

1967 Pacific Ave
SPARKS, NV 89431

FLEX
FOR LEASE

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CORFAC
INTERNATIONAL

AREA MAP



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 12'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
INDUSTRIAL**

DOWNTOWN RENO



S 21ST ST

1961
PACIFIC AVE

PACIFIC AVE

RENO

BUSINESS FACTS

WHY NORTHERN NEVADA

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