



FOR LEASE

# 395 North, Buildings A-D

RENO PARK DRIVE, RENO, NV



AVAILABLE  
Q3 2023

**1,586,500** AVAILABLE SF  
(DIVISIBLE)

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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](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
<b>TAX COMPARISONS</b>							
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