

395 North, Buildings A-D

RENO PARK DRIVE, RENO, NV





1,586,500 AVAILABLE SF (DIVISIBLE)

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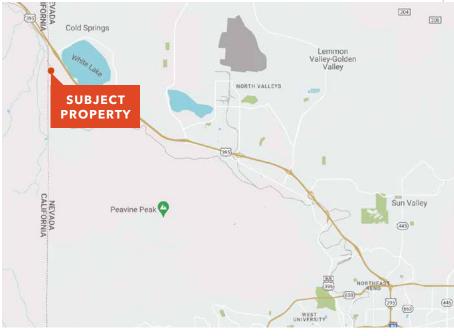
Kidder Mathews DEVELOPED BY



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PROPERTY FEATURES				
List Price	Negotiable			
Space	±89,900 SF to ±764,500 SF			
Office Size	Build-to-suit			
Estimated OPEX	\$0.08 - \$0.10 PSF/month			
Availability Date	Q3 2023			
Property Website	TBD			

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Tenant Aerial



BUILDING HIGHLIGHTS

1/9,000 SF dock high door ratio each with a mechanical pit type levelers

KNOCK OUT PANELS for future dock high doors

52'-54' X 50' column spacing

12' X 14' grade level doors

30-36' clear height

FRONT, REAR AND CROSS DOCK options available

ESFR sprinkler system

ONE auto parking space per 250 SF of office area and 3,300 SF of warehouse area

277/480 VOLT 3-phase power

7" slab

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

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

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TRANSPORTATION

Ground	Miles	
Reno-Tahoe Int'l Airport	19.6	
Reno-Stead FBO	10.6	
UPS Regional	22.3	
FedEx Express	20.6	
FedEx Ground	26.8	
FedEx LTL	19.5	

DEMOGRAPHICS

2019	3 mi	5 mi	7 mi	
Population	7,918	13,454	30,944	
Households	2,843	4,742	10,544	
Avg HH Income	\$90,448	\$93,238	\$86,437	
Total Employees	294	576	4,763	

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				

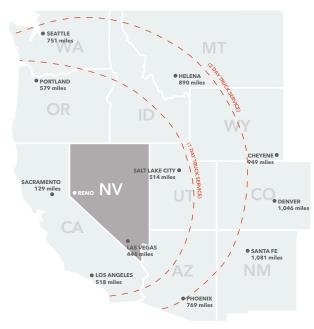
HELPFUL LINKS

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	1.475%>\$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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