



FOR LEASE

395 North, Building A

RENO PARK DRIVE, RENO, NV



AVAILABLE
Q2 2024

±784,910 AVAILABLE SF
DIVISIBLE TO ±392,455 SF

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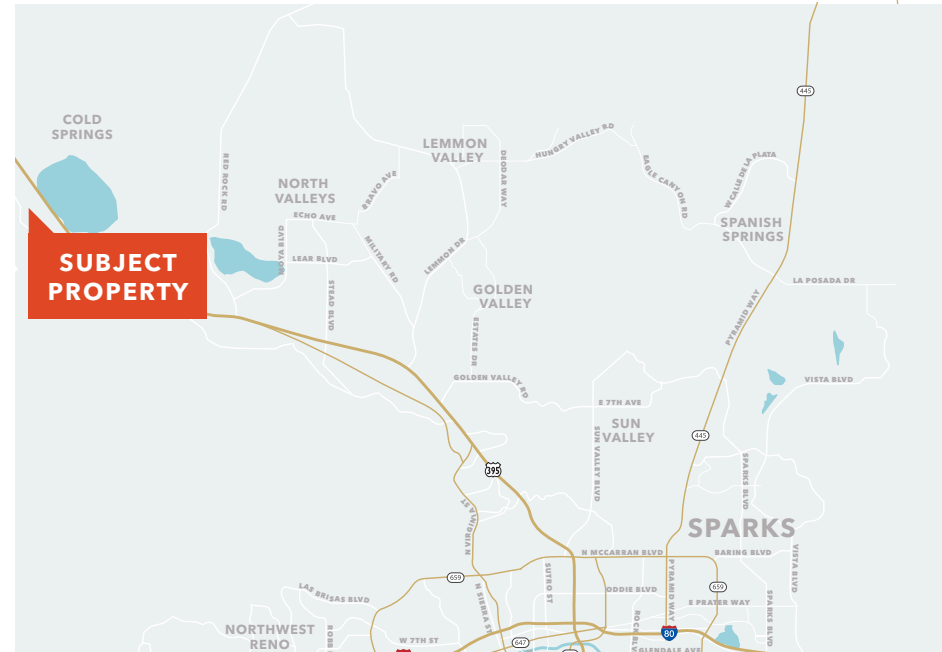
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PROPERTY FEATURES

| | |
|-------------------|----------------------------|
| List Price | Negotiable |
| Space | ±392,455 SF to ±784,910 SF |
| Office Size | Build-to-suit |
| Estimated OPEX | \$0.08 - \$0.10 PSF/month |
| Availability Date | Q2 2024 |
| Property Website | TBD |

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Tenant Aerial



BUILDING HIGHLIGHTS

60 dock-high-door each with a mechanical pit type leveler

59 knock out panels for future dock-high-doors

56' X 50' column spacing

8 grade-level doors measuring 12' x 14'

36' clear height

CROSS docked

ESFR sprinkler system

291 car parks

8,000 amps of 277/480 volt 3-phase power

7" slab unreinforced

LED lighting system (30 fc unobstructed) with motion sensors and photocells (for daylight harvesting)

ROOF SYSTEM 60 mil single ply membrane with R-19 rigid insulation above deck

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TRANSPORTATION

| Ground | Miles |
|--------------------------|-------|
| Reno-Tahoe Int'l Airport | 18.8 |
| Reno-Stead FBO | 10.9 |
| UPS Regional | 9.9 |
| FedEx Express | 20.0 |
| FedEx Ground | 20.0 |
| FedEx LTL | 19.0 |

DEMOGRAPHICS

| 2022 | 3 mi | 5 mi | 7 mi |
|-----------------|----------|----------|----------|
| Population | 9,579 | 13,432 | 31,216 |
| Households | 3,425 | 4,771 | 10,641 |
| Avg HH Income | \$81,521 | \$88,376 | \$85,581 |
| Total Employees | 443 | 847 | 4,747 |

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 | 1.475%>\$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 | 13.3% | 4.5% | 4.95% | 6.93% | 9.9% | No |

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