

FOR SUBLEASE

1802 BRIERLY WAY SUITE 103

SPARKS, NV 89434

±17,980 SF Industrial / Manufacturing / Distribution

±777 SF Office including reception, private offices, & two bathrooms

Heavy Power: 400A / 480V / 3Ph (tenant to verify)

Four loading dock positions / roll-up doors

One grade-level drive-in door

Sublease term through May 31, 2028 - Longer lease terms possible

BRAD LANCASTER, SIOR

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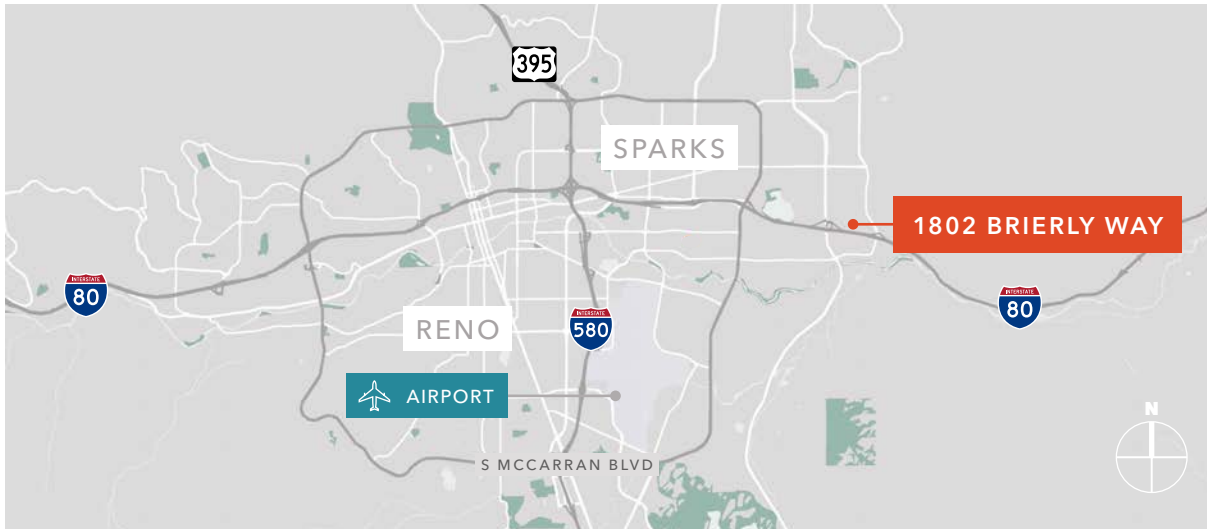
\$.60 / SF
LEASE RATE

\$.09 / SF
2026 ESTIMATED NNN/CAM

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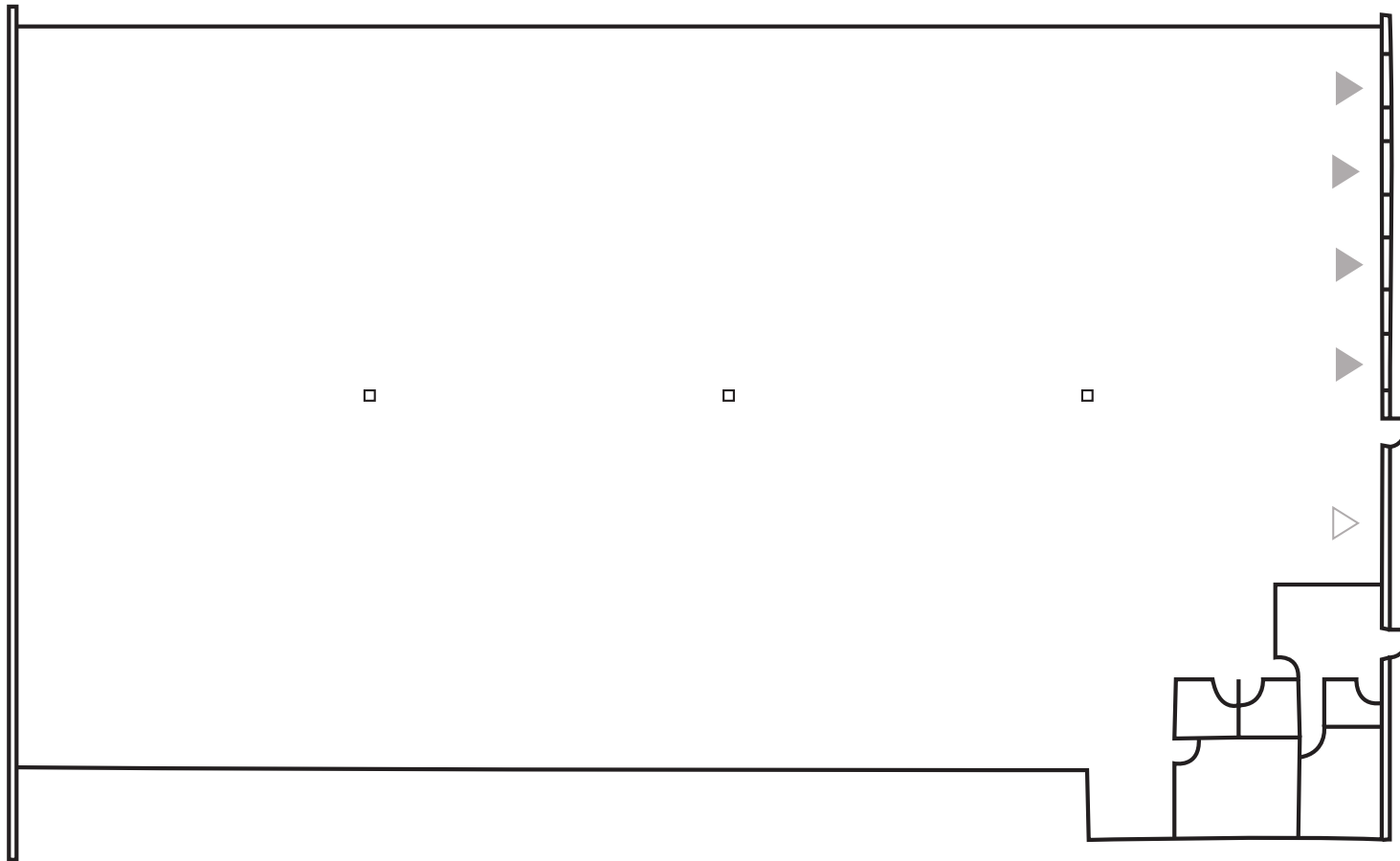
Property Information

INDUSTRIAL SPACE	17,980 SF
POWER	400A / 480V / 3Phase (tenant to verify)
LOADING DOCK DOORS	Four
GRADE-LEVEL DOOR	One 12' X 14'
COLUMN SPACING	48' X 50'
OFFICE SPACE	±777 SF
CLEAR HEIGHT	±26'
SPRINKLER SPEC	.33/3,000

Location Advantages

- Proximity to I-80 and Hwy 395/I-580 on/off ramps
- Located within desirable metro Industrial area
- Proximity to FedEx, UPS and other shipping hubs
- Access to large labor pool and services for employees
- Proximity to Reno-Tahoe International Airport private and commercial terminals
- Proximity to Tesla, Apple, Google, and many other high-profile corporate citizens

FLOOR PLAN



±17,980
SF TOTAL

±777
SF OFFICE

- ▲ Dock-high loading door
- △ Grade-level drive-in door

TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	6.3
RENO-STEAD FBO	16.1
UPS REGIONAL	0.9
FEDEX EXPRESS	4.5
FEDEX GROUND	6.2
FEDEX LTL	4.1

DEMOGRAPHICS

2026	3 mi	5 mi	7 mi
POPULATION	49,672	131,927	282,039
HOUSEHOLDS	20,568	52,962	116,748
AVG HH INCOME	\$107,769	\$99,223	\$103,875
TOTAL EMPLOYEES	28,646	64,600	150,911

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

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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