



FOR LEASE

North Valleys Commerce Center

BUILDING J | 9575 NORTH VIRGINIA STREET, RENO, NV 89506



RENDERING



AVAILABLE
Q4 2020

138K TOTAL AVAIL.
SQUARE FEET



LEASE RATE
NEGOTIABLE

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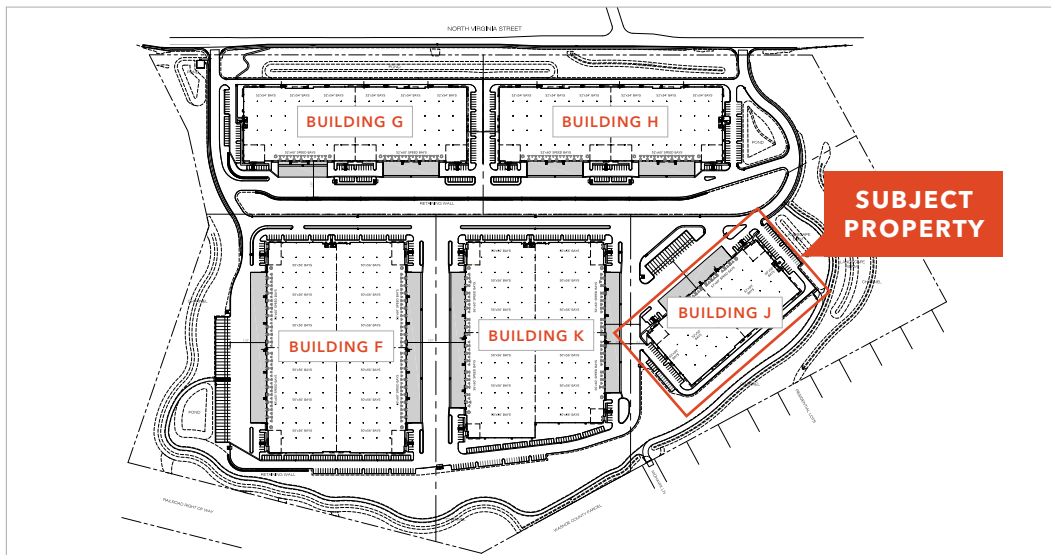
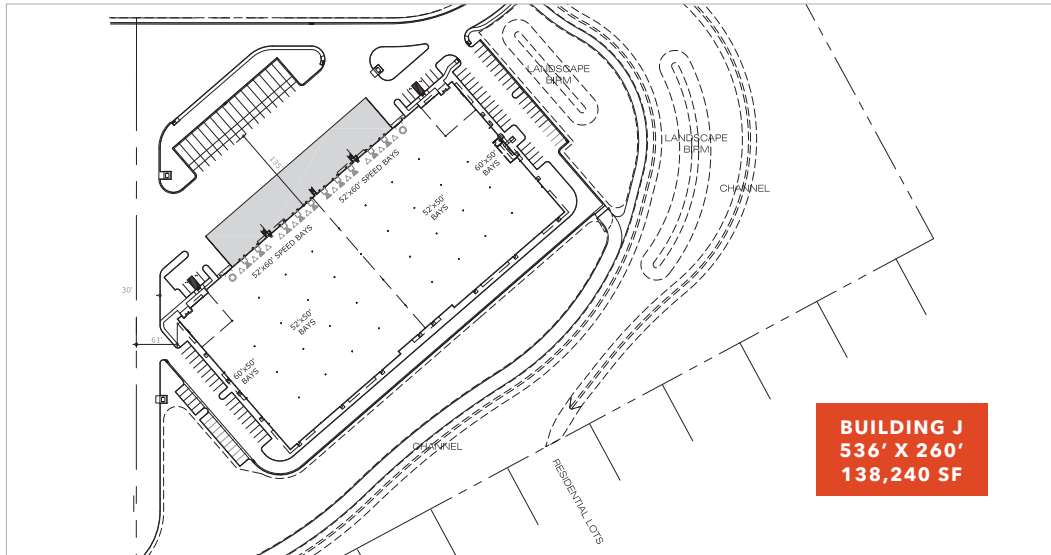
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PROPERTY FEATURES

| | |
|------------------|--|
| List Price | Negotiable |
| Space | 138,240 SF |
| Office Size | Build-to-suit |
| Estimated OPEX | \$0.08/SF |
| Delivery Date | Q4 2020 (under construction) |
| Property Website | WWW.NVCCNEVADA.COM |

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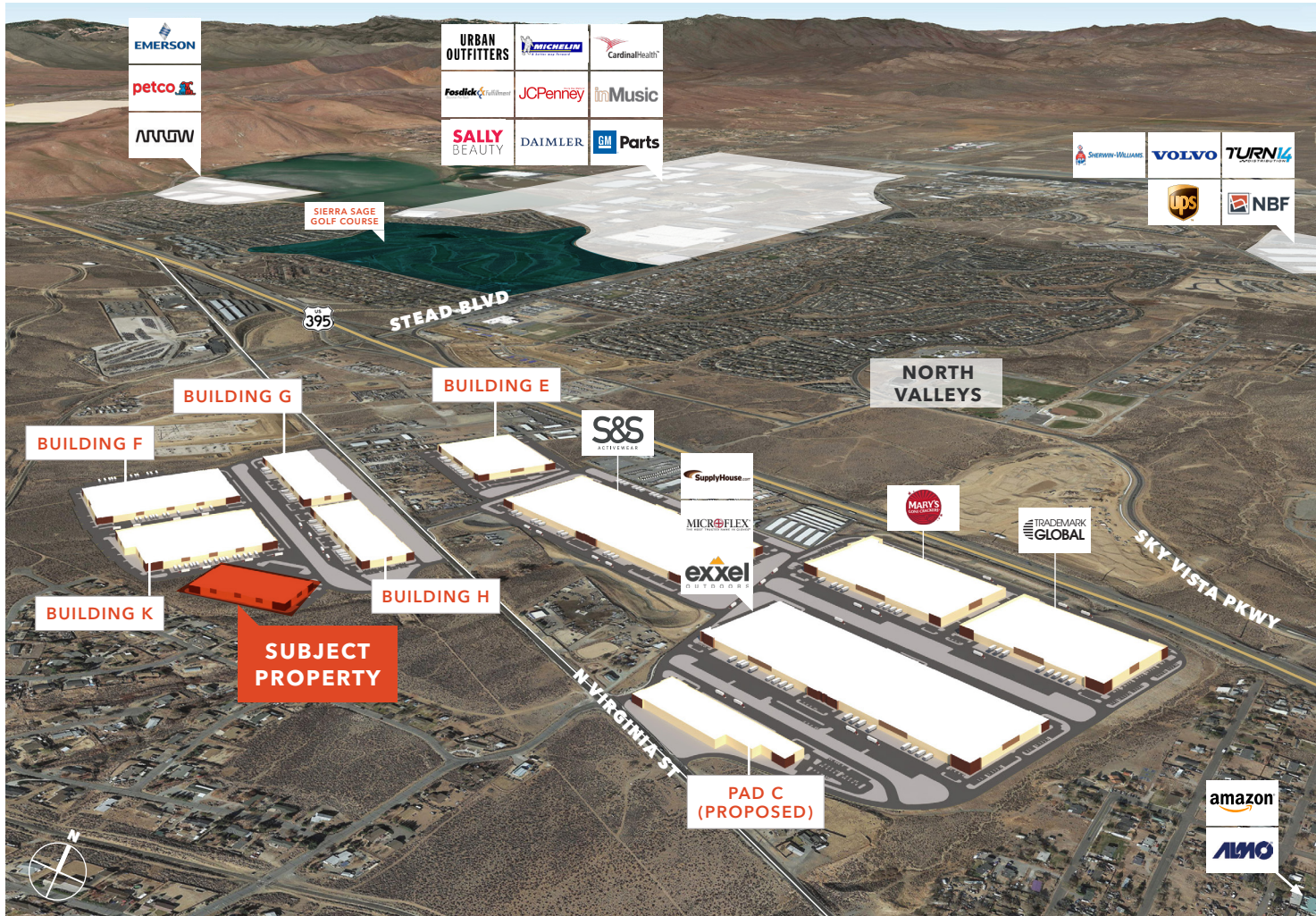
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Tenant Aerial



BUILDING HIGHLIGHTS

10 dock high doors with mechanical pit type levelers

11 knock out panels for future dock doors

52' X 50' columns (typical)

2 drive in doors

2,000 amps, 277/480 volts, 3-phase power

ESFR sprinkler system

30' clear height at first column

FRONT loaded, 60' speed bays

70 auto parking spaces, 17 trailer storage 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