



# Brookside Corporate Center

1155 SOUTH ROCK BLVD, SUITES 470-480, RENO, NV

## FOR LEASE



±15,375 SF Class A  
Industrial Space Available

**QUALITY LOCATION** excellent first  
impression property

**SIGNAGE** monument signage available  
for tenants

**EXCELLENT ACCESS** large truck courts and  
driveways from three arterial streets

**OFFICE** ±1,057 SF includes reception,  
private offices, conference room, breakroom  
and restrooms

**TWO** dock doors

**TWO** 12' x 14' grade-level drive-in doors

**NEGOTIABLE**

LEASE RATE NNN

**\$0.24/SF**

2024 EST. NNN

**BRAD LANCASTER, SIOR**

Industrial Services

775.690.0535

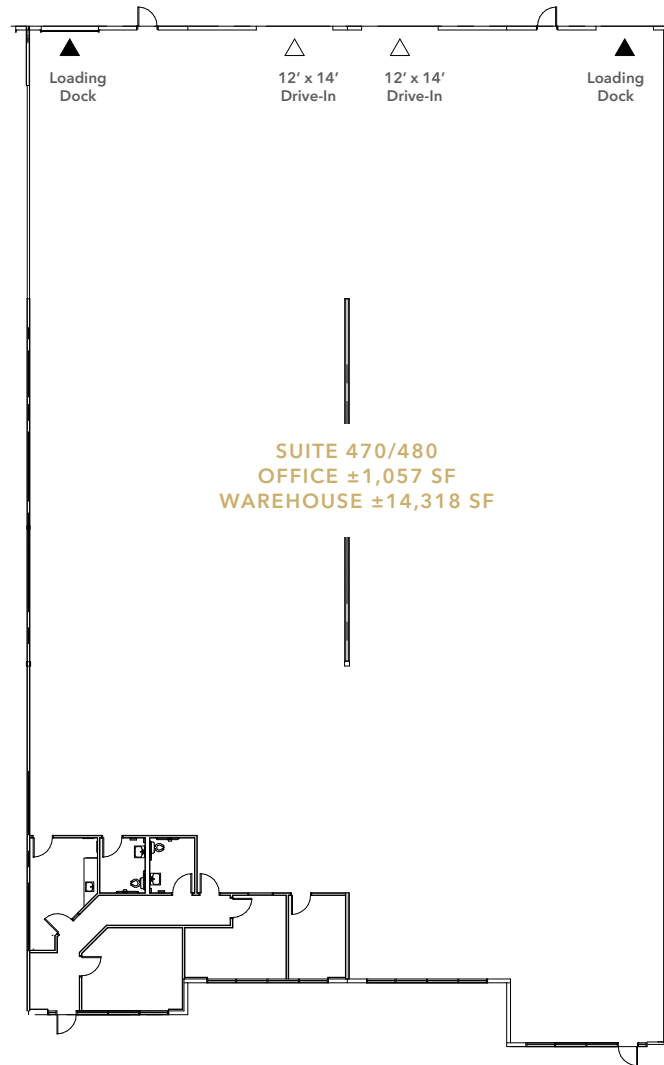
[brad.lancaster@kidder.com](mailto:brad.lancaster@kidder.com)

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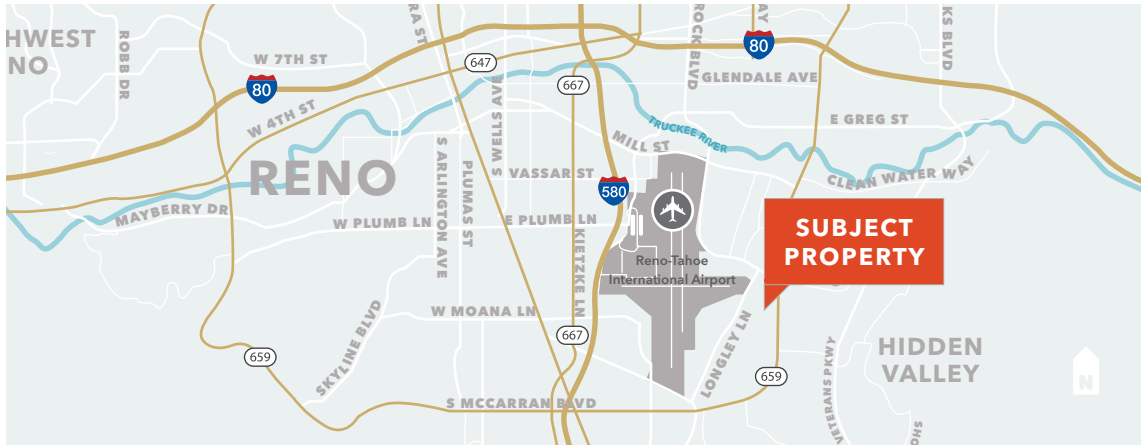
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**km** Kidder  
Mathews

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## SPECIFICATIONS

**±15,375 SF** industrial space

**±1,057 SF** office, conference room, break room, and bathrooms

**400** amps, 480 volts, 3-phase power (tenant to verify)

**TWO** dock doors

**TWO** 12' x 14' grade-level drive-in doors

**ESFR** sprinkler system

**COLUMNS** 50' x 60' column spacing

**18'-22'** clear height

**CONSTRUCTED** in 2007

## LOCATION ADVANTAGES

**MONUMENT** signage visibility from two arterial streets

**PROXIMITY** to I-80 and Hwy 395/I-580 on/off ramps

**LOCATED** within desirable metro industrial area

**PROXIMITY** to FedEx, UPS and other shipping hubs

**ACCESS** to large labor pool and services for employees

**PROXIMITY** to Reno-Tahoe International Airport private and commercial terminals

**PROXIMITY** to Tesla, Apple, Google, and many other high-profile corporate citizens

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### TRANSPORTATION

| Ground                   | Miles |
|--------------------------|-------|
| Reno-Tahoe Int'l Airport | 5.1   |
| Reno-Stead FBO           | 17.3  |
| UPS Regional             | 5.9   |
| FedEx Express            | 2.0   |
| FedEx Ground             | 10.4  |
| FedEx LTL                | 4.6   |

### DEMOGRAPHICS

| 2023            | 3 Miles  | 5 Miles   | 7 Miles   |
|-----------------|----------|-----------|-----------|
| Population      | 51,905   | 214,445   | 321,877   |
| Households      | 20,936   | 90,373    | 133,296   |
| Avg HH Income   | \$89,153 | \$103,271 | \$114,348 |
| Total Employees | 68,814   | 149,083   | 165,283   |

### 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](https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.pdf)

**Quality of Life** <http://edawn.org/live-play/>



Source: [NVEnergy](#)  
Last updated: 2020

### 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<br>(based on \$25M market value) | \$22,969w      | \$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%         | 4.5%         | 4.95%       | 6.93%         | 9.9%          | No          |

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