

DOUBLE R & SANDHILL 9735 DOUBLE R BLVD

RENO, NV 89521



A ±72,380 SF warehouse distribution space located in Reno, Nevada.

ZONED (I)
INDUSTRIAL

28'
CLEAR HEIGHT

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*±72,380 SF industrial building
with easy access from freeways.*

Lease rate negotiable

Est. OPEX - TBD

28' clear height

52' x 50' column spacing

ESFR sprinklers

1,600 amps of 480V, 3-phase power

LED lighting

65 parking spaces

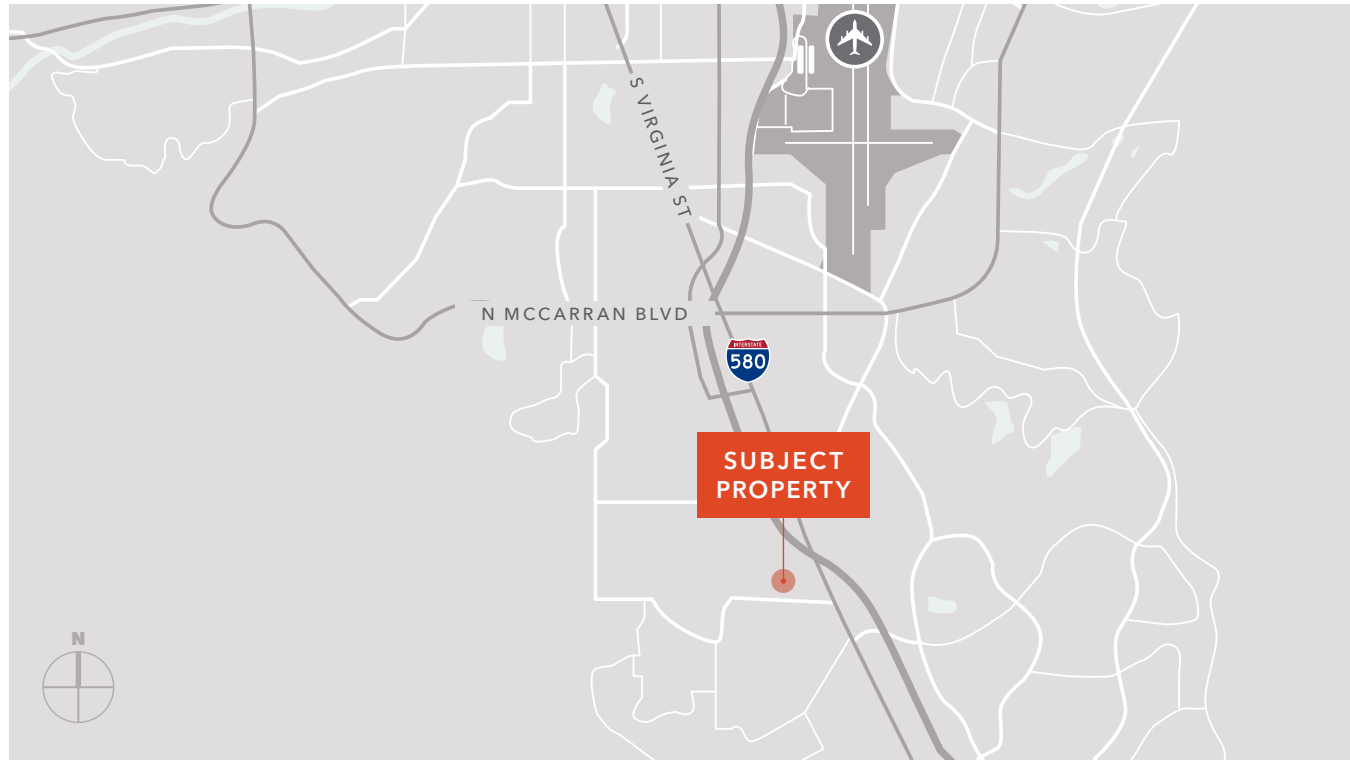
60 mil, single ply TPO Roof

Located in the South Reno submarket

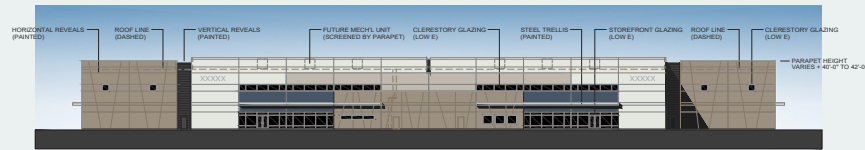
Easy Access to I-580

Ample amenities & labor in close proximity

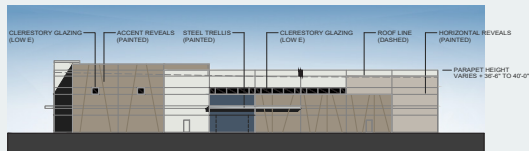
Zoned (I) Industrial



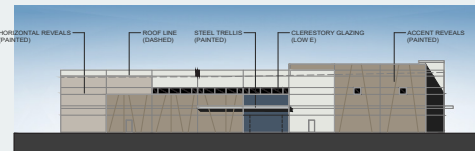
SITE PLAN & CONCEPTUAL ELEVATION



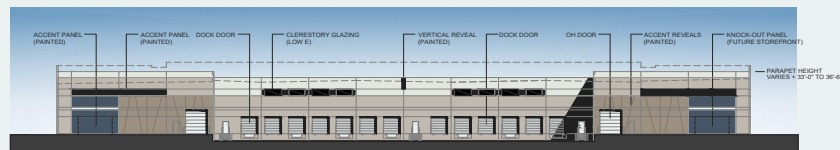
East Elevation (Double R Blvd)



North Elevation (Sandhill Road)



South Elevation



West Elevation

TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	3.0
RENO-STEAD FBO	13.6
UPS REGIONAL	4.2
FEDEX EXPRESS	2.5
FEDEX GROUND	8.8
FEDEX LTL	0.8

DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
POPULATION	105,272	223,718	332,475
HOUSEHOLDS	40,868	92,944	136,786
AVG HH INCOME	\$92,888	\$102,305	\$116,724
TOTAL EMPLOYEES	66,489	137,916	164,228

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

BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISONS							
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	1.17%>\$50K/Q	0.380% (2019)	No	No	No	0.73%-0.7537%	No
MONTHLY PROPERTY TAX (BASED ON \$25M MARKET VALUE)	\$22,969	\$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