



FOR LEASE

North Valleys Commerce Center

BUILDING G | 9565 NORTH VIRGINIA STREET, RENO, NV 89506



RENDERING



AVAILABLE NOW

100K TOTAL AVAIL. SQUARE FEET



LEASE RATE NEGOTIABLE

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DEVELOPED BY



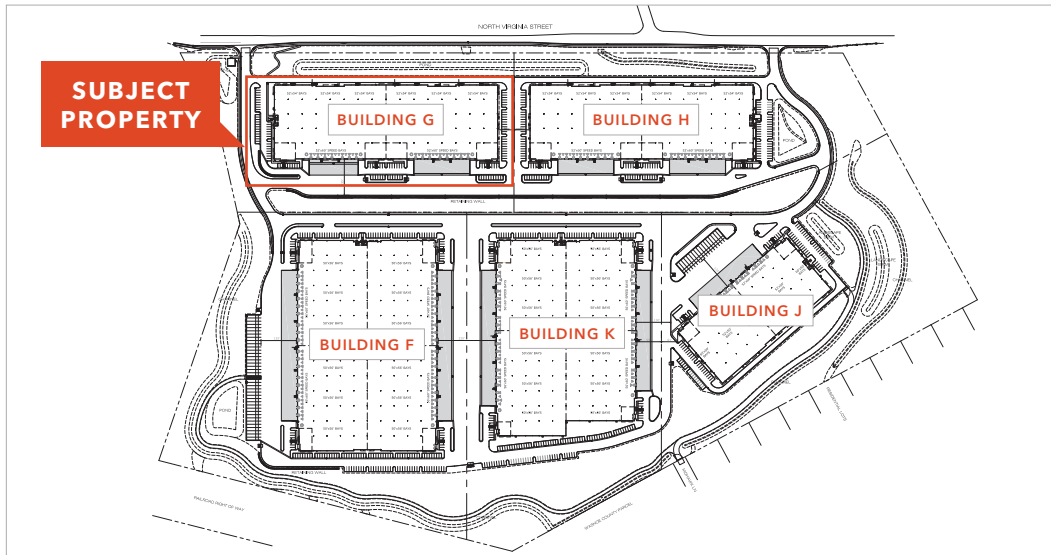
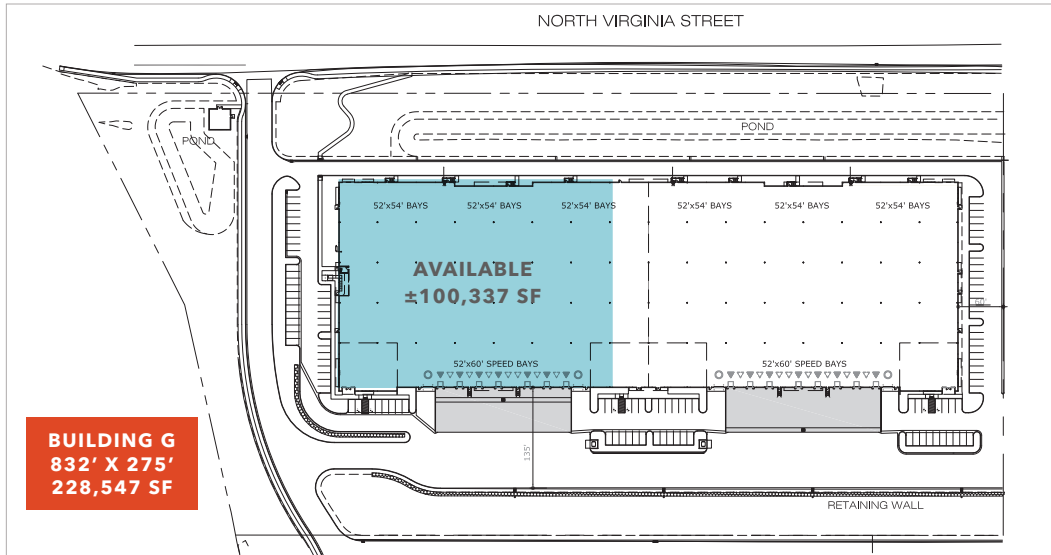
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KIDDER.COM

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PROPERTY FEATURES

List Price **Negotiable**

Space **100,337 SF**

Office Size **Build-to-suit**

Estimated OPEX **\$0.08/SF**

Property Website **WWW.NVCCNEVADA.COM**

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Tenant Aerial



BUILDING HIGHLIGHTS

12 dock high doors (7 with mechanical pit type levelers)

52' X 54' columns (typical)

2 drive in doors

1,000 amps, 480 volts, 3-phase power

ESFR sprinkler system

32' clear height at first column

FRONT loaded, 60' speed bays

40 auto parking spaces

6.5" slab

LED lighting (30 fc at 36" AFF unobstructed) with motion sensors and photocells for daylight harvesting

ROOF SYSTEM 60 mil single ply TPO roof membrane with R-19 rigid insulation above deck

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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	3 mi	5 mi	7 mi
Population	32,833	59,762	172,485
Households	11,808	21,593	70,236
Avg HH Income	\$75,624	\$84,387	\$75,101
Total Employees	5,536	10,804	58,366

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

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