

200 ACADEMY WAY

SPARKS, NV 89441

FLEX INDUSTRIAL WITH YARD

- *Excellent owner-user opportunity with investment income potential*
- *±16,000 SF yard for outdoor storage, fleet parking, and more*
- *Move-in ready new construction*

PRICE REDUCED

FOR SALE

\$6,890,000
\$266 PSF



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\$6,890,000
\$266 PSF
Sale Price

25,880 SF
Building Size

16,000 SF
Yard Area

2.1 AC
Parcel Size

Zoning | (I) Industrial

APN | 538-181-14

Property Features

25,880 SF Class A Flex Industrial Building

Flexible configuration can accommodate up to four (4) separately metered tenants, supporting full or partial occupancy

740 SF Office suite is move-in ready

16,000 SF yard area for outdoor storage and loading

6 (12'x14') grade level doors

1200 Amp, 208/120 Volt, 3 Phase Power

18' Clear Height

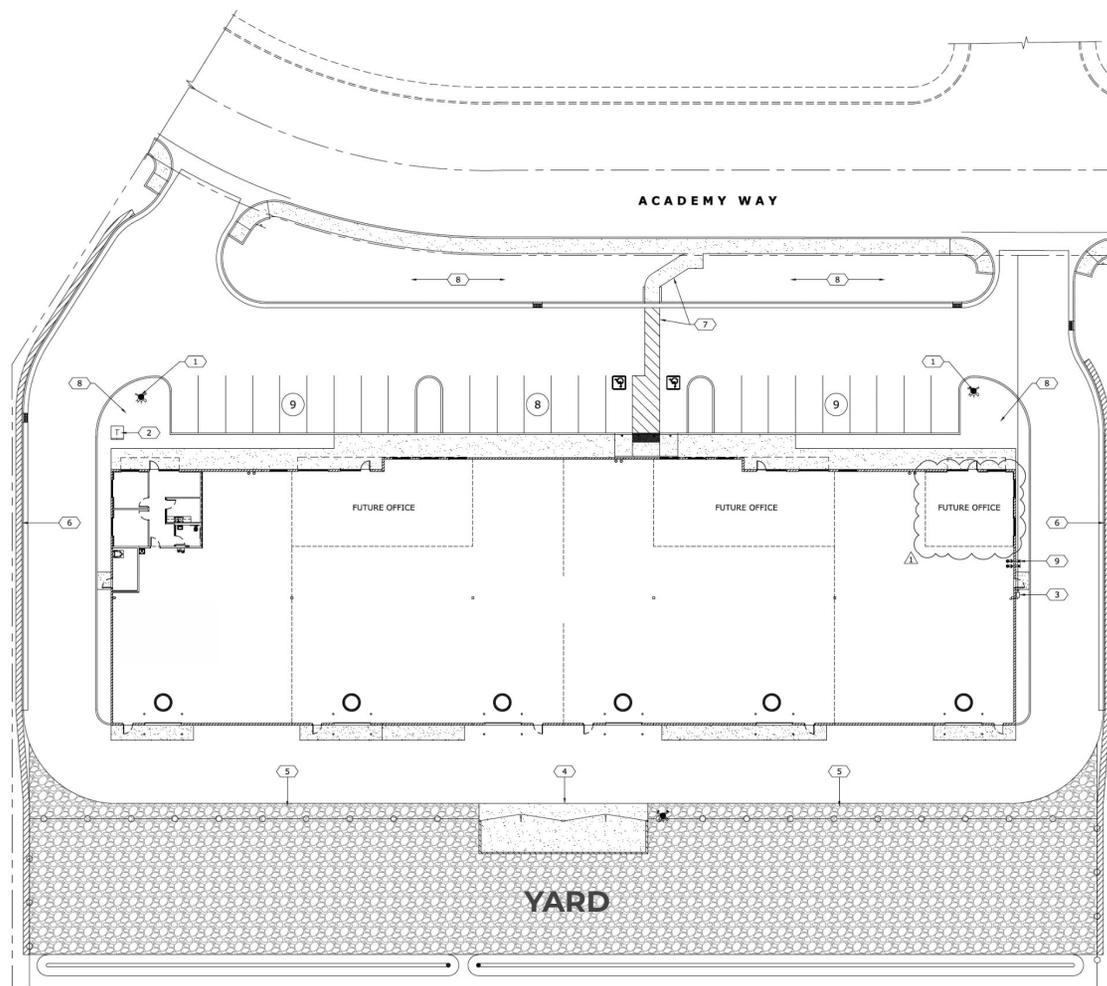
60 mil single ply TPO roof membrane

Skylights approximately **2.5%**

LED Lighting

(26) Auto parking spaces

Circular site flow



PARCEL MAP



ACADEMY WAY





- Close proximity to an abundant labor pool in the fastest growing residential submarket in Northern Nevada
- Business-friendly environment with access to ample amenities, retail services and public transportation
- Located in Spanish Springs Business Center - a 594 acre master planned business park with many pre-approved industrial uses
- Located outside of the 500 year floodplain
- Population : **3 Miles - 16,090** **5 Miles - 36,167**
- Households: **3 Miles - 5,497** **5 Miles - 12,354**



200
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DCG INDUSTRIAL



VIEW VIDEO



AREA MAP

Spanish Springs
BUSINESS CENTER



Spanish Springs Housing Projects	
Active Single Family Units:	2,269
Approved Single Family Units:	2,566
Active Multi Family Units:	1,218
Approved Multi Family Units:	450

Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned Switch Campus



ORMAT



STATE OF NEVADA



switch



CAESARS ENTERTAINMENT



AMERCO



SNC



SIERRA NEVADA CORPORATION



MONARCH



Renown HEALTH



its logistics



MONARCH CASINO RESORT SPA - BLACK HAWK



TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



LOCATION & TRANSPORTATION

MAJOR DISTRIBUTION LINK

2,900 miles in length, I-80 is the backbone of U.S. logistics, linking West Coast ports with the Midwest and East Coast.

- Located 25 miles from the California border
- I-80 and I-580 interchange is ± 12 miles from subject property
- Reno Tahoe International Airport is ± 15 miles from subject property
- Downtown Reno is ± 14 miles from subject property

Distribution Hubs	Miles
FedEx Freight	13
FedEx Ship Center	15.5
FedEx Air Cargo	13
FedEx Ground	18
UPS Freight Service Center	19.5
UPS Customer Center	12
US Post Office	10

 ONE DAY TRUCK SERVICE

 TWO DAY TRUCK SERVICE



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