



FOR LEASE

4980 LONGLEY LANE

RENO, NV 89502

cushmanwakefield.com

nuveen

 **CUSHMAN &
WAKEFIELD**

FOR LEASE

PROPERTY FEATURES

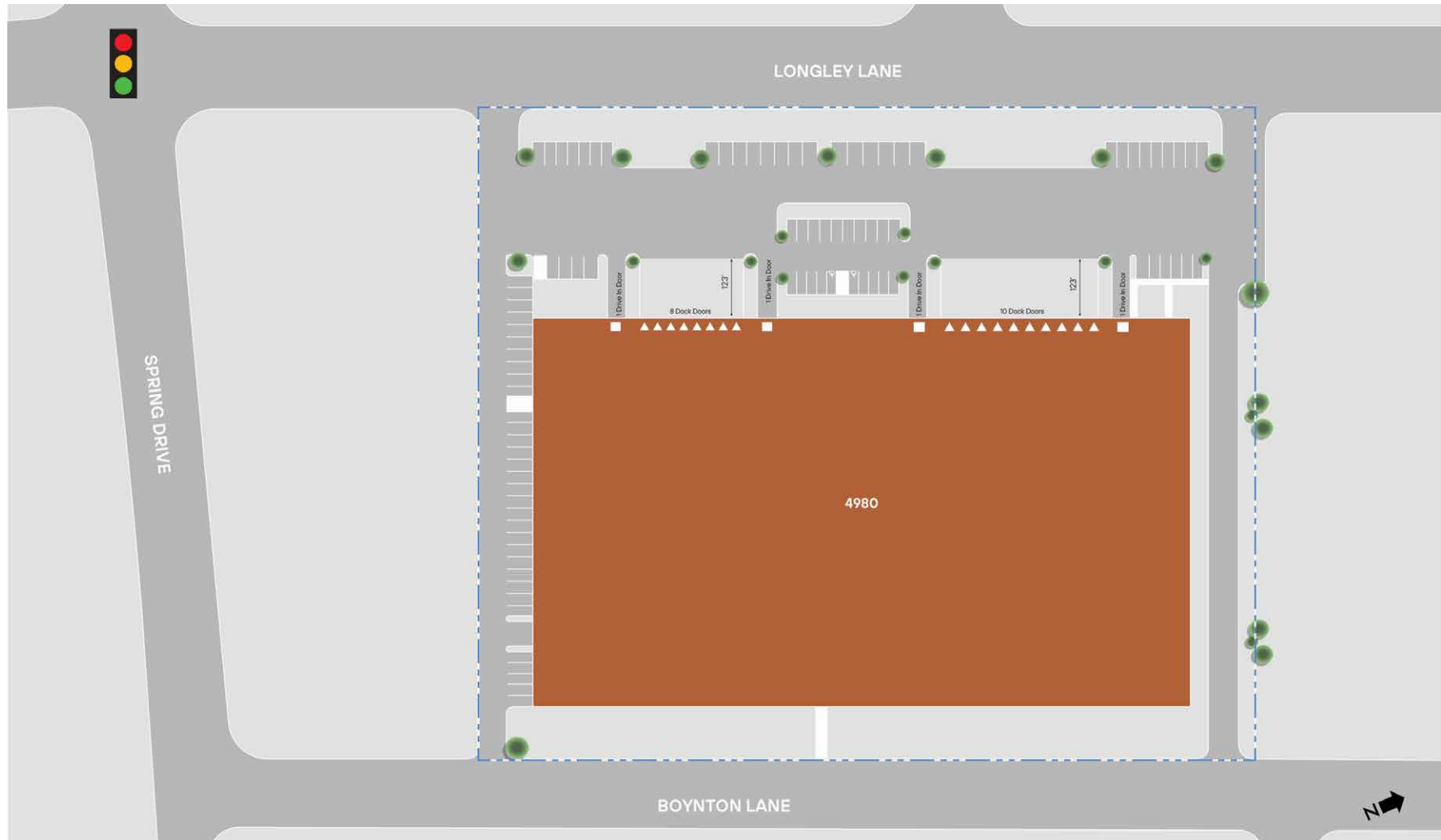
Lease Rate	Negotiable
Space	±153,000 SF (divisible to ±41,850 SF)
Office Size	±10,538 SF
Estimated Opex	\$0.12 PSF/Mo
Zoning	Industrial Commercial (IC)
Land Area	±6.89 Acres
Clear Height	25'
Sprinklers	.33/3,000 GPM
Dock-High Doors	18
Grade-Level Doors	4
Parking	93 Spaces
Power	1,200A/277 - 480v 3p heavy
Year Built	1992

Location Highlights

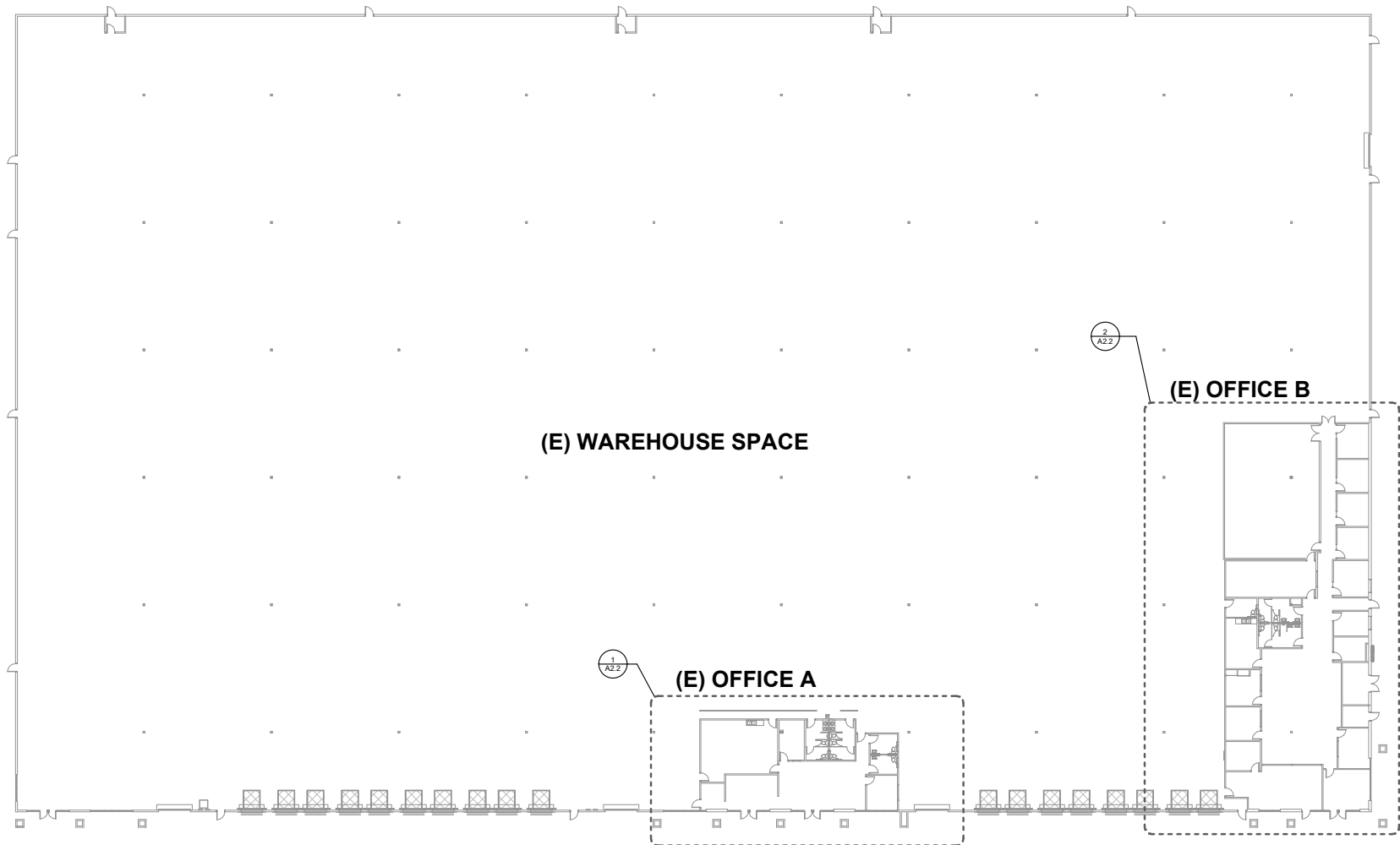
- Immediate access to South McCarran Blvd and close to I-580
- Adjacent to Reno-Tahoe International Airport
- Access to an abundant labor pool
- Accessible to most of the Western U.S. in a single trucking shift



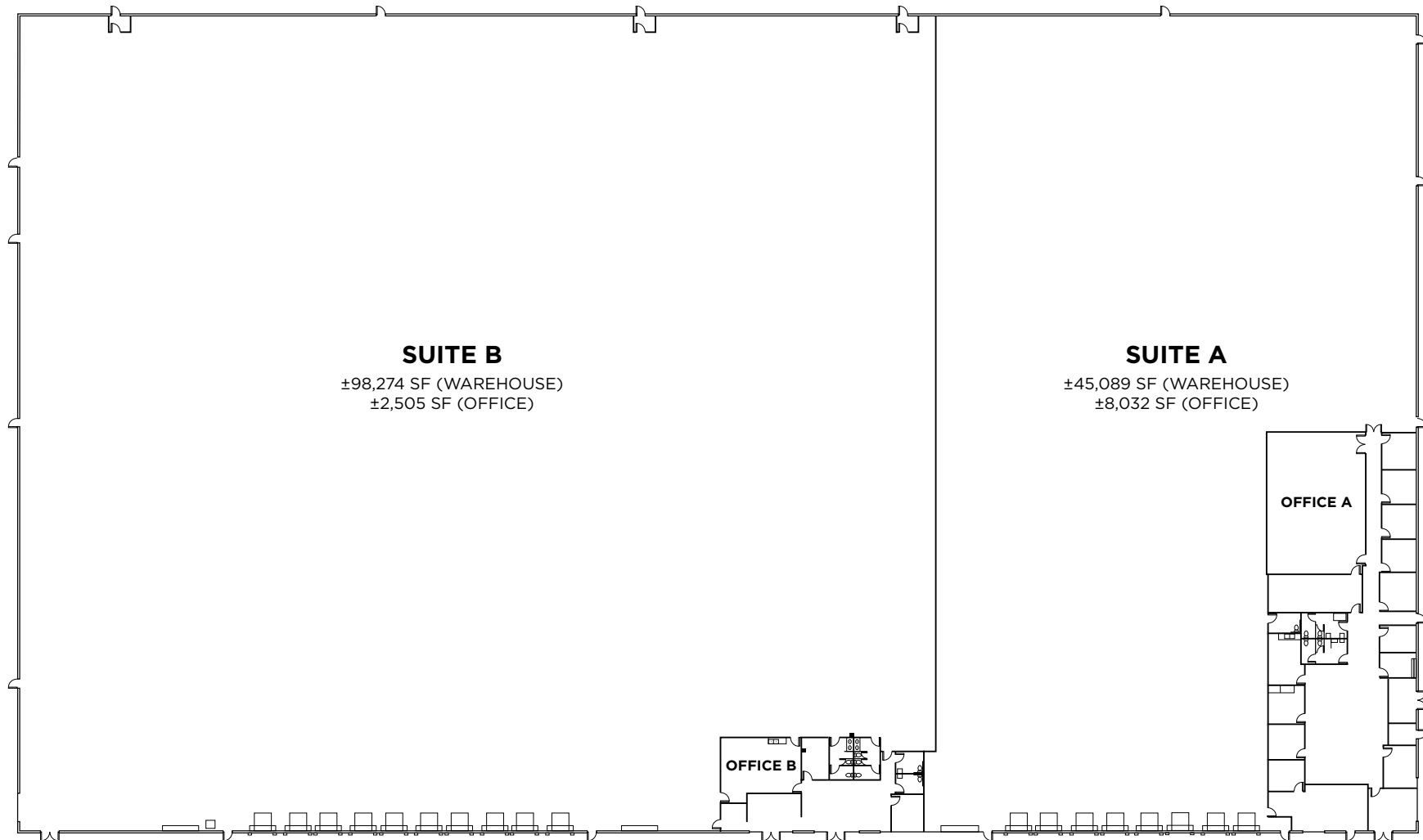
SITE PLAN



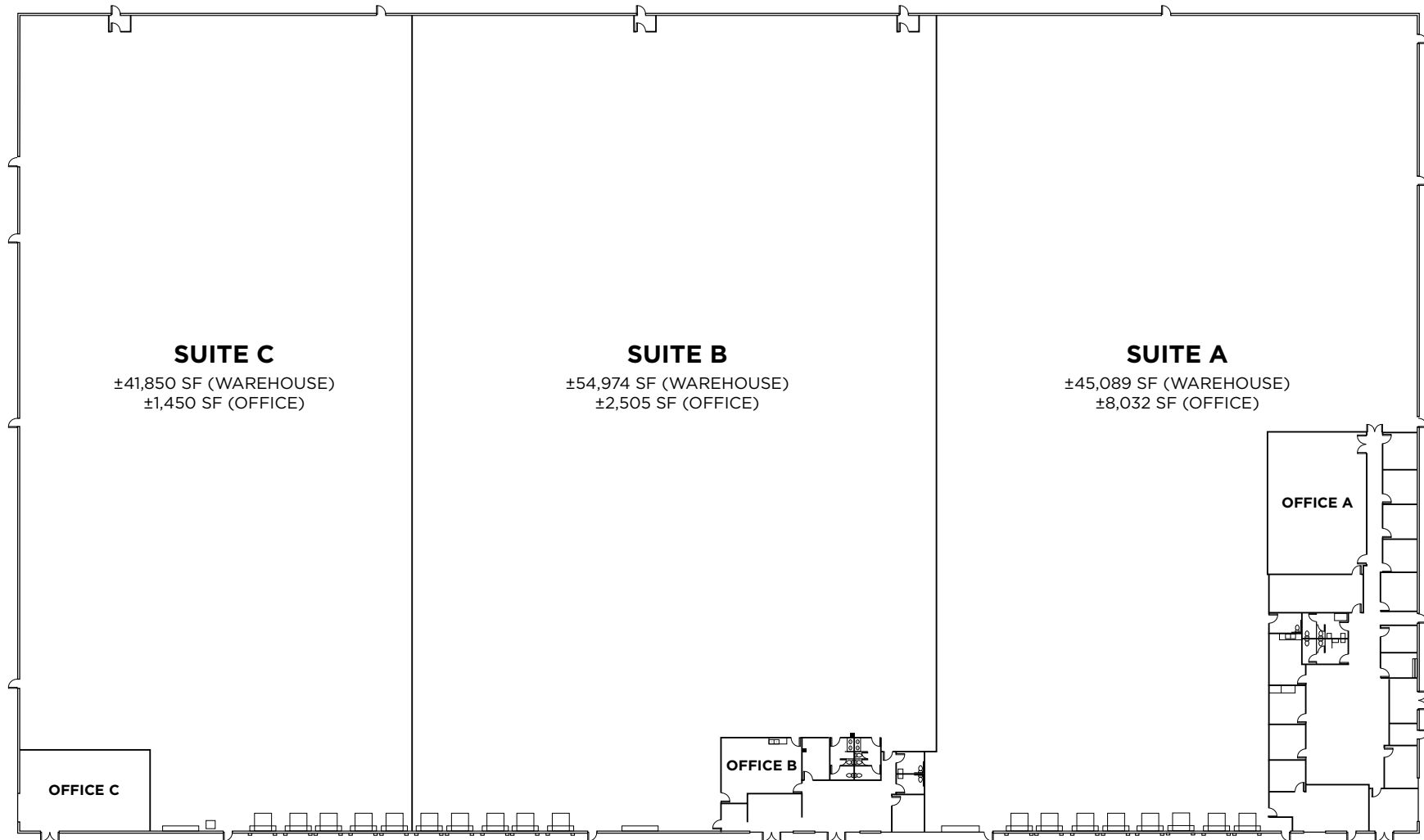
EXISTING FLOOR PLAN



DEMISED PLAN | OPTION A



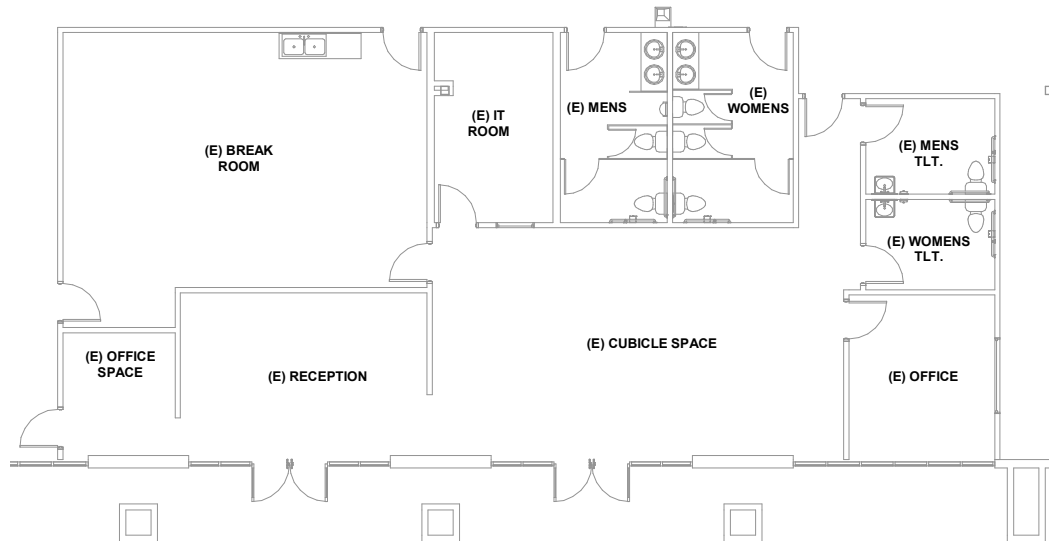
DEMISED PLAN | OPTION B



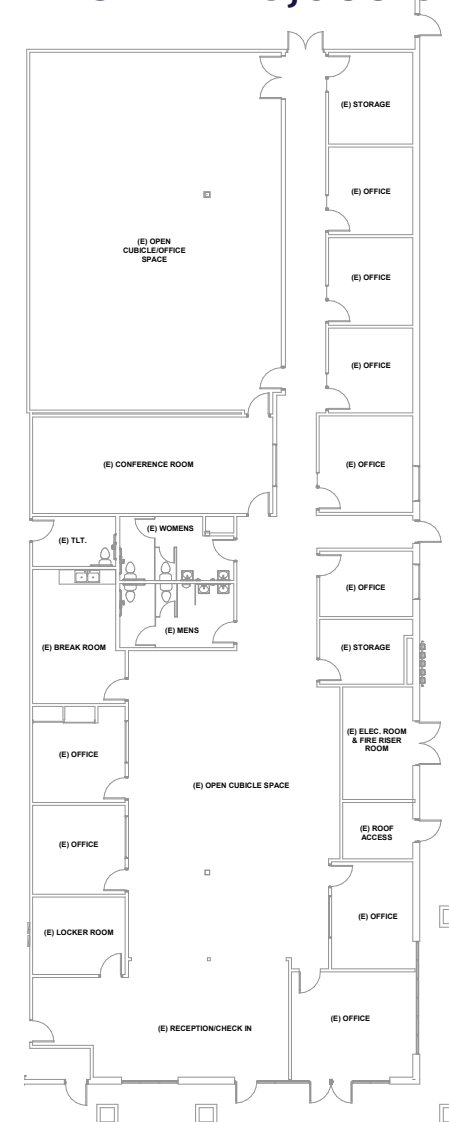
OFFICE PLAN



OFFICE A: ±2,505 SF



OFFICE B: ±8,033 SF

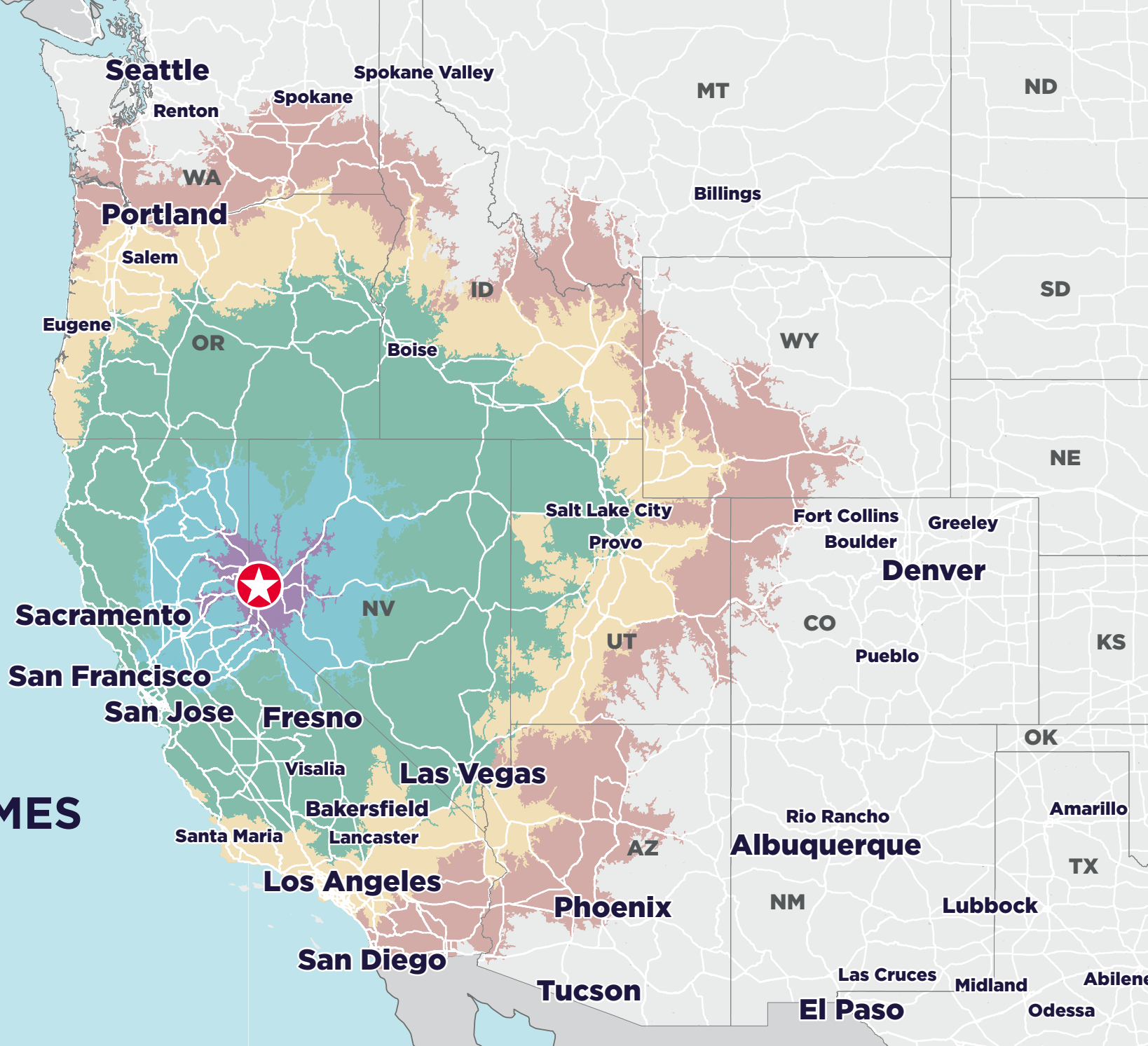
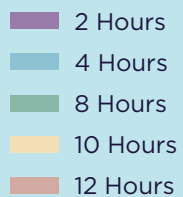


LOCATION



4980 Longley is strategically located in the Reno market, where businesses can reach most of the Western U.S. in a single trucking shift.

DRIVE TIMES



CORPORATE NEIGHBORS



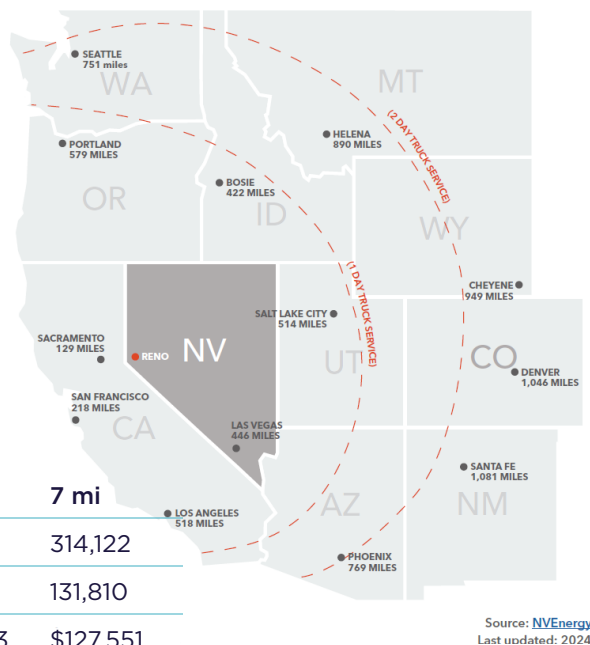
AREA OVERVIEW

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	3.6
Reno-Stead FBO	15.4
UPS Regional	14.5
FEDEX Express	1.8
FEDEX Ground	12.2
FEDEX LTL	4.5

DEMOGRAPHICS

2025	3 mi	5 mi	7 mi
Population	71,194	192,866	314,122
Households	30,461	84,358	131,810
Avg. HH Incomes	\$109,735	\$122,593	\$127,551
Total Employees	37,220	99,125	160,688



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/>

BUSINESS COST COMPARISONS

Tax Comparisons	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	4.9%	5%	7.4%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	1.378%	0.711% (2018)	No	No	No	0.09%	No
Monthly Property Tax (Based On \$25m Market Value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-10.59%	0.2%-7.2%	0.4%-5.4%	1.2%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.54%	5%	Up to 7.4%	Up to 9.9%	No

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