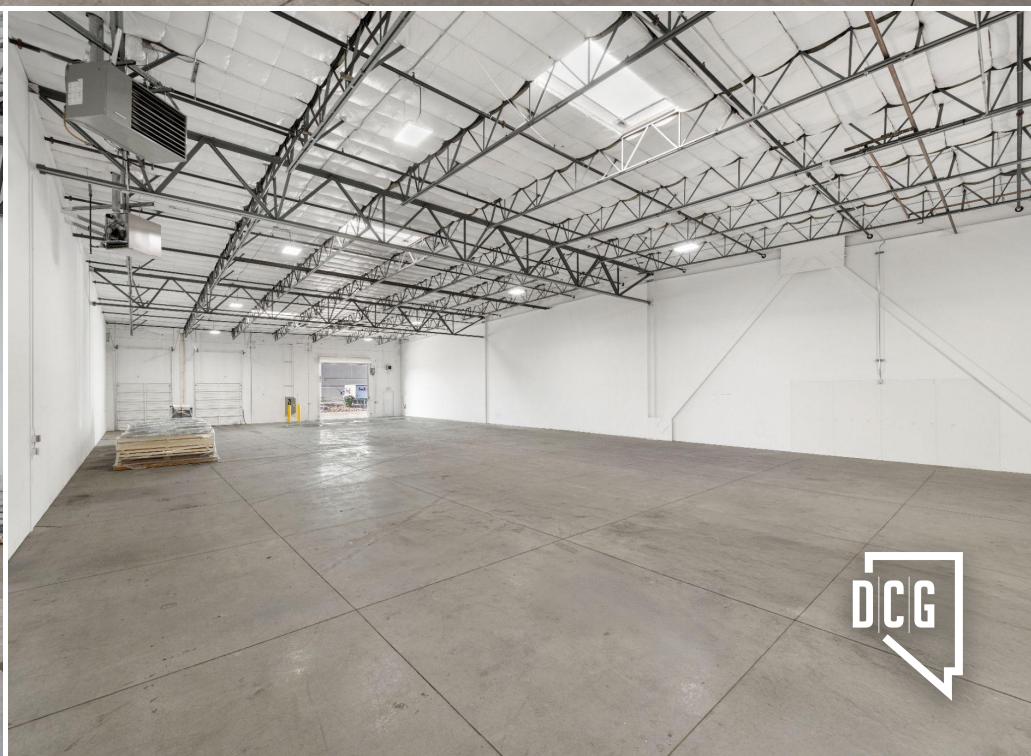
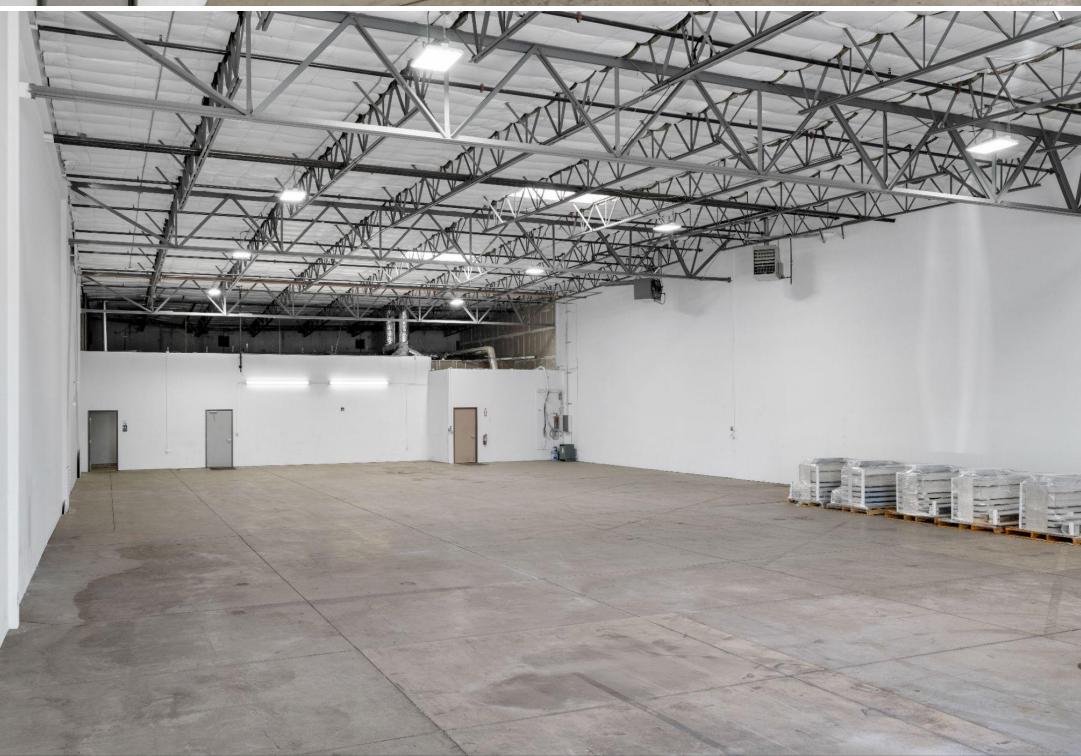
DOWNTOWN
RENO

OFFICE





WAREHOUSE



DCG



SUITE 110 FLOOR PLAN

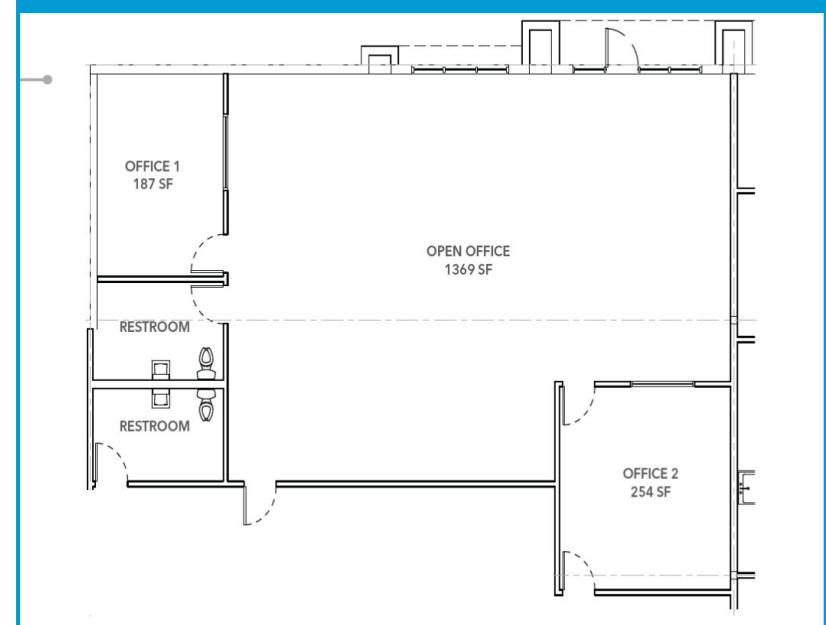
2
OFFICES

1
OFFICE BATHROOMS

1
WAREHOUSE BATHROOM



OFFICE FLOOR PLAN - 2,109 SF

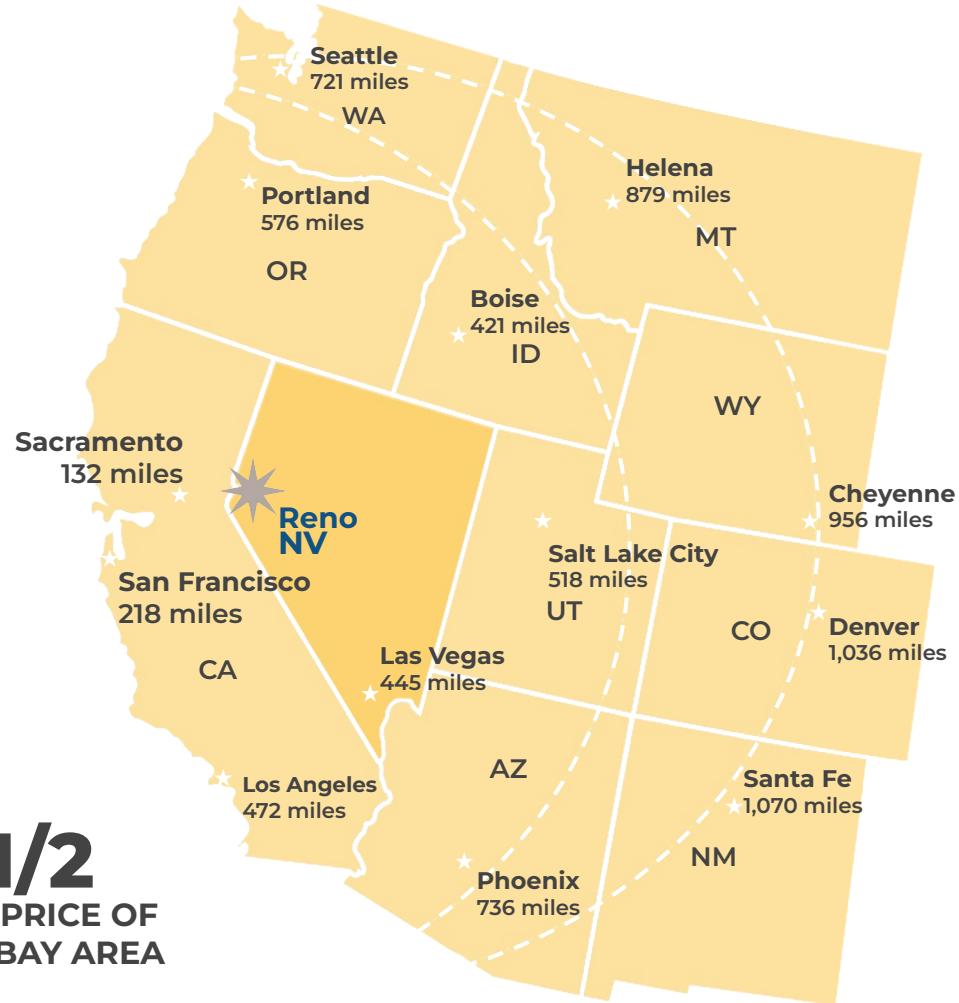


LOCATION & TRANSPORTATION

- 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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CORFAC
INTERNATIONAL