

FOR LEASE

865 & 895 MARIETTA WAY,
SPARKS, NV

MARIETTA INDUSTRIAL PARK

*±5,000 to ±10,000 SF Industrial Flex
Space Available for Lease in Sparks, NV.*

Suite 865 and/or 895 adjacent spaces with ±5,000 or ±10,000 SF available

Suite 895: 800Amps (400A / 208V / 3Ph + 400A / 240V / 1Ph) - Tenant to verify

Suite 865: 400A / 208V / 3Ph - Tenant to verify

Great location on Marietta Way, between Glendale Avenue & Greg Street

Reception area, offices, & bathrooms w/ warehouse

12' roll up doors (grade level roll-up & pick-up height docks)

Suite 895 (5K SF) Lease rate = \$0.79/SF NNN

Suite 865 (5K SF) Lease rate = \$0.95/SF NNN

Suites 865 + 895 (10K SF) Lease rate = \$0.85/SF NNN

2026 OPEX/NNN/CAM \$0.21 /SF /Mo

CASEY PROSTINAK, SIOR

Vice President - Logic Commercial
775.813.2866
cprostinak@logiccre.com
LIC S*177148.LLC

BRAD LANCASTER, SIOR

Industrial Services - Kidder Mathews
775.690.0535
brad.lancaster@kidder.com
LIC B*0144389.CORP

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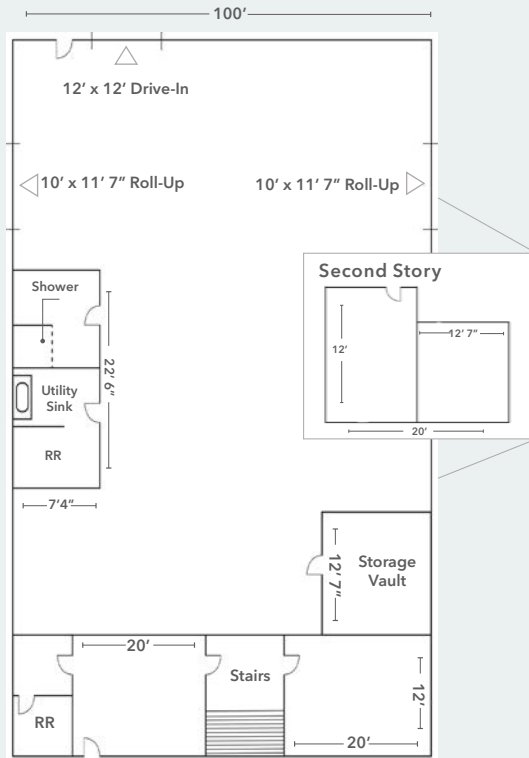


FLOOR PLANS: ADJACENT SUITES OPTIONS 5K-10K SF

5K SF: 865 or 895 | 10K SF: 865+895

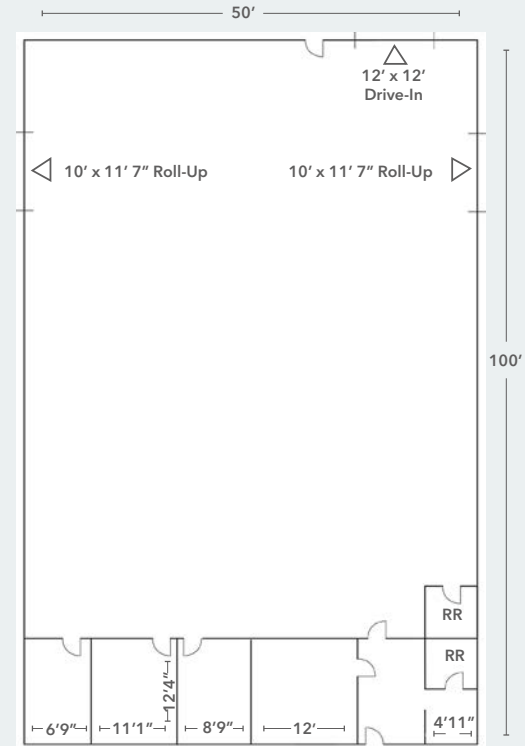
SUITE 895

±5,000 SF industrial flex space with ±990 SF 2 story office, box truck height dock, 1 drive in door, reception, offices, & bathrooms + warehouse.



SUITE 865

±5,000 SF industrial flex space with ±715 SF office, box truck height dock, 1 drive in door, reception, offices, & bathrooms + warehouse.





BUSINESS FRIENDLY ENVIRONMENT FOR CORPORATE USERS

The Tax Foundation ranked Nevada as the third most business-friendly state due to its favorable tax climate, which includes no corporate income taxes, personal income taxes, inventory taxes, unitary taxes, personal income taxes, unitary taxes, inheritance taxes or special intangible taxes.

STRATEGIC CENTRALIZED LOGISTICS HUB

The Reno/Sparks industrial market is strategically located at the epicenter of the western United States, providing a convenient point of distribution for truck, rail and air services. The Reno/Sparks location allows for overnight delivery to the majority of the eleven western states (53 million people) and two-day delivery to over 63 million people via truck and rail freight shipping.

PROPERTY DESCRIPTION

Centrally located in the Reno/Sparks industrial market

Easy access from main arterials Glendale Ave, Greg St and McCarran Blvd

Immediate access to Interstate 80 and minutes from Interstate 580/Highway 395

On bus route and close to labor pool

TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	3.1
RENO-STEAD FBO	13.2
UPS REGIONAL	4.0
FEDEX EXPRESS	2.9
FEDEX GROUND	8.7
FEDEX LTL	0.7

DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
POPULATION	109,346	230,428	332,963
HOUSEHOLDS	45,006	97,262	138,902
AVG HH INCOME	\$78,575	\$90,777	\$105,755
TOTAL EMPLOYEES	68,444	135,822	163,117

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	1.378% > \$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

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