



FOR LEASE

SOUTH RENO INDUSTRIAL

12910 OLD VIRGINIA RD, BLDG A, RENO, NV 89521



A ±60,630 SF warehouse distribution space located in Reno, Nevada.

NOW

AVAILABLE FOR LEASE

30'

CLEAR HEIGHT

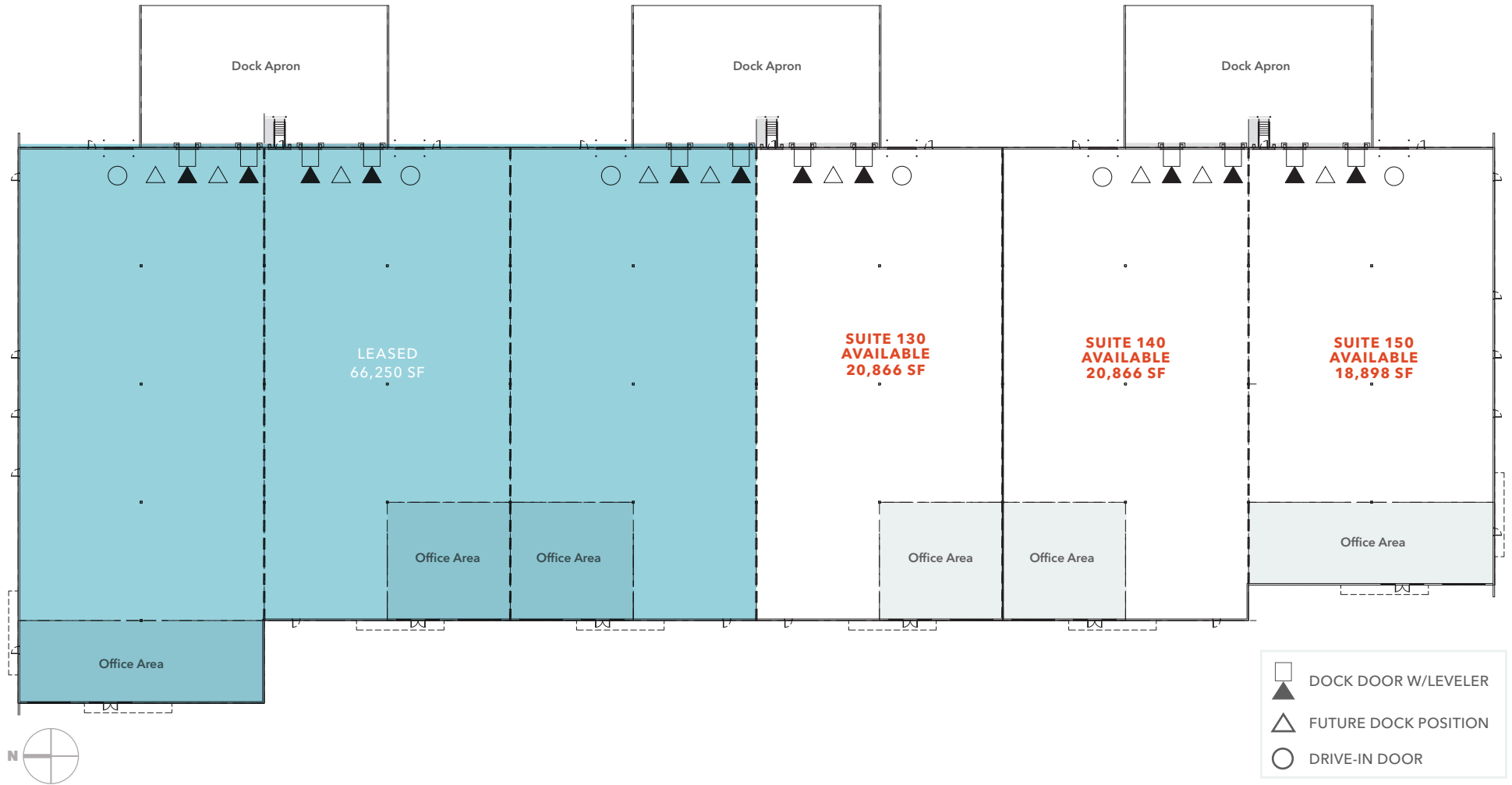
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BUILDING A FLOOR PLAN

±60,630 SF Available, Divisible to ±18,898 SF





Features

±60,630 SF building available,
divisible to ±18,898 SF

Lease rate negotiable

EST. OPEX \$0.20 PSF

30' clear height

Power 200 amps per unit, 3-phase

52'X 50' column spacing

ESFR sprinklers

6.5" concrete slab

LED lighting

165 parking spaces

Roof system 60 mil, single ply TPO

Located in the South Reno
submarket

Easy access to I-580

Ample amenities & labor in close
proximity

TRANSPORTATION

| Ground | Miles |
|--------------------------|-------|
| RENO-TAHOE INT'L AIRPORT | 7.4 |
| RENO-STEAD FBO | 19.3 |
| UPS REGIONAL | 10.4 |
| FEDEX EXPRESS | 6.6 |
| FEDEX GROUND | 15.6 |
| FEDEX LTL | 9.6 |

DEMOGRAPHICS

| 2024 | 3 mi | 5 mi | 7 mi |
|-----------------|-----------|-----------|-----------|
| POPULATION | 54,190 | 79,725 | 127,511 |
| HOUSEHOLDS | 22,531 | 33,744 | 54,458 |
| AVG HH INCOME | \$154,655 | \$150,586 | \$138,783 |
| TOTAL EMPLOYEES | 25,243 | 46,218 | 81,158 |

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 | 1.17%>\$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 |