



Brookside Corporate Center

1155 SOUTH ROCK BLVD, SUITES 480-490, RENO, NV

FOR LEASE



NEGOTIABLE

LEASE RATE NNN

\$0.22/SF

2023 EST. NNN

±15,225 SF Class A Industrial Space Available

QUALITY LOCATION excellent first impression property

SIGNAGE monument signage available for tenants

EXCELLENT ACCESS large truck courts and driveways from three arterial streets

OFFICE ±1,706 SF includes reception, cubicle area, private offices, conference room, breakroom and restrooms

TWO dock doors

TWO 12' x 14' grade-level drive-in doors

BRAD LANCASTER, Sior

Industrial Services

775.690.0535

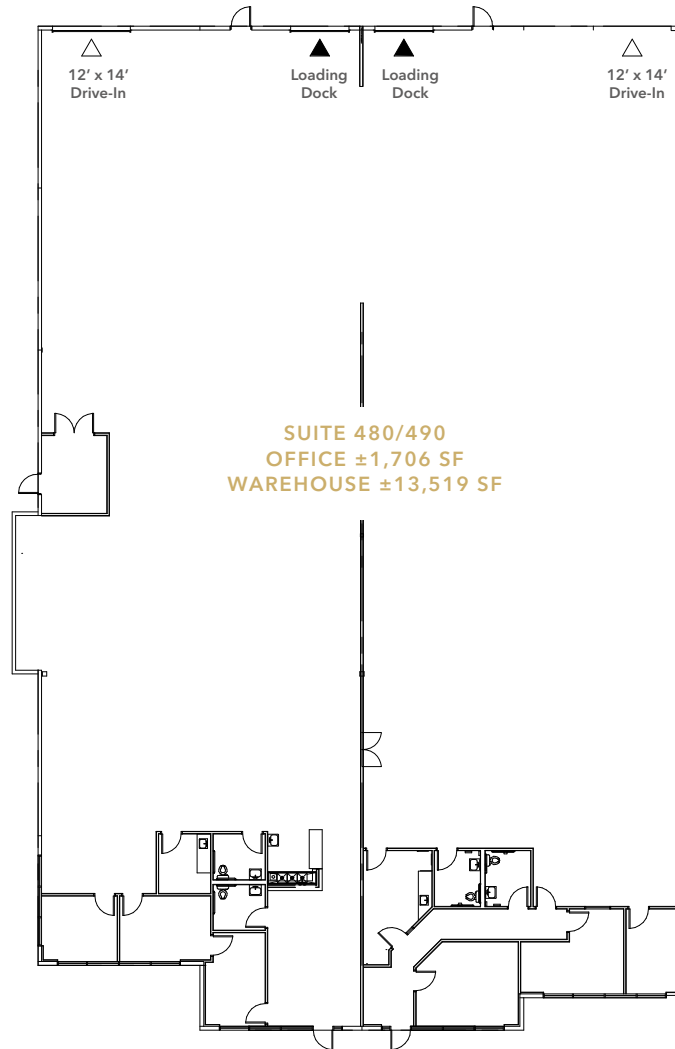
brad.lancaster@kidder.com

LIC B°0144389.CORP

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SUITE 480/490
OFFICE ±1,706 SF
WAREHOUSE ±13,519 SF

S MCCARRAN BLVD

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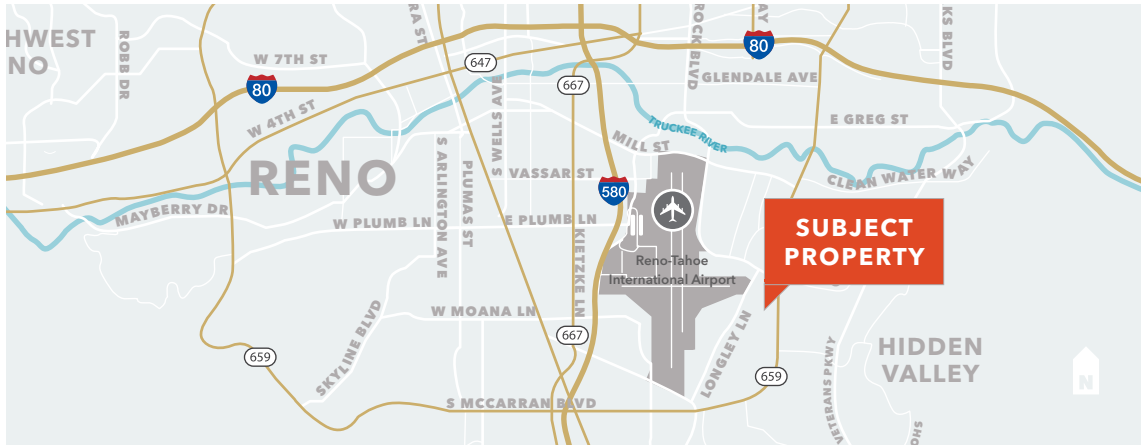
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km Kidder
Mathews

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SPECIFICATIONS

±15,225 SF industrial space

±1,706 SF office, conference room, break room, and bathrooms

400 amps, 480 volts, 3-phase power (tenant to verify)

TWO dock doors

TWO 12' x 14' grade-level drive-in doors

ESFR sprinkler system

COLUMNS 50' x 60' column spacing

18'-22' clear height

CONSTRUCTED in 2007

LOCATION ADVANTAGES

MONUMENT signage visibility from two arterial streets

PROXIMITY to I-80 and Hwy 395/I-580 on/off ramps

LOCATED within desirable metro industrial area

PROXIMITY to FedEx, UPS and other shipping hubs

ACCESS to large labor pool and services for employees

PROXIMITY to Reno-Tahoe International Airport private and commercial terminals

PROXIMITY to Tesla, Apple, Google, and many other high-profile corporate citizens

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TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	5.1
Reno-Stead FBO	17.3
UPS Regional	5.9
FedEx Express	2.0
FedEx Ground	10.4
FedEx LTL	4.6

DEMOGRAPHICS

2023	3 Miles	5 Miles	7 Miles
Population	51,905	214,445	321,877
Households	20,936	90,373	133,296
Avg HH Income	\$89,153	\$103,271	\$114,348
Total Employees	68,814	149,083	165,283

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

TAX COMPARISONS

	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	1.378%>\$50K/Q	0.380% (2019)	No	No	No	0.73%-0.7537%	No
Monthly Property Tax (based on \$25M market value)	\$22,969w	\$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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