



North Valleys Commerce Center

9460 NORTH VIRGINIA STREET, RENO, NV 89506

CROSS-DOCK BUILDING FOR LEASE



±244K AVAILABLE SF
DIVISIBLE TO 122K

\$ LEASE RATE
NEGOTIABLE

**ESFR
SPRINKLER
SYSTEM**

36' CLEAR
HEIGHT

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Mathews**

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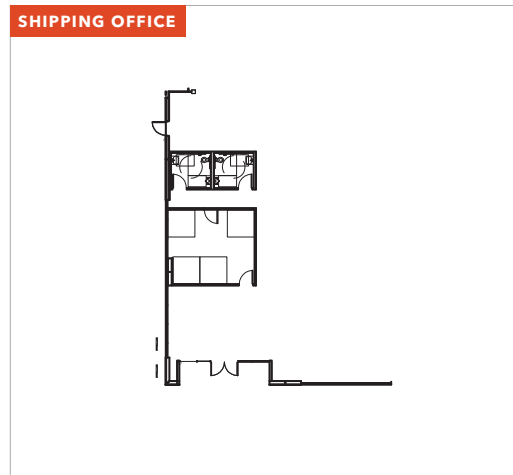
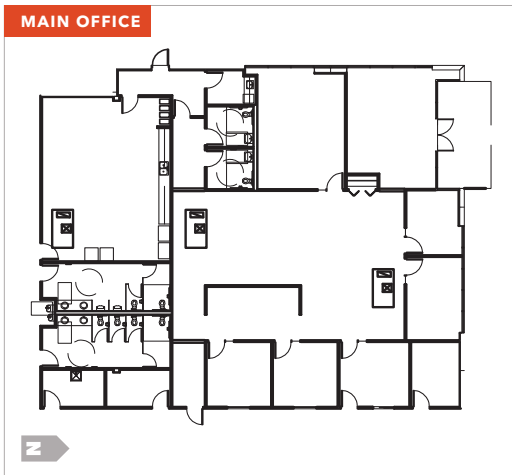
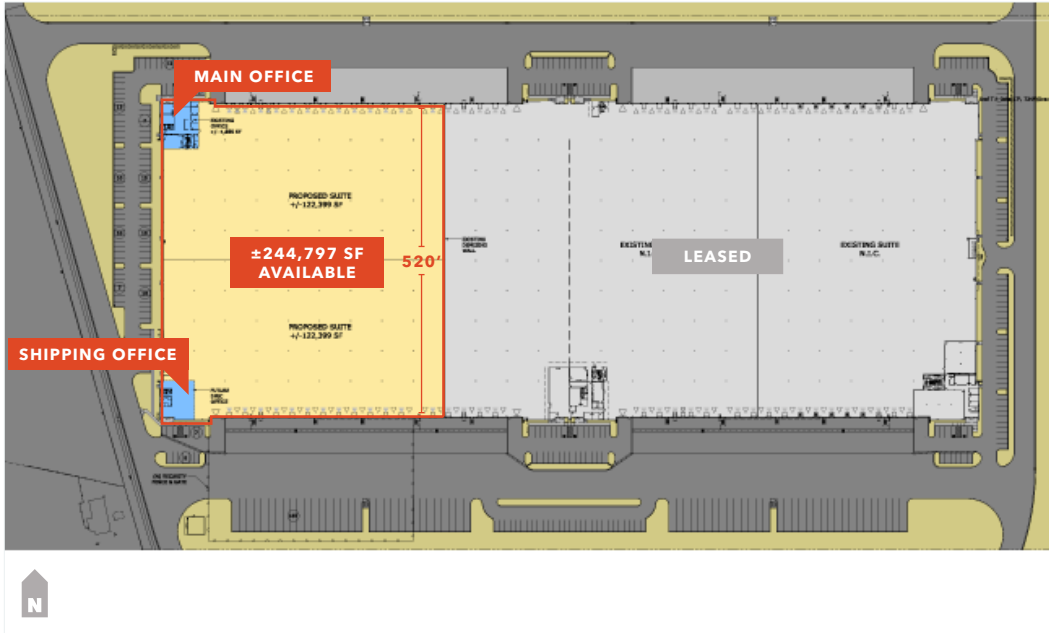
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PROPERTY FEATURES	
Lease Rate	Negotiable
Space	±244,797 SF (divisible to ±122,399 SF)
Office Size	±4,888 SF Main Office ± 585 SF Shipping Office
Estimated OPEX	\$0.12 PSF/month
Zoning	Industrial Commercial (IC)
Land Area	35.45 Acres

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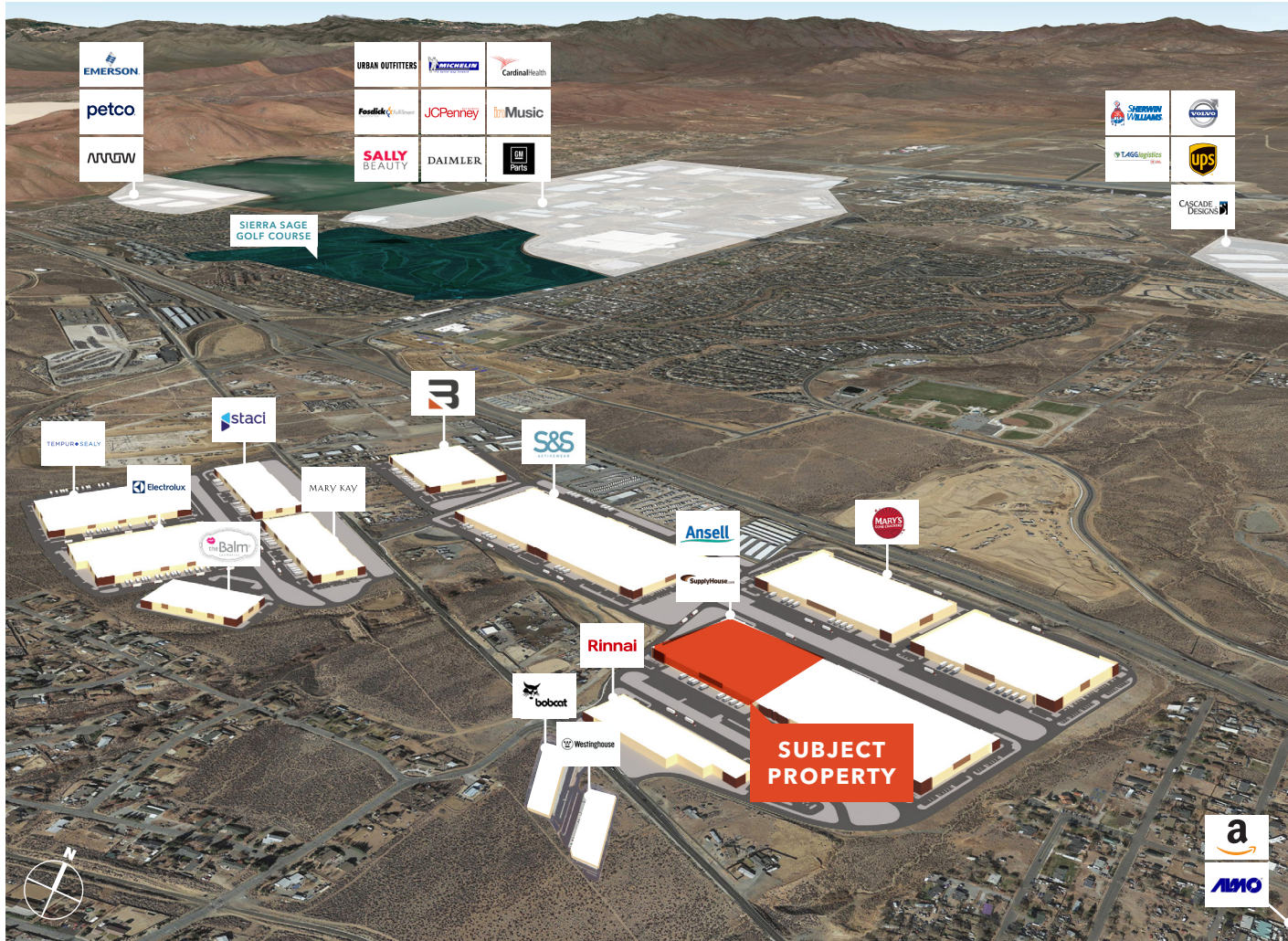


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Tenant Aerial



36' minimum clear height inside first column

28 (9' X10') dock high doors with 30,000 lb mechanical levelers, dock locks, dock seals, z-guards and lights

24 additional knock out panels for future dock doors

52' X 50' columns (typical)

2 (12'X14') drive in doors

800 amps, 277/480 volts, 3-phase power

60' speed bays

LED lighting (approximately 25 FC at 36" AFF) with motion sensors and photocells (for daylight harvesting)

7" floors

ROOF SYSTEM 60 mil single ply TPO roof membrane with R-19 insulation above deck with 20 year warranty

2% skylights

EXCELLENT ACCESS to US-395, located ± 7 miles from I-80 via Lemmon Dr & Stead Blvd

PARKING 118 auto, 24 trailer

FENCED and gated truck courts possible

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TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	11.0
Reno-Stead FBO	4.9
UPS Regional	12.9
FedEx Express	11.8
FedEx Ground	17.6
FedEx LTL	10.3

DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
Population	38,068	76,257	200,769
Households	13,436	26,727	77,416
Avg HH Income	\$107,672	\$108,066	\$102,188
Total Employees	3,974	10,824	51,352

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 <http://www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business>

Business Incentives <http://edawn.org/why-nevada/business-advantage/>

Cost of Living <http://opportunitynevada.files.wordpress.com/2017/11/costofliving.pdf>

Quality of Life <http://edawn.org/live-play/>



Source: <https://www.nvenergy.com/about-nvenergy/economic-development/taxes-incentives>
Last updated: 01/2019

BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISONS							
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