FOR LEASE

1575 LINDA WAY

Industrial	±30,360	$0.85	Sparks
PRODUCT TYPE	AVAILABLE SF	RATE	LOCATION

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Industrial
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AVAILABLE SF

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RATE

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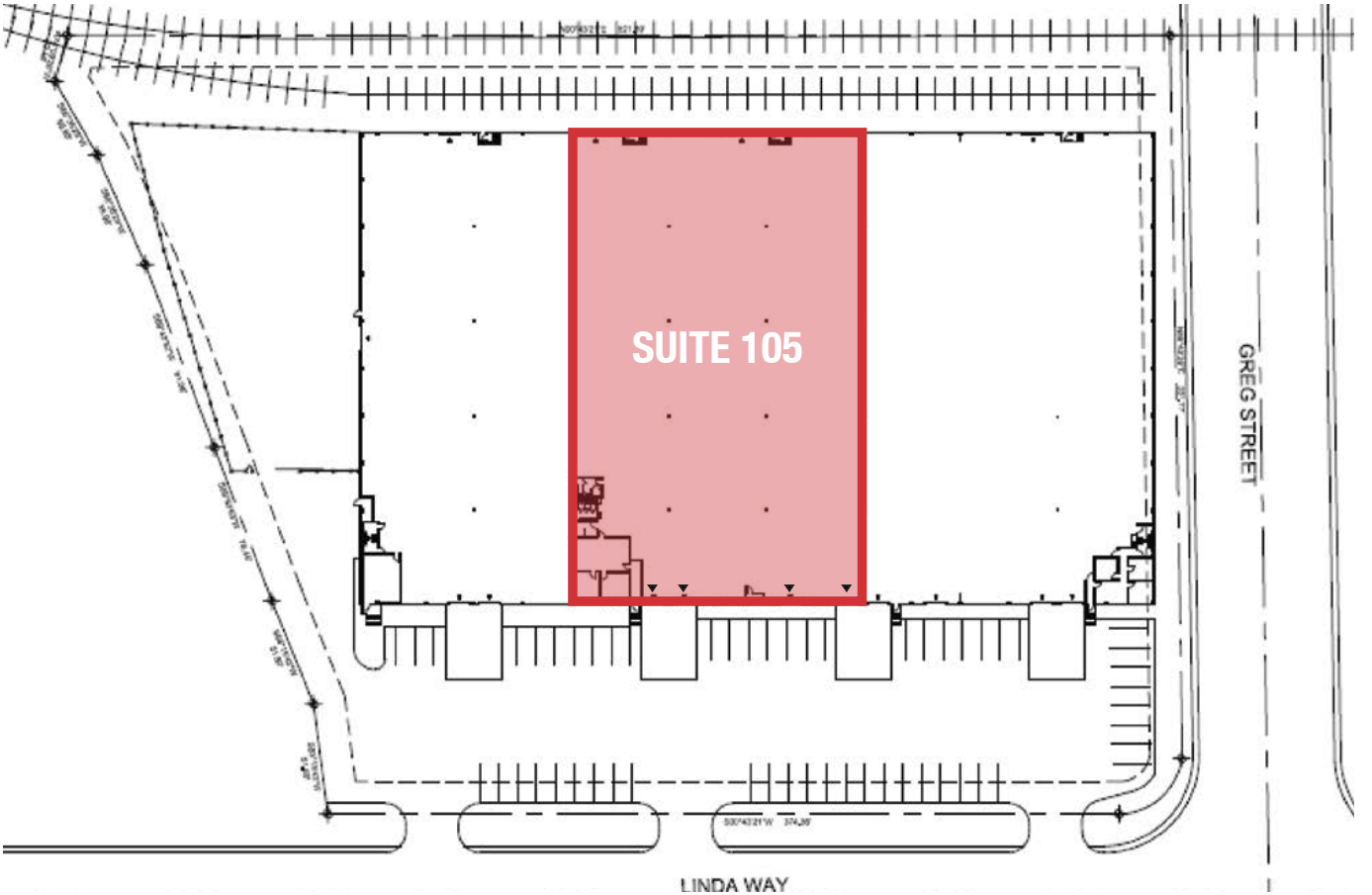
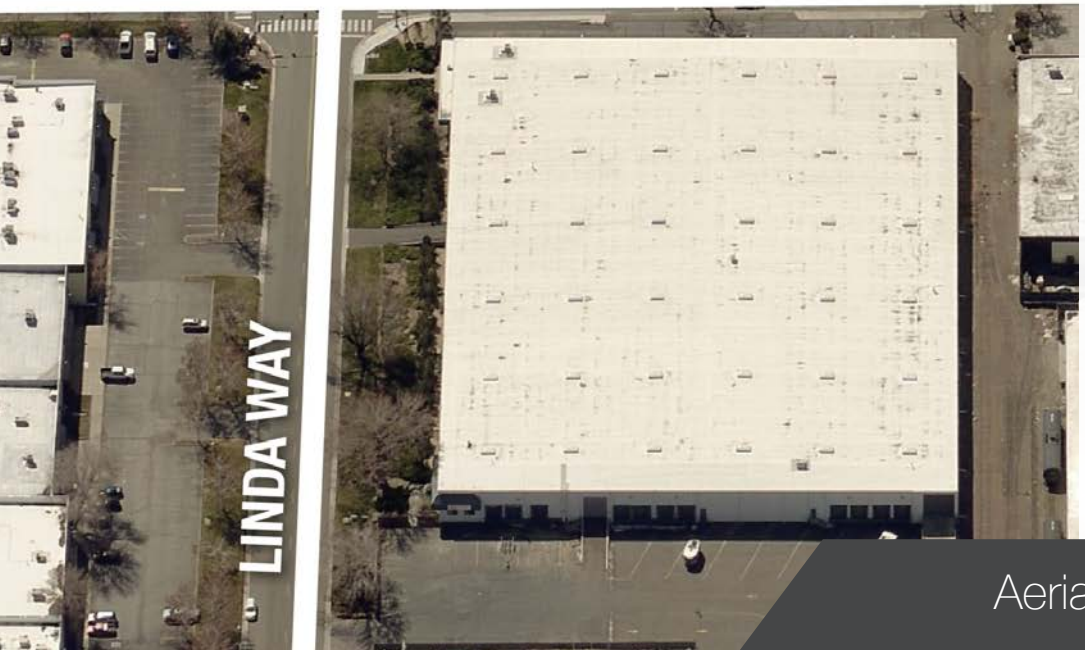
LOCATION



Site Plan

NAI Alliance



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Property Highlights

This well located industrial building is located one block east of McCarran Boulevard which places the building in the middle of the Sparks industrial park with quick and easy access to I-80 & only minutes to Reno / Tahoe International Airport.

Property Details

Address	1575 Linda Way Sparks, NV 89431
Available SF	±30,360 SF
Office	±1,500 SF
Lease Type	NNN
Lease Rate	$0.85/SF/Mo
OPEX Rate	$0.13/SF/Mo
Clear Height	24'
Column Spacing	45' x 45'
Dock Doors	4
Grade Level Doors	0
Power	400 Amp 480 Volt 3 Phase
Parking	15
APNs	034-361-06
Year Built	1974
Zoning	I - Industrial

Aerial Map + Property Highlights

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Property Photos

NAI Alliance

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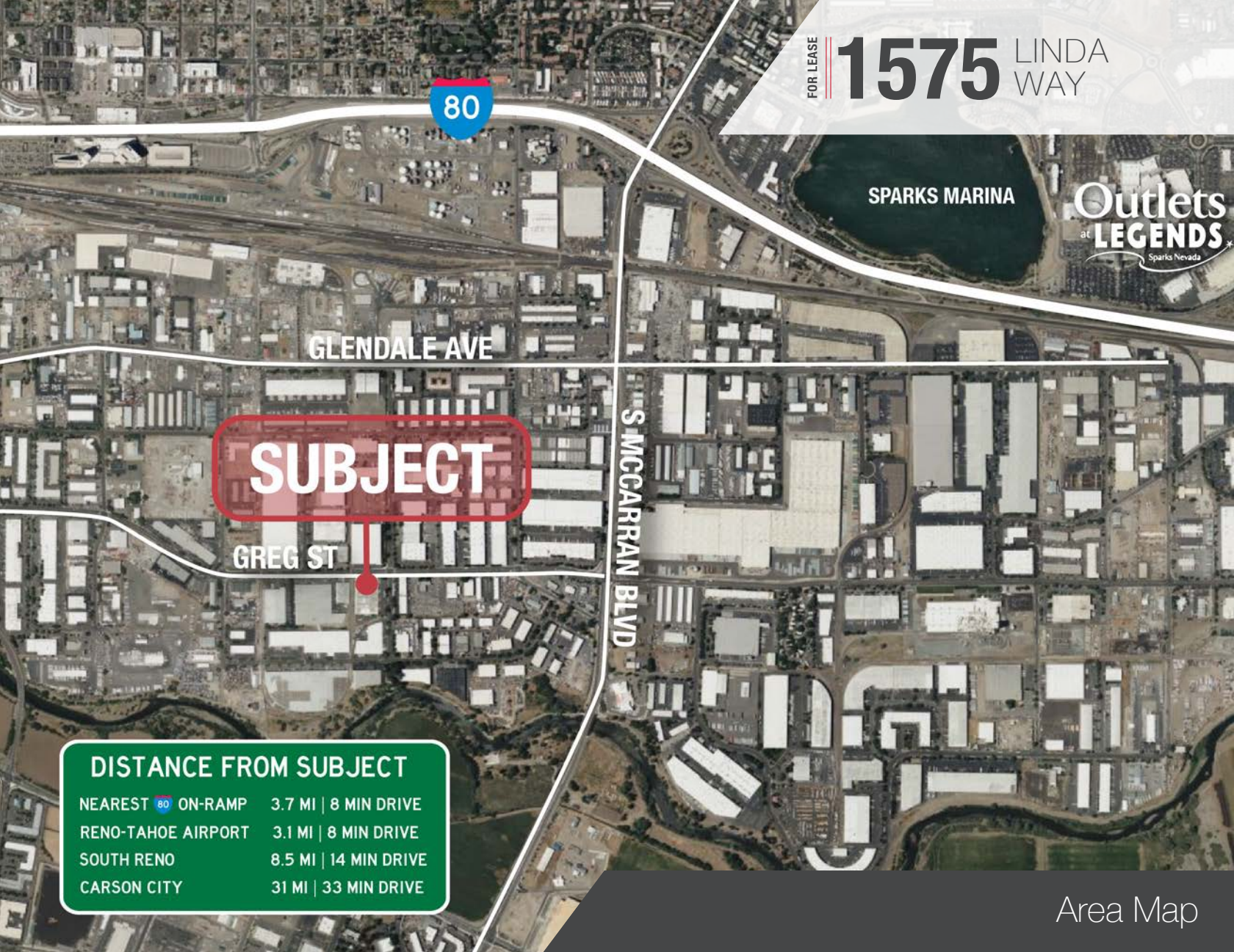


DISTANCE FROM SUBJECT

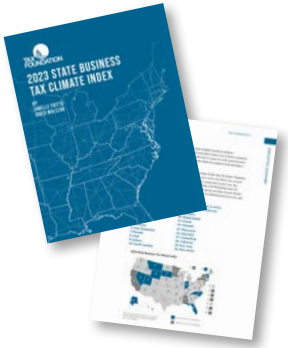
NEAREST 80 ON-RAMP	3.7 MI | 8 MIN DRIVE
RENO-TAHOE AIRPORT	3.1 MI | 8 MIN DRIVE
SOUTH RENO	8.5 MI | 14 MIN DRIVE
CARSON CITY	31 MI | 33 MIN DRIVE

Area Map

Industrial	±30,360	$0.85	Sparks
PRODUCT TYPE	AVAILABLE SF	RATE	LOCATION

Nevada is a business-friendly state with a very low-regulation environment, streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.

TAX FOUNDATION Since 1937



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax

61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governer's Office of Economic Development

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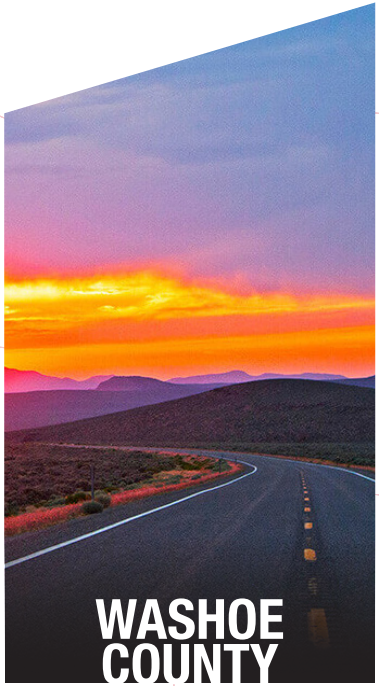


WASHOE COUNTY

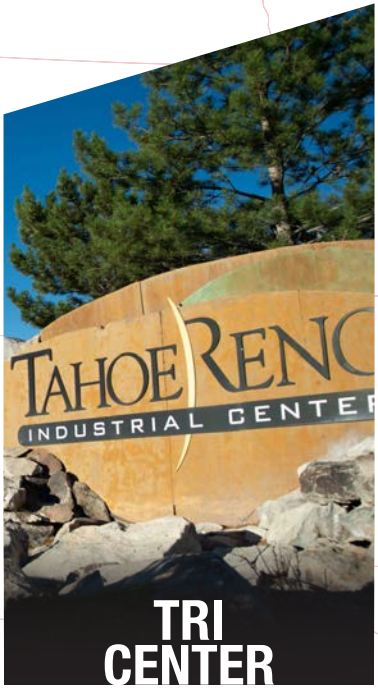
Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.

CITY OF RENO

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

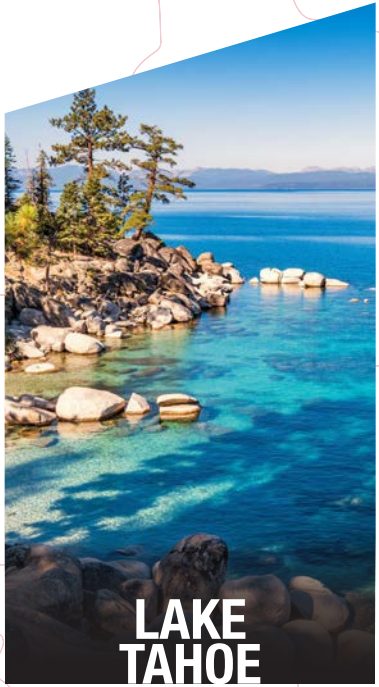
Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world.

It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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