



2275 E Newlands Road

FERNLEY, NV 89408

FOR LEASE



Industrial Building For Lease

±80,000 SF remaining / available

EXPANDABLE ±870 SF office with two bathrooms

±256,000 SF distribution/manufacturing building on a 14.87 acre parcel

PROXIMATE to Tesla, Apple, Switch, Google, Polaris, Trex, Daehan Solutions and many more high profile, new corporate citizens to Northern Nevada

PROXIMATE to I-80 east/west arterial

AMPLE trailer & auto parking

ESFR sprinkler system

400 amps | 480 volt | 3-phase power

BRAD LANCASTER, SIOR
EVP, Industrial Services
775.690.0535
brad.lancaster@kidder.com

LIC B°0144389.CORP

\$.60/SF

LEASE RATE NNN

\$.11/SF

2024 EST. NNN

**Kidder
Mathews**

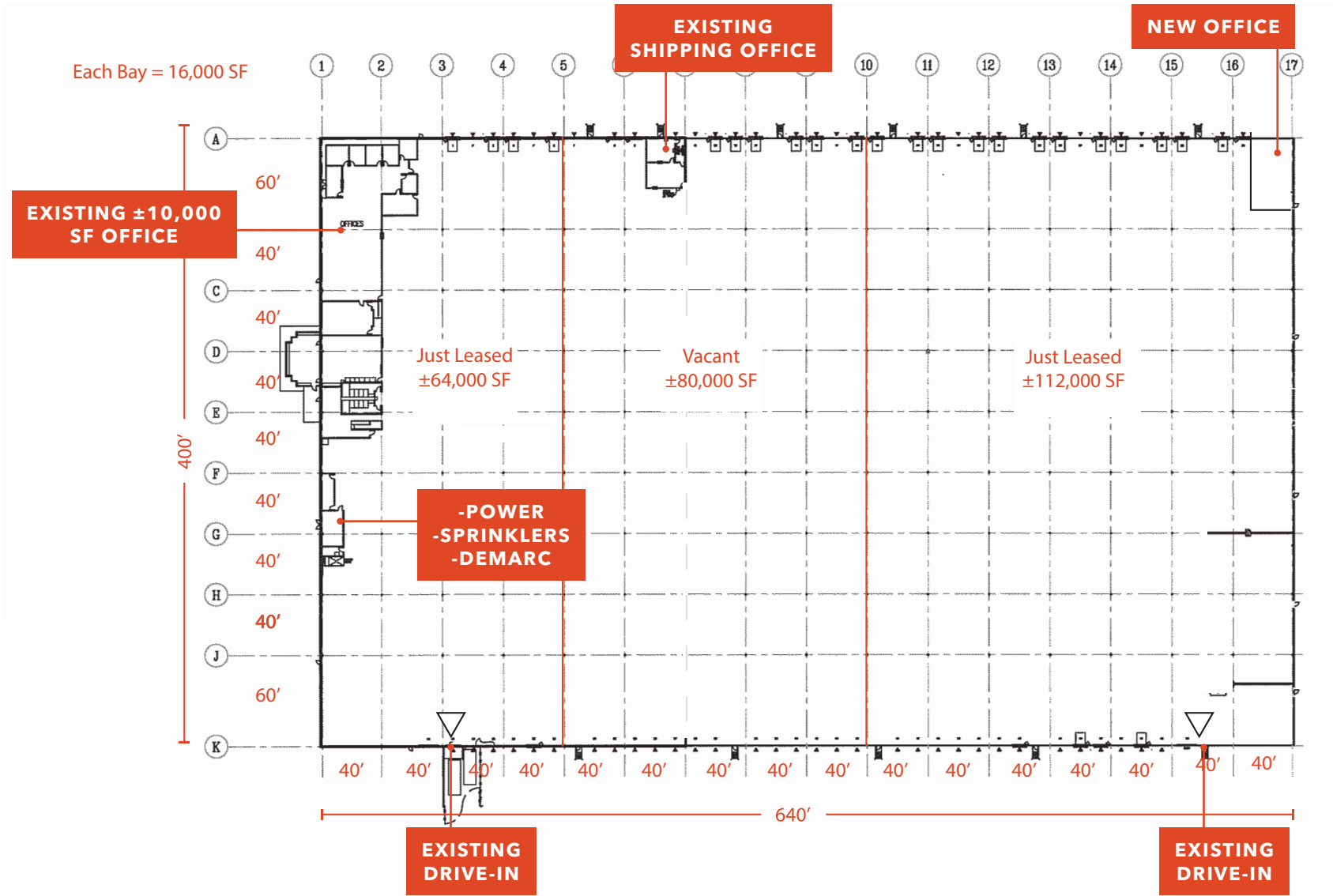
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PROPERTY FEATURES, ADVANTAGES, & SPECS

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EXPANDABLE ±870 SF office with two bathrooms

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AMPLE trailer & auto parking

ONE day truck service to 7 western states, 2 day service to 11 western states

PROXIMATE to I-80 east/west arterial

CROSS-DOCKED for efficient workflow

ESFR sprinkler system to allow maximum inventory

8 dock positions/doors (16 additional available to be added)

DOCK seals, truck hooks, truck lights & bumpers

GRADE-LEVEL drive-in doors to be added as RQD

400 amps | 480 volt | 3-phase power

±28'-35' clear height to maximize space utilization

60' speed bays with 40' x 40' column spacing

CAMBRIDGE heating units plus additional air handling & ventilation equipment

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TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	39
Reno-Stead FBO	46
UPS Regional	31
FedEx Express	36
FedEx Ground	28
FedEx LTL	36

DEMOGRAPHICS

2023	3 Miles	5 Miles	7 Miles
Population	19,244	24,723	25,698
Households	6,964	9,043	9,409
Avg HH Income	\$103,286	\$105,759	\$104,128
Total Employees	2,844	3,800	3,822

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)	\$22,969w	\$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

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/>



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

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