

**324,000 SF  
INDUSTRIAL BUILDING FOR SALE**

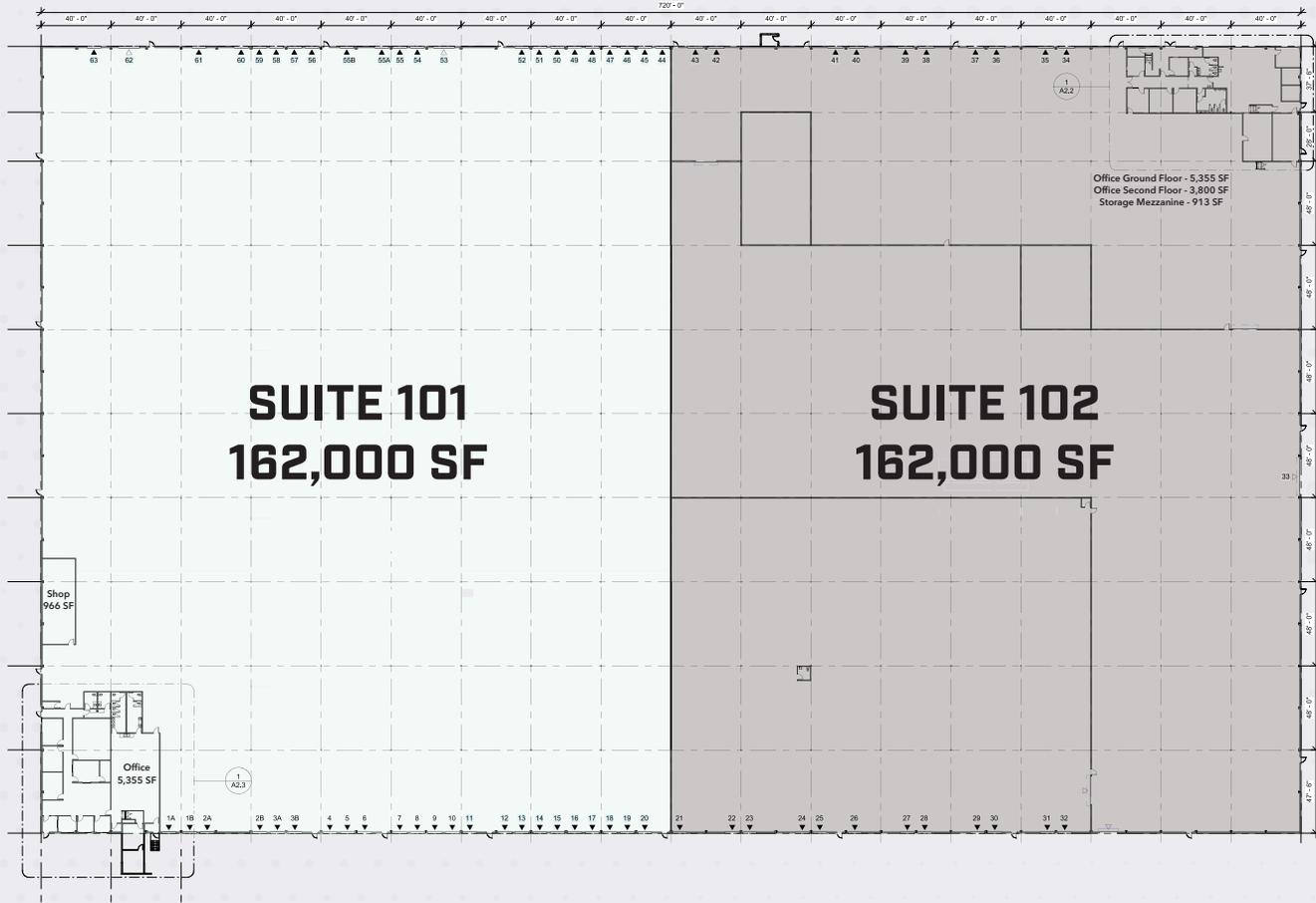


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**CBRE**

**45 VISTA BLVD.  
SPARKS, NV 89434**

# FLOOR PLAN



## BUILDING HIGHLIGHTS

- 22' – 29' Clear Height
- 46' x 40' Column Spacing
- .465/3000 Sprinkler Rating
- Cross Dock
- 66 Dock Docks
- 3 Drive-In Doors
- Year Built 1979
- 5 ½" Steel Reinforced Concrete Slab, 4,000 psi
- 1.5 Acre Fenced Yard
- Do Not Disturb Tenant

## PROPERTY FEATURES

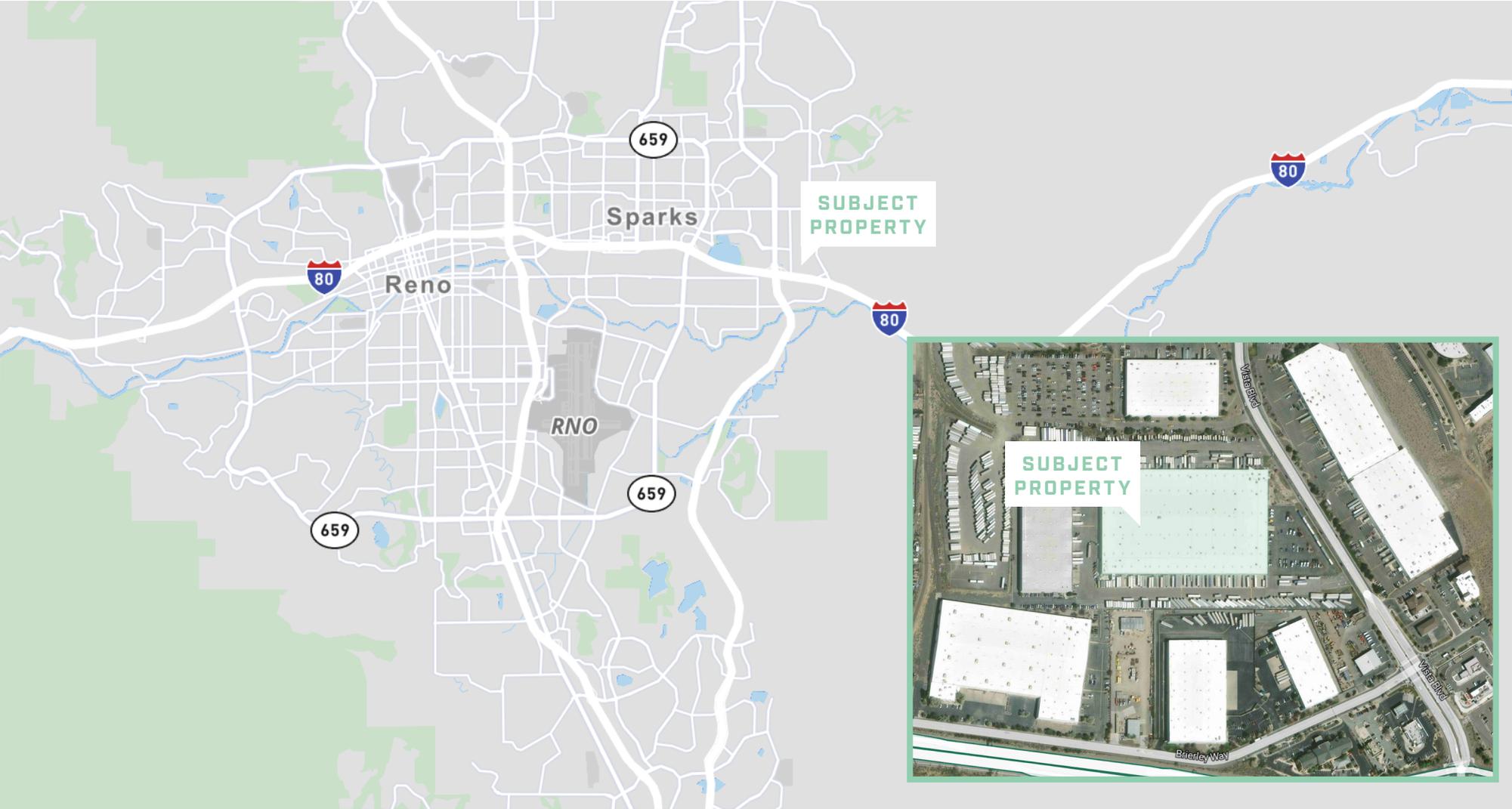
### Suite 101

Space Available	±162,000 SF
Office Size	±5,355 SF
Power	1,200 Amps; 480/277 Volt; 3-Phase

### Suite 102

Space Available	±162,000 SF
Office Size	Two Story, ±9,155 SF
Power	2,500 Amps; 480/277 Volt; 3-Phase

# PROPERTY OVERVIEW



## AREA OVERVIEW



**LOCATED** in the center of Sparks, adjacent to UPS hub



**EASY ACCESS** to Interstate 80 (1/4 mile) and numerous amenities



**LOCALIZED** labor force and bus lines

# THE NEW NORTHERN NEVADA

## A DISTRIBUTION HUB

### 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

### 2025 DEMOGRAPHICS

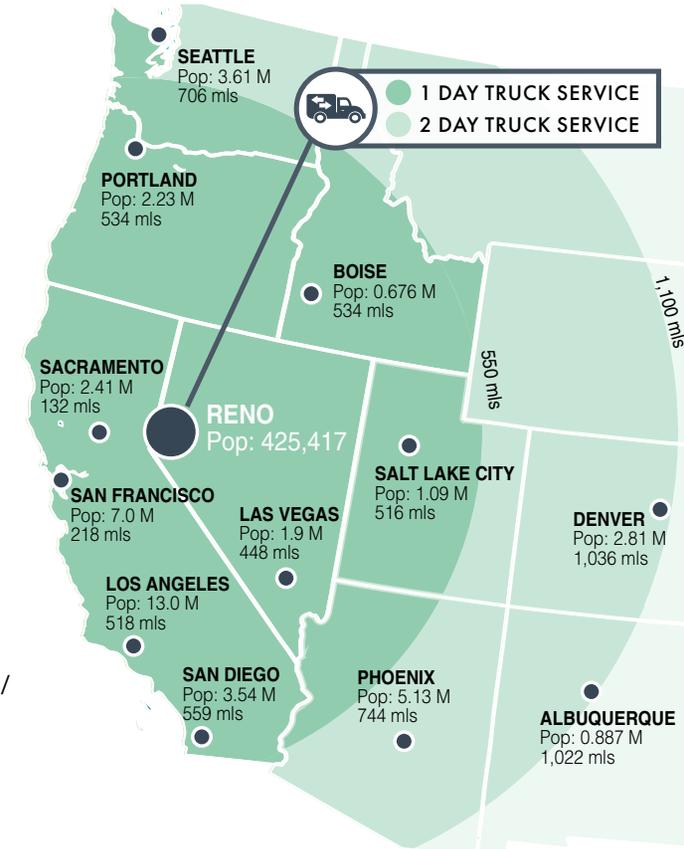
RADIUS	1-MILE	3-MILES	5-MILES
Population	2,888	50,338	130,334
Households	1,453	20,664	51,184
Household Income	\$85,587	\$103,954	\$99,631
Place of Work - Employees	1,574	27,203	69,945

### TRANSPORTATION

- Reno-Tahoe Int'l Airport: **5 miles**
- Reno-Stead FBO: **18.4 miles**
- UPS Regional: **0.25 miles**
- FedEx Ground: **4.6 miles**

### HELPFUL LINKS

- **Business Costs**  
<http://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**  
<http://goed.nv.gov/programs-incentives/incentives/>
- **Quality of Life**  
<http://edawn.org/live-play/>



### TAX COMPARISON

	NV	CA	AZ	UT	ID	OR	WA
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	1.475% > \$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	No	No	No	No	No	No



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