

FOR LEASE

14100 LEAR BLVD


Industrial
PRODUCT TYPE


±304,467 SF
SIZE (DIVISIBLE)


Immediately
AVAILABLE


Negotiable
RATE


Rail Served
FEATURES



NAI Alliance



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Negotiable
RATE



±304,467 SF
SIZE (DIVISIBLE)



9 + 1†
DOCK DOORS



5
GRADE DOORS



30' - 40'
CLEAR HEIGHT



50' x 50'*
COLUMN SPACING



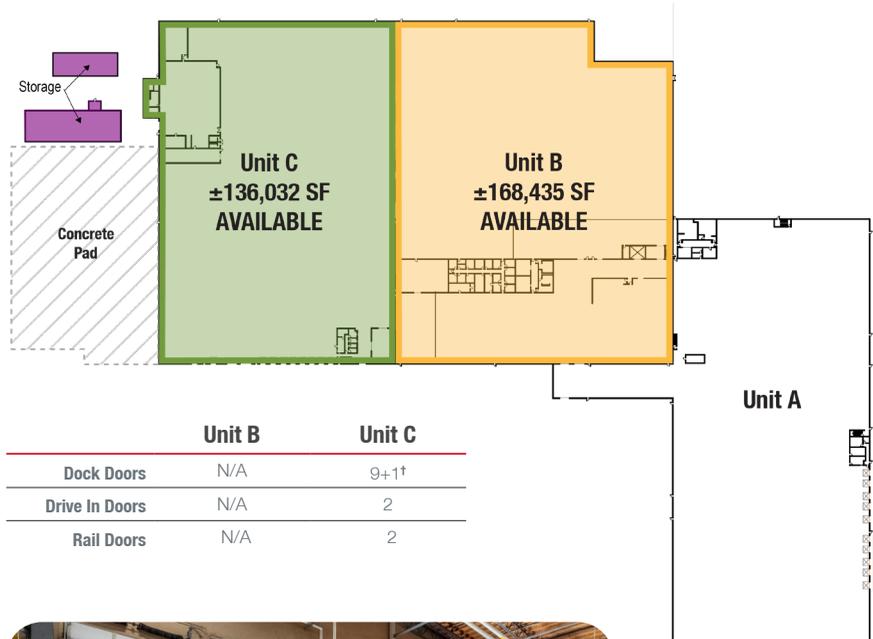
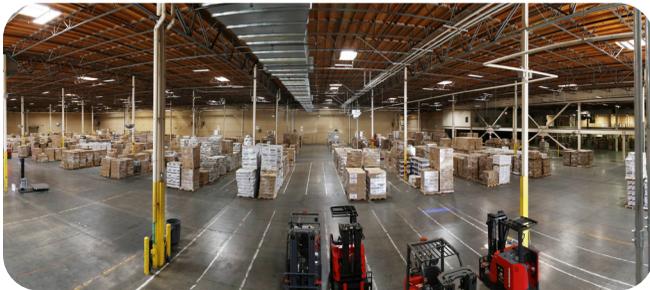
Immediately
AVAILABLE

*Column spacing varies between 50' x 50' and 42' x 50' throughout the units.

†One dock door currently has a compactor installed on it.

Recent Upgrades

- New motion sensor LED lighting
- Dock repairs
- Fresh paint
- New & improved heaters

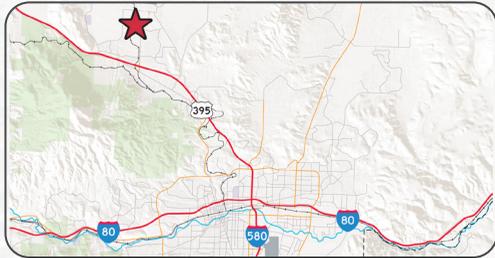




SUBJECT

FOR LEASE

14100 LEAR BLVD



Property Details

Address	14100 Lear Boulevard Reno, NV 89506
Available SF	±136,032 - 304,467 (divisible)
Lease Rate	Negotiable
OPEX	\$0.11/SF
Dock Doors	19 Total; 18 w/ Mechanical Pit Levelers
Grade Level Doors	5
Clear Height	30' - 40'
Column Spacing	50' x 50' and 42' x 50'
Power	Previous Use: 8 x 3,000 KVA Substations Redundantly Fed 277/480 Volt 3-Phase
Fire Suppression	Unit A: Partially ESFR Unit B: Wet Unit C: Large Drop
Parking	TBD
Office Space	Available
Roof	EPDM & TPO - Single Ply/60 Mil.
Floor	Concrete
Lighting	LED
Rail Access	Union Pacific; two 9-Car Sidings
Heating	Natural Gas Unit Heaters
Water Rights	117 Acre Feet (Previous Use)

Aerial Map + Property Highlights


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DISTANCE FROM SUBJECT	
NEAREST 395 ON-RAMP	2 MI 6 MIN DRIVE
DOWNTOWN RENO	12 MI 18 MIN DRIVE
RENO-TAHOE AIRPORT	13 MI 18 MIN DRIVE
SACRAMENTO	143 MI via  W
SAN FRANCISCO	230 MI via  W
LAS VEGAS	447 MI via  E
LOS ANGELES	481 MI via  S
SALT LAKE CITY	527 MI via  E




SUBJECT

Surrounding Area Businesses



FOR LEASE

14100 LEARN BLVD

5- MILE KEY FACTS



46,842
POPULATION



3.6%
UNEMPLOYMENT



2.9
HOUSEHOLD
SIZE (AVG.)



35
MEDIAN
AGE

5-MILE INCOME FACTS



\$76,840

MEDIAN
HOUSEHOLD
INCOME



\$32,881

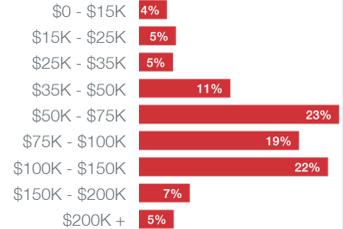
PER CAPITA
INCOME



\$162,921

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



533
BUSINESSES



7,207
EMPLOYEES

5-MILE EDUCATION FACTS

12%

NO HIGH
SCHOOL
DIPLOMA



31%

HIGH
SCHOOL
GRADUATE



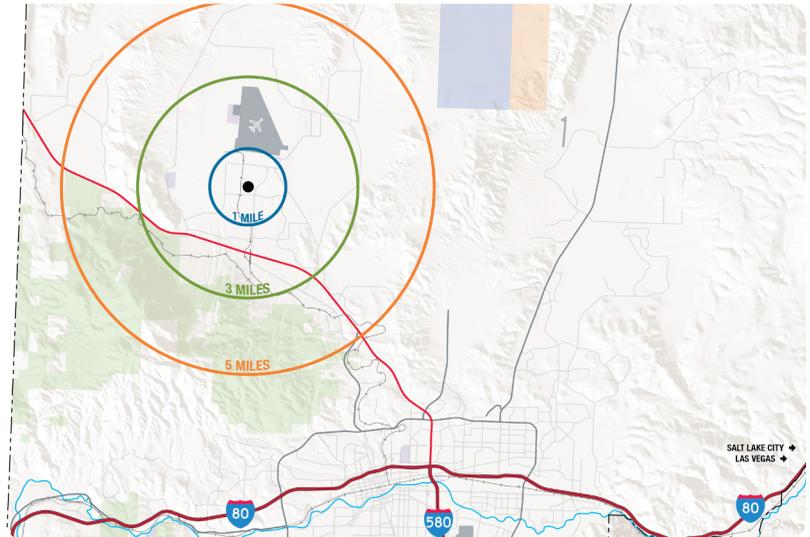
37%

SOME
COLLEGE



20%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI



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2021 RENO DAILY TRAFFIC VOLUMES

1 ±32,000

NEVADA-CALIFORNIA
STATELINE

3 ±54,000

WEST RENO AT
180 AND MCCARRAN

6 ±51,500

EAST RENO AT
180 AND LOCKWOOD

±7,300

NEVADA-CALIFORNIA
STATELINE

4 ±121,000

180 AND 1580
INTERCHANGE

7 ±108,000

1580 AT
LONGLEY LANE

2 ±46,500

EAST VERDI
INTERCHANGE

5 ±49,500

EAST RENO AT
180 AND VISTA BLVD



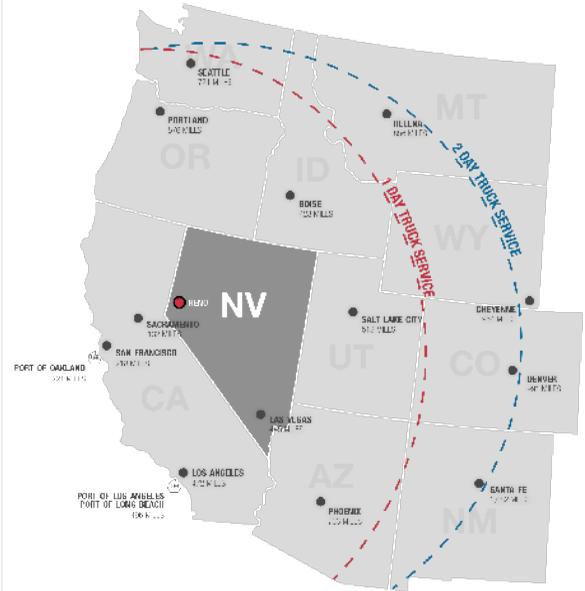
TRUCK SERVICE FROM RENO



±60 M
PEOPLE IN A
1-DAY DRIVE



±70 M
PEOPLE IN A
2-DAY DRIVE



Nevada is a business-friendly state with a very low-regulation environment, a 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.

The Best in the West

The Tax Foundation's 2022 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: 2020 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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