



North Valleys Commerce Center

BUILDING C | 9456 NORTH VIRGINIA STREET, RENO, NV 89506

MULTI-TENANT INDUSTRIAL BUILDING FOR LEASE



Ideal for users w/heavy car parking requirement, excess trailer & outdoor storage needs

±154K SQUARE FEET
(±42,220 SF MINIMUM)

\$ NEGOTIABLE
LEASE RATE

32' CLEAR
HEIGHT

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**Kidder
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DEVELOPED
BY



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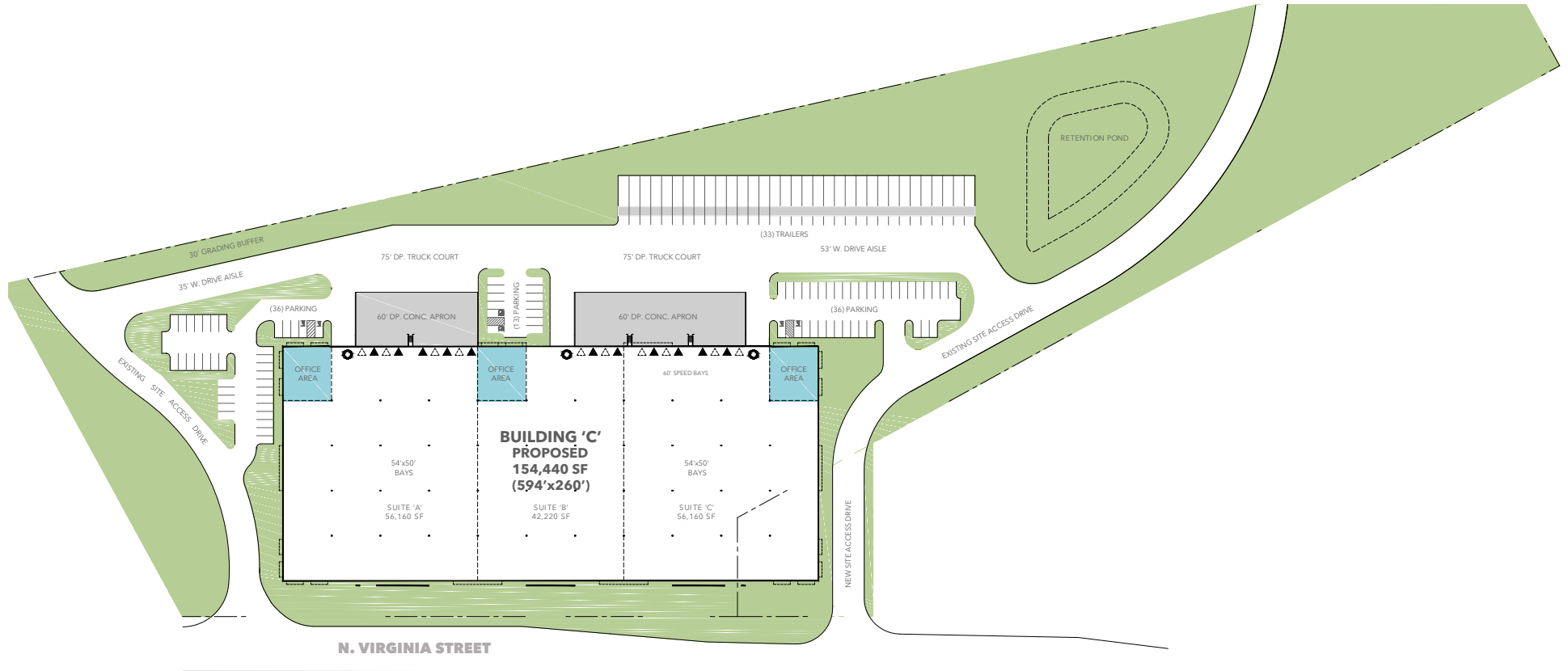
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INDUSTRIAL BUILDING FOR LEASE

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Conceptual Site Plan



BUILDING AVAILABLE SPACE

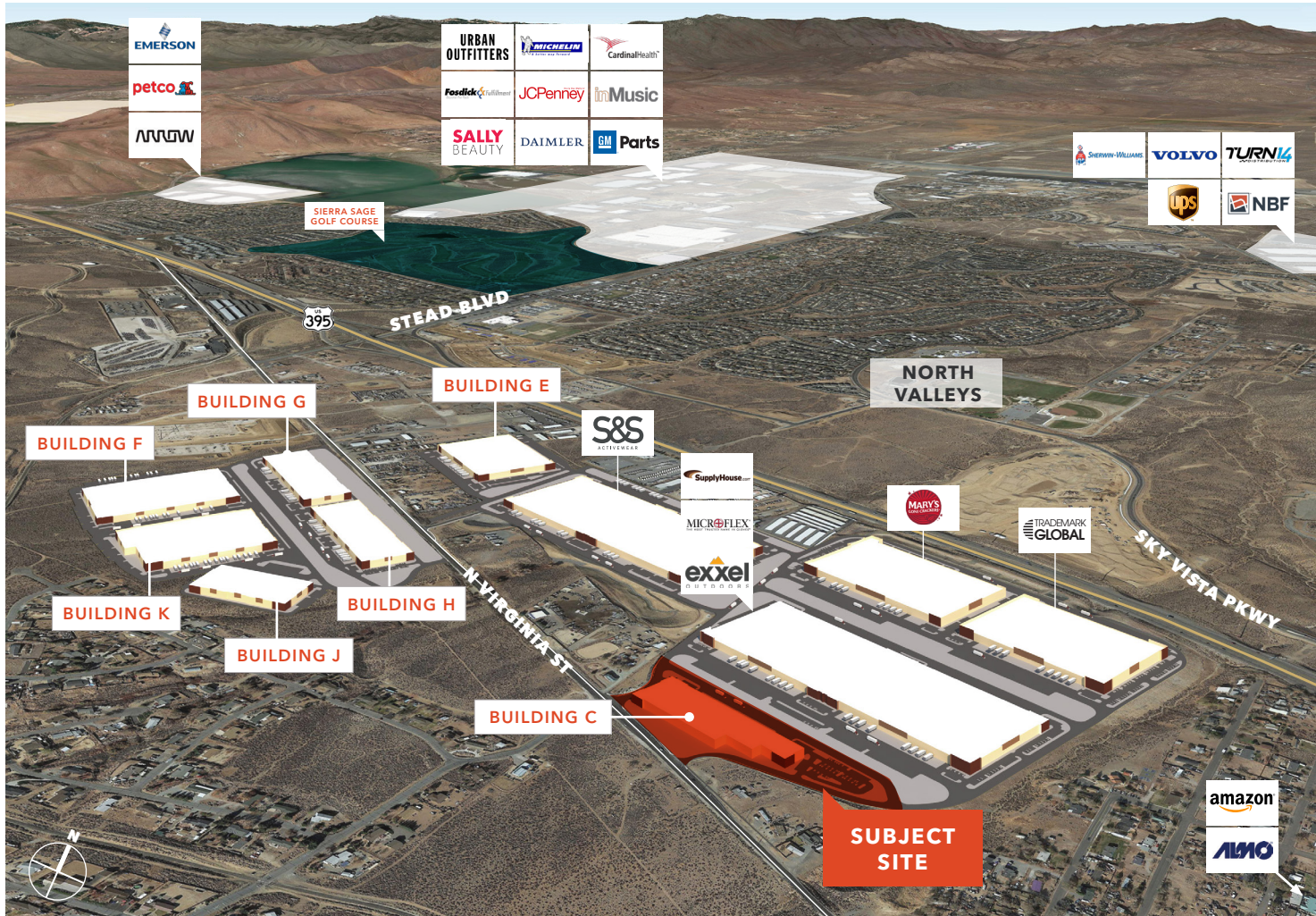
Building	Square Feet	Dock-High Doors	Grade Level Doors	Columns	Clear Height	Parking	Trailer Parking
C	±154,440 (±42,220 SF minimum)	21	3	54' X 50'	32'	85 auto	33 (can be used for additional auto parking or outdoor storage)

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Tenant Aerial



±154,440 SF building
(±42,220 SF minimum)

EST. OPEX \$0.08/SF per month

21 dock-high doors with mechanical pit levelers available

THREE grade level doors

POWER 2,000 amps (expandable), 277/480 volts, 3-phase

32' clear height at first column

54' X 50' typical column spacing with 60' speed bays

85 auto parking spaces

33 trailer parking spaces (can be used for additional auto parking or outdoor storage)

6" concrete slab

1% skylights

ESFR sprinkler system

LED warehouse lighting system

SECURED fenced and lit truck court and outdoor storage available

EXCELLENT access to US-395 via Lemmon Dr & Stead Blvd

LOCATED 7 miles from I-80

LOCALIZED labor force

PROMINENT building visibility & tenant signage on N. Virginia St

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TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	11.2
Reno-Stead FBO	3.9
UPS Regional	12.6
FedEx Express	12.0
FedEx Ground	17.1
FedEx LTL	11.0

DEMOGRAPHICS

2020	1 mi	3 mi	5 mi
Population	1,269	34,366	75,274
Households	477	12,212	27,787
Avg HH Income	\$66,950	\$76,268	\$81,909
Total Employees	1,233	6,671	13,278

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 <http://www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business>

Business Incentives <http://edawn.org/why-nevada/business-advantage/>

Cost of Living <http://opportunitynevada.files.wordpress.com/2017/11/costofliving.pdf>

Quality of Life <http://edawn.org/live-play/>



Source: <https://www.nvenergy.com/about-nvenergy/economic-development/taxes-incentives>
Last updated: 01/2019

BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISONS							
State Corporate Income Tax	No	8.84%	4.9%	5%	7.4%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	1.475%	0.711% (2018)	No	No	No	0.09%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-10.59%	0.2%-7.2%	0.4%-5.4%	1.2%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.54%	5%	Up to 7.4%	Up to 9.9%	No