# FLEX Pacific Ave SPARKS, NV 89431 FOR LEASE JOEL **NICK BAKER** FOUNTAIN, SIOR KNECHT, CCIM KRUKOW, CCIM C INDUSTRIAL 775.850.3136 **OFFICE** 775.338.1369 **CELL** 775.624.7876 **OFFICE** 775.287.8127 **CELL** 775.850.3032 **OFFICE** 775.300.5804 **CELL** jfountain@dicksoncg.com nknecht@dicksoncg.com BS.145559 CORFAC bkrukow@dicksoncg.com S.78024 S.183091



### **Property Highlights**

- Ideal for contractors, trades, and fabricators in need of secure fleet parking,
  warehouse storage and staging, and office space.
- +/-1,500 sq. ft. office
- (1) 12'W x 1 2'H grade level door
- Secured, paved yard with remote opening gate
- Fully air conditioned warehouse
- High power



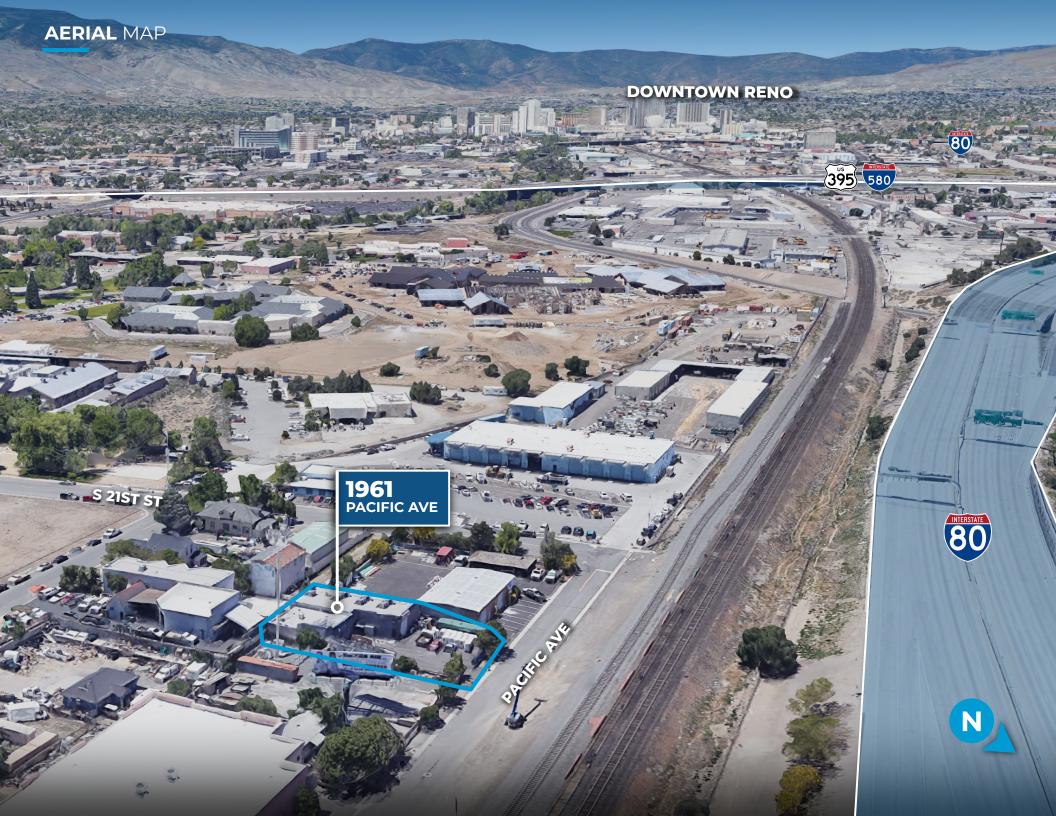
LEASE RATE | \$1.30 PSF/Mo

**LEASE TYPE** | Modified Gross

**SIZE** | 4,425 SF

APN | 032-231-31

ZONING | I



## RENO BUSINESS FACTS

#### **BUSINESS ASSISTANCE PROGRAMS**

- · Sales and Use Tax Abatement
- · Modified Business Tax Abatement
- Personal Property Tax Abatement
- · Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- · Silver State Works Employee Hiring Incentive

#### **NEVADA TAX CLIMATE**

- · No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- · No Franchise Tax on Income
- · No Estate Tax

#### LABOR

- Nevada has one of the lowest labor costs in the region
- Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee

Meadows Community College

- Roughly 65% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's population growth is projected to steadily increase 2.09% per year.
- Exceptional manufacturing growth in the past 6 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%	4.95%	6.925%	6.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO