

Colliers

For Sale

colliers.com/Reno

Johnson Lane

SITE

Wildhorse Drive

Precision Drive

1.12 Acres of Land
2549 Wildhorse Drive
Minden, NV 89423

Total Land Available

1.12 Acres

Sale Price

\$165,000

Industrial Land in Minden, NV



Good Access to
Interstates, Services
and Labor



1.12 Acres
±48,787 SF



Zoning:
Industrial

2549 Wildhorse Drive | For Sale

Minden, NV Overview



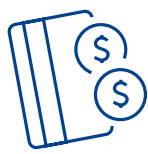
Tax & Operating Advantage

Nevada Operating Advantage

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location
- All industrial uses pre-approved within the Tahoe Reno Industrial Center



1.38%
Payroll Tax



6.85%
Sales Tax



0.44%
Property Tax



0.25-5.4%
Unemployment
Insurance Tax

**0%
Personal
Income Tax**

**0%
Franchise
Tax**

**0%
Inventory
Tax**

**0%
Estate
Tax**

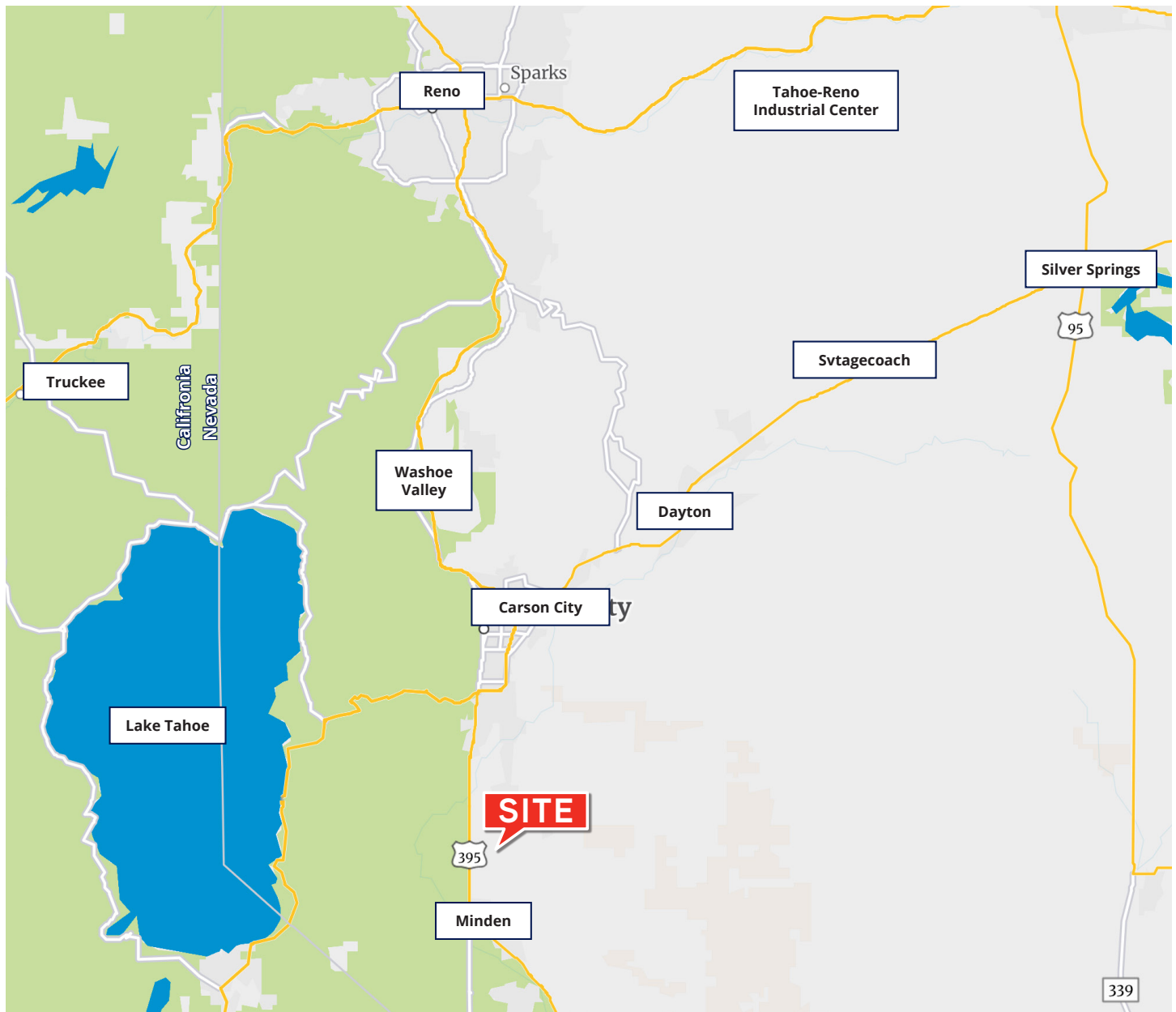
**0%
Corporate
Income Tax**

**0%
Unitary
Tax**

**0%
Inheritance
Tax**

State	Corporate Income Tax	Individual Income Tax	Property Tax	Unemployment Insurance Tax	Capital Gains Tax	Sales Tax (state minimum)
Nevada	0.00%	0.00%	0.44%	0.25-5.4%	0.00%	6.85%
California	8.84%	13.30%	0.66%	1.5-6.2%	13.30%	7.25%
Arizona	4.90%	2.50%	0.39%	0.08-20.93%	2.50%	5.60%
Utah	4.95%	4.65%	0.44%	0.0-7.0%	4.95%	6.10%
Idaho	5.80%	5.80%	0.46%	0.24-5.4%	5.80%	6.00%
Oregon	7.60%	9.90%	0.78%	0.9-5.4%	9.90%	0.00%
Washington	0.00%	7.00%	0.72%	0.0-5.4%	7.00%	6.50%

Property Location



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