

FOR LEASE

575 SPICE ISLANDS DR

Industrial yard is 2.45 acres or 106,722 SF

Within 5 minutes of multiple I-80 on/off ramps

Proximity to UPS, FedEx, Ontrac and other shipping hubs

Proximity to key services (truck stops/gas, restaurants, truck repair, etc.)

1 day ground shipping to 7 western states (11 states in 2 days)

Fully fenced with power/ lighting available

Zoned Industrial (I)

\$.10/SF

LEASE RATE

2.45

ACRES

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TRANSPORTATION

Ground	Miles
RENO-TAHOE INT’L AIRPORT	3.8
RENO-STEAD FBO	14.6
UPS REGIONAL	3.0
FEDEX EXPRESS	2.2
FEDEX GROUND	8.1
FEDEX LTL	1.6

DEMOGRAPHICS

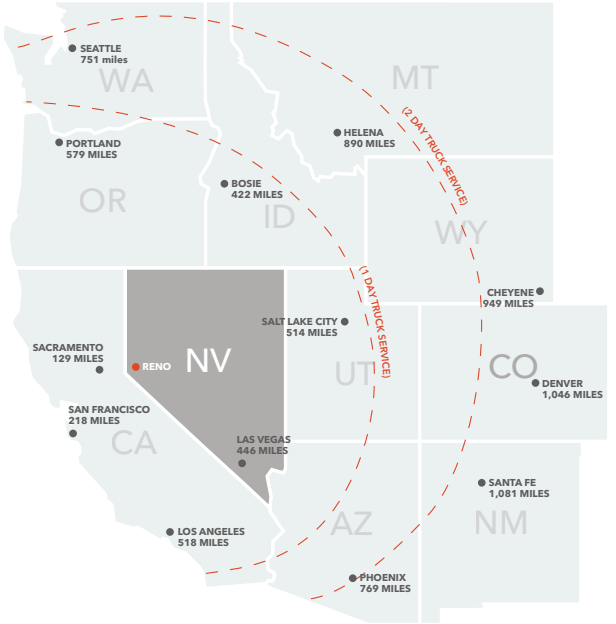
2024	3 mi	5 mi	7 mi
POPULATION	74,589	204,772	320,885
HOUSEHOLDS	30,757	87,642	134,843
AVG HH INCOME	\$91,641	\$91,986	\$107,998
TOTAL EMPLOYEES	53,563	131,965	162,838

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

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	1.378%>\$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

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