

FOR LEASE

GLEN CARRAN CENTRE



Industrial
PRODUCT TYPE



±2,810
AVAILABLE SF



January 2025
AVAILABLE



Sparks
LOCATION



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NAI Alliance


Industrial
PRODUCT TYPE


±1,342 - 4,238
AVAILABLE SF


NNN
LEASE TYPE

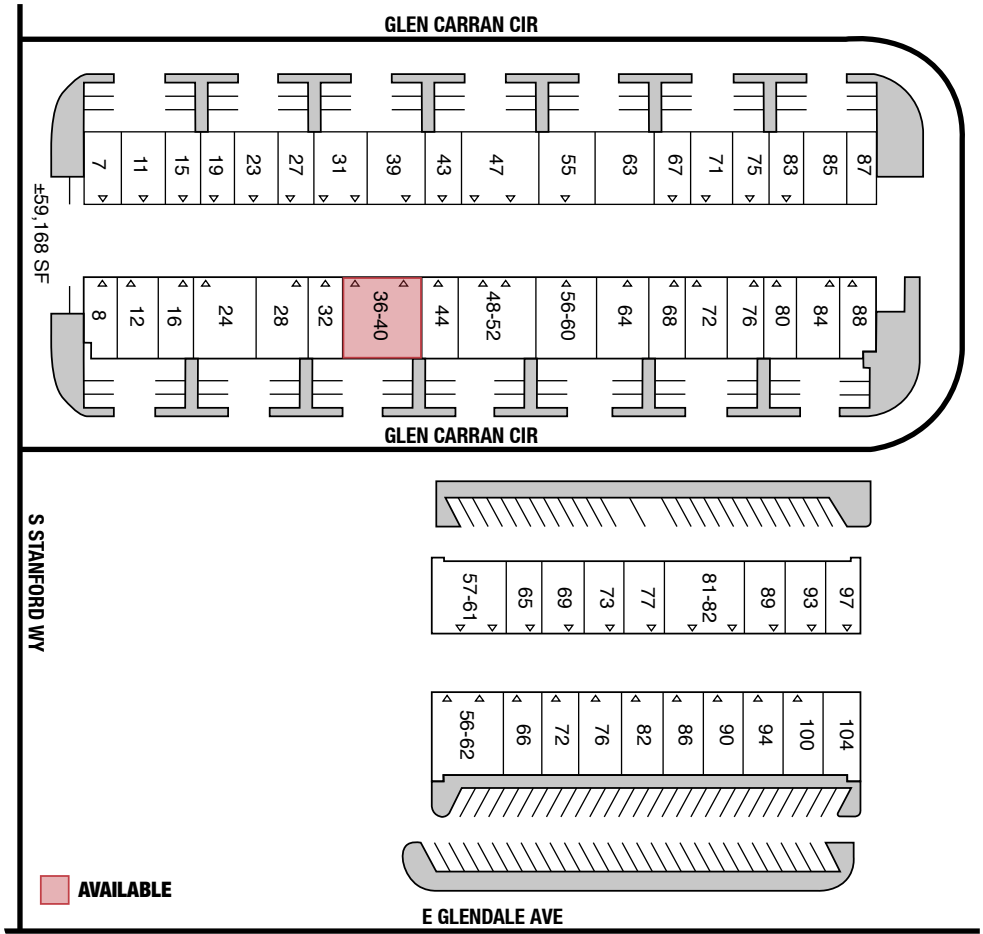

October 2024
AVAILABLE

Lease Details

Lease Type	NNN
Lease Term	Negotiable
Lease Rate	Negotiable

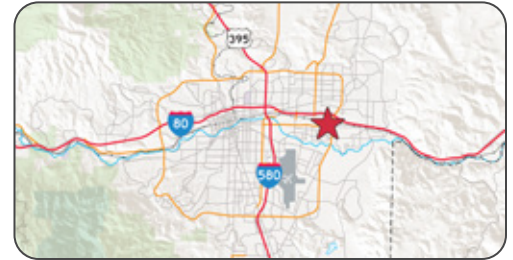
Available Units

Glen Carran Cir. #36-40	±2,810 SF
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GLEN CARRAN CENTRE



Property Highlights

The Glen Carran Centre provides occupants with flex industrial units in the Sparks Industrial submarket with easy access to McCarran Blvd and the interstate highway system. Each unit has a grade level roll-up door and interior restrooms.

Property Details

Address	7-88 Glen Carran Circle Sparks, NV 89431 56-104 E Glendale Avenue Sparks, NV 89431
Available SF	±2,810 SF
Lease Rate	Negotiable
Lease Type	NNN
OPEX Rate	\$0.20 - \$0.22/SF/Mo
Dock Doors	N/A
Grade Level Doors	1 per Unit
APN	034-101-26 034-101-53
Year Built	1980 - 1985
Zoning	I - All Industrial

80

SUBJECT

MCCARRAN BLVD

E GLENDALE AVE

Aerial Map + Property Highlights


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5-MILE KEY FACTS



218,386
POPULATION



4.1%
UNEMPLOYMENT



2.4
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

5-MILE INCOME FACTS



\$58,612

MEDIAN
HOUSEHOLD
INCOME



\$33,119

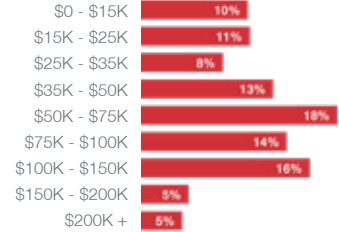
PER CAPITA
INCOME



\$56,341

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



11,624
BUSINESSES



165,841
EMPLOYEES

5- MILE EDUCATION FACTS

15%

NO HIGH
SCHOOL
DIPLOMA

28%

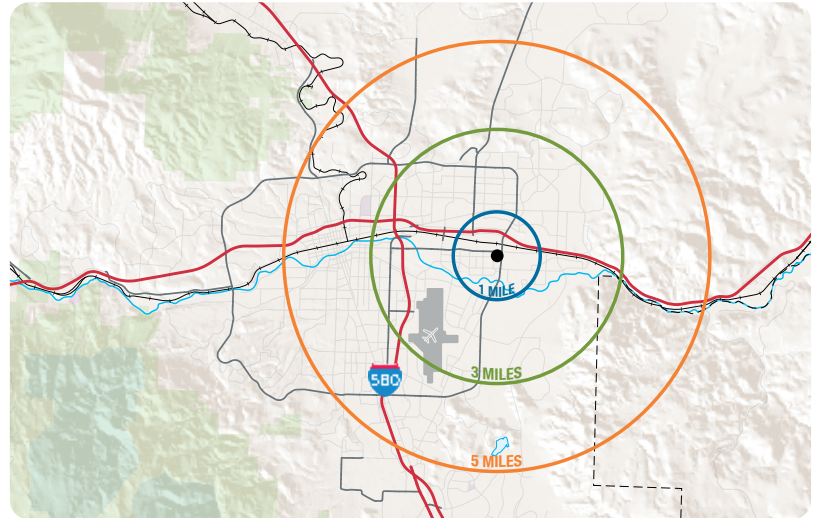
HIGH
SCHOOL
GRADUATE

32%

SOME
COLLEGE

25%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

GLEN CARRAN CENTRE

SUBJECT

E GLENDALE AVE


80

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	1 MI 4 MIN DRIVE
RENO-TAHOE AIRPORT	4.5 MI 10 MIN DRIVE
TRI CENTER	13 MI 20 MIN DRIVE

Area Map


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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

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



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

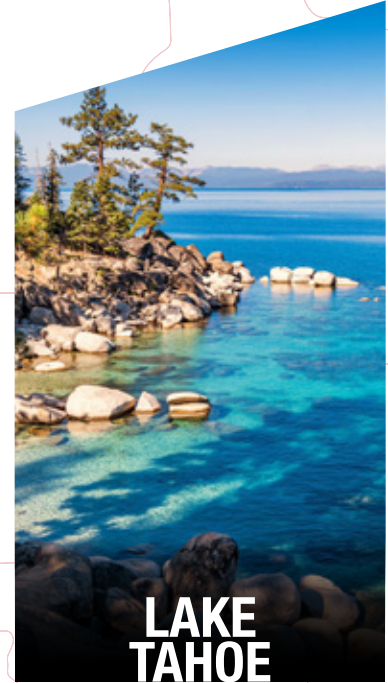
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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