



# SIERRA COMMERCE PARK

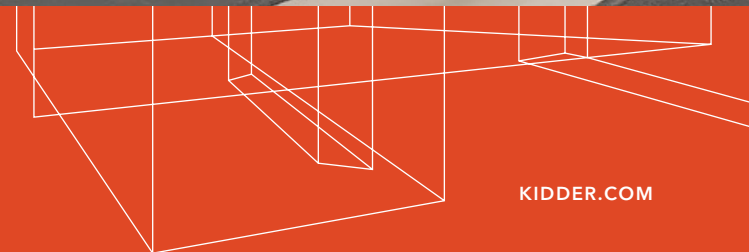
FOR LEASE | 962 E GREG ST, BUILDING 6, SPARKS, NV 89431



**Kidder  
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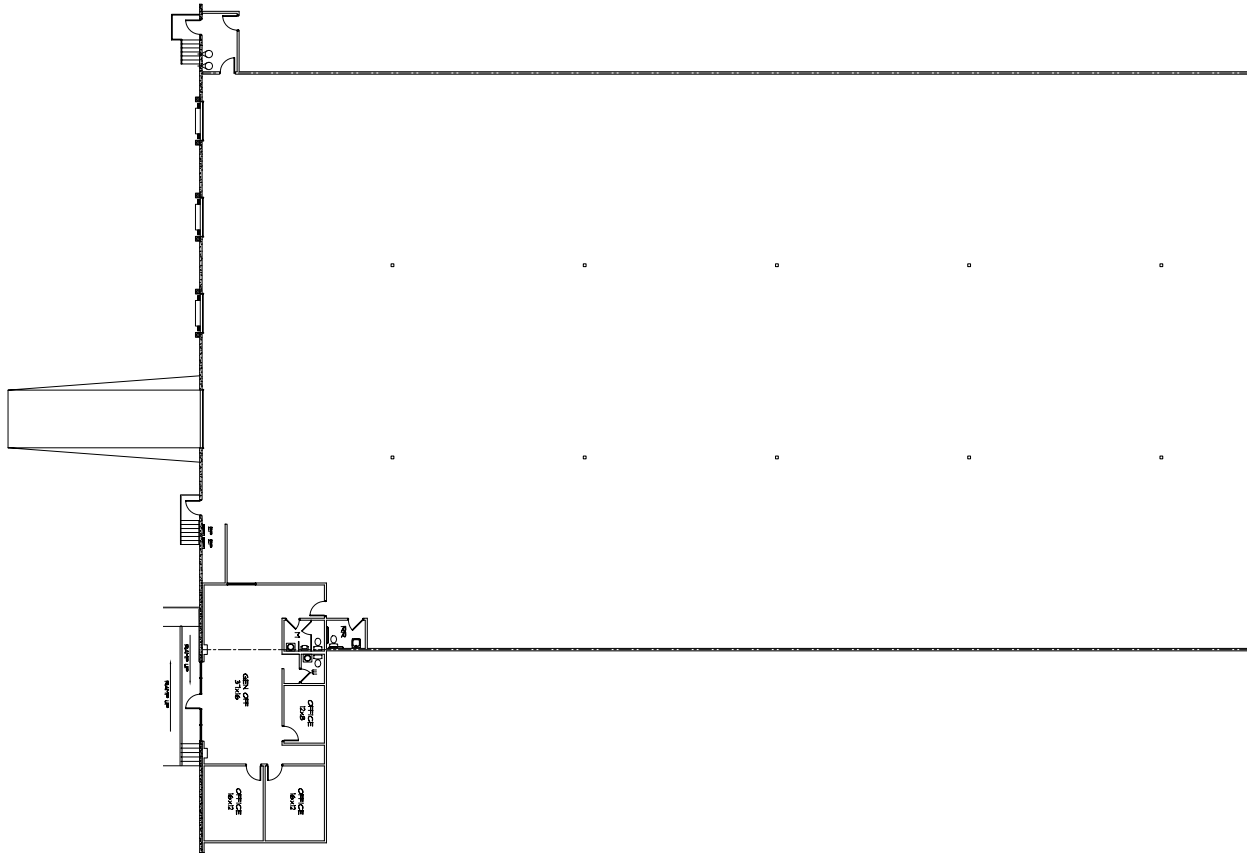
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**FOR LEASE**

# Sierra Commerce Park

962 E GREG ST, BUILDING 6, SPARKS, NV 89431

## Floor Plan



### BUILDING AVAILABLE SPACE

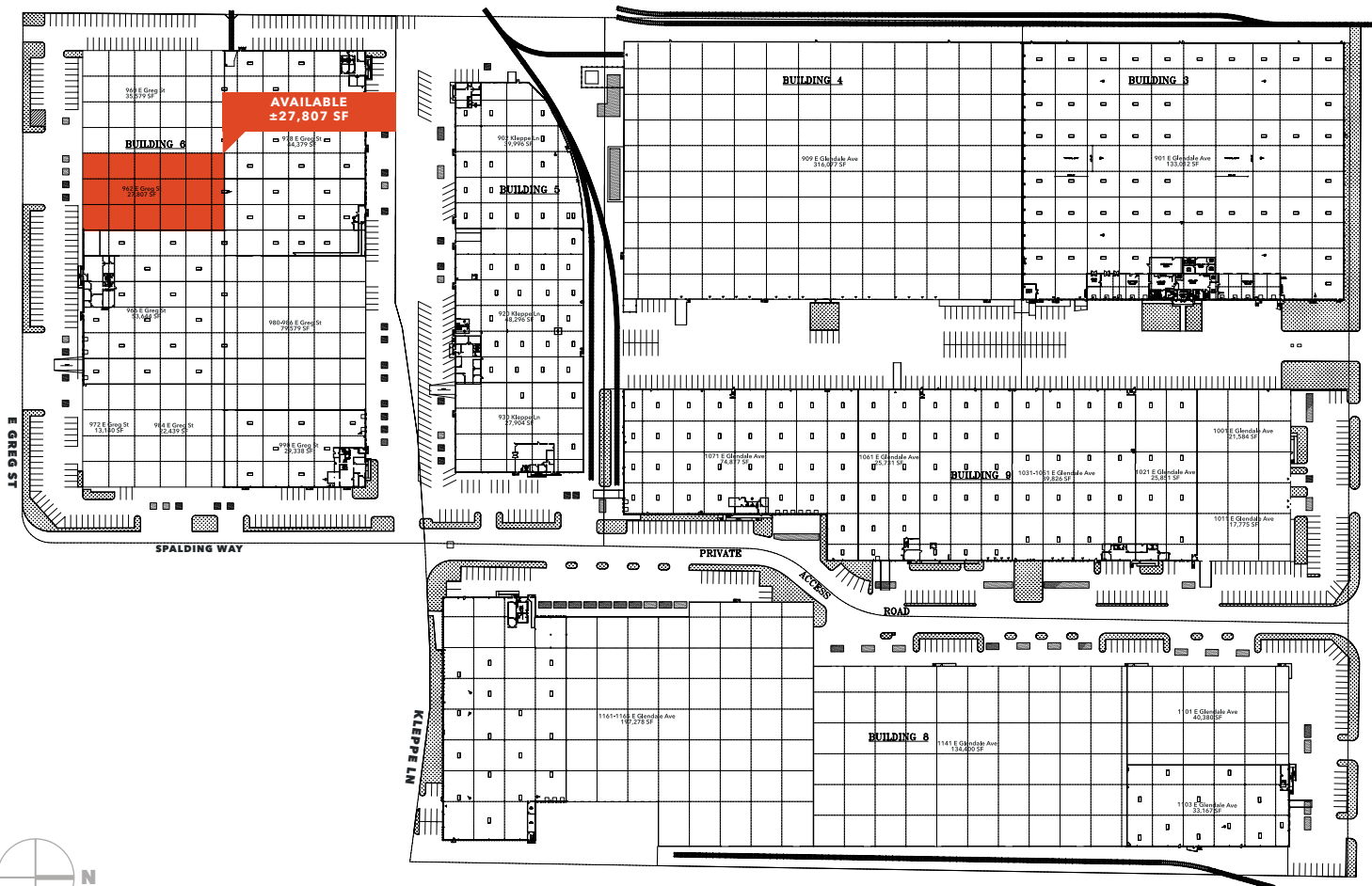
SF	Office SF	NNN Rates	Dock-High Doors	Sprinkler Rating	Columns	Clear Height
±27,807 SF	±1,837 SF	\$0.09/SF	3 doors with levelers	.33/3,000	40' X 40'	22'

**FOR LEASE**

# Sierra Commerce Park

962 E GREG ST, BUILDING 6, SPARKS, NV 89431

## Site Plan



### BUILDING HIGHLIGHTS

- LEASE RATE** negotiable
- EST. NNN'S** \$0.09/mo. PSF
- AVAILABLE** Now
- ±27,807 SF** available
- ±1,837 SF** office space
- THREE** dock doors (all with levelers)
- ONE** drive-in door
- 22'** clear height
- 40' X 40'** column spacing
- .33GPM/3,000 SF** sprinkler rating system

### AREA OVERVIEW

- GREAT LOCATION** in Sparks
- EXCELLENT ACCESS** to Interstate 80 and the McCarran loop
- LOCALIZED** labor force



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# FOR LEASE

# Sierra Commerce Park

962 E GREG ST, BUILDING 6, SPARKS, NV 89431

## TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	4.3
Reno-Stead FBO	14.7
UPS Regional	2.3
FedEx Express	2.3
FedEx Ground	6.8
FedEx LTL	2.0

## DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
Population	70,880	195,544	318,579
Households	28,426	78,826	129,951
Avg HH Income	\$100,221	\$92,983	\$107,442
Total Employees	44,468	121,733	159,081

## BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
<b>TAX COMPARISONS</b>							
State Corporate Income Tax	No	8.84%	4.9%	4.85%	5.8%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	4.85%	5.8%	4.75%-9.9%	No
Payroll Tax	1.378%	0.380% (2019)	No	No	No	0.73%-0.7537%	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	0.25%-5.4%	1.6%-6.2%	0.07%-18.78%	0.3%-7.3%	0.3%-5.4%	0.7%-5.4%	0.27%-6.02%
Capital Gains Tax	No	Up to 13.3%	Up to 4.95%	4.95%	Up to 6.0%	Up to 9.9%	No

Last updated: 2023

## 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: 2023





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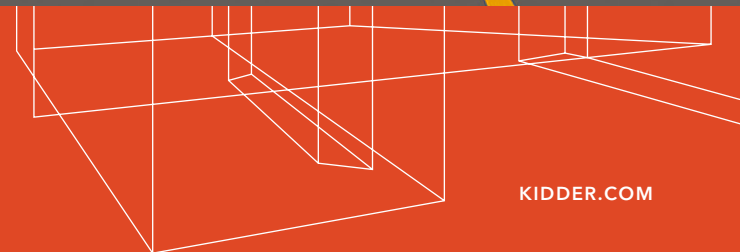
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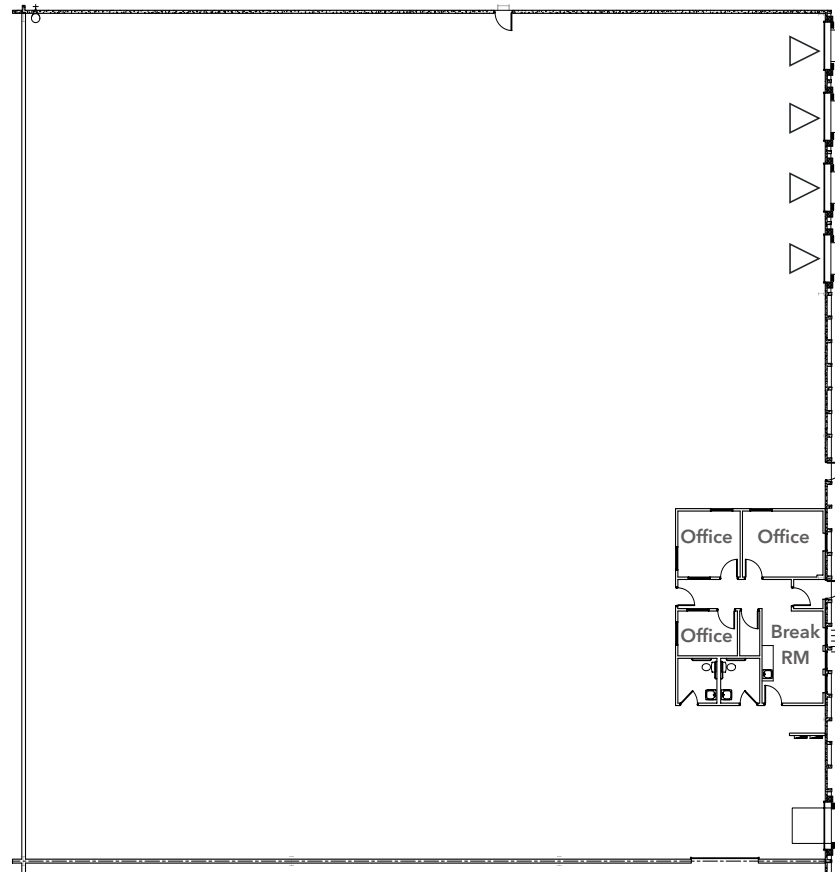
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# Sierra Commerce Park

1001 E GLENDALE AVE, BUILDING 9, SPARKS, NV 89431

## Floor Plan



### BUILDING AVAILABLE SPACE

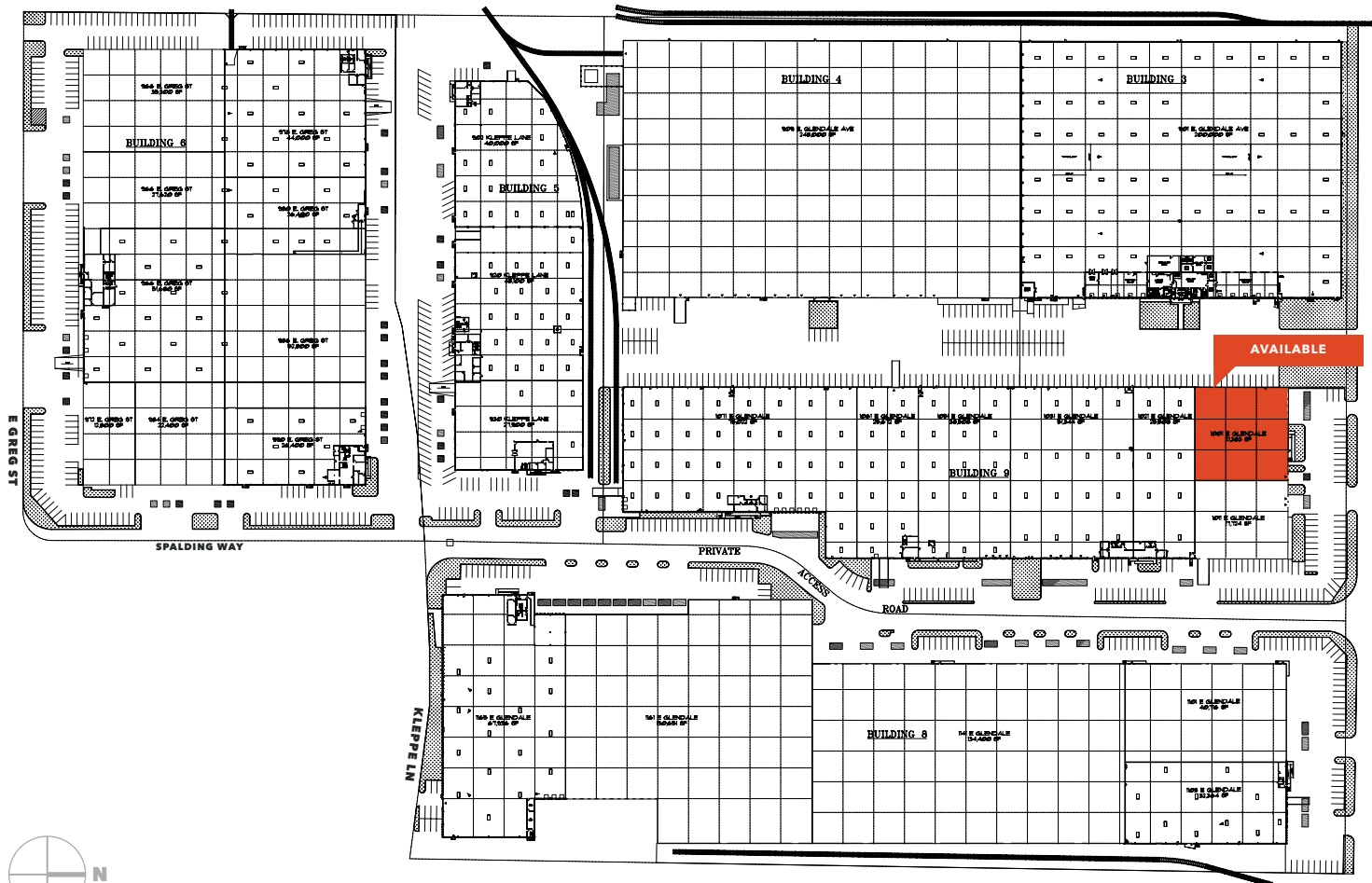
SF	Office SF	NNN Rates	Dock-High Doors	Sprinkler Rating	Columns	Clear Height
±21,584 SF	±1,179 SF	\$0.11/SF	4	.33/3,000	48' X 48'	22'

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# Sierra Commerce Park

1001 E GLENDALE AVE, BUILDING 9, SPARKS, NV 89431

## Site Plan



### BUILDING HIGHLIGHTS

±21,584 SF industrial warehouse space available

±1,179 SF of office space

LEASE RATE Negotiable

OPEX \$0.11/SF estimated

4 dock-high doors

22' clear height

48' X 48' column spacing

.33GMP/3,000 sprinkler rating

PROFESSIONALLY managed 1.5M square feet project

### AREA OVERVIEW

GREAT LOCATION in Sparks

EXCELLENT ACCESS to Interstate 80 and the McCarran loop

LOCALIZED labor force



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# Sierra Commerce Park

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## TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	4.6
Reno-Stead FBO	14.6
UPS Regional	2.7
FedEx Express	3.0
FedEx Ground	7.9
FedEx LTL	2.4

## DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
Population	67,330	188,172	313,237
Households	26,400	75,929	128,389
Avg HH Income	\$110,830	\$97,769	\$112,680
Total Employees	41,313	115,436	158,359

## BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
<b>TAX COMPARISONS</b>							
State Corporate Income Tax	No	8.84%	4.9%	4.85%	5.8%	6.6%-7.6%	No
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Capital Gains Tax	No	Up to 13.3%	Up to 4.95%	4.95%	Up to 6.0%	Up to 9.9%	No

Last updated: 2023

## 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

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Source: [NVenergy](#)  
Last updated: 2020





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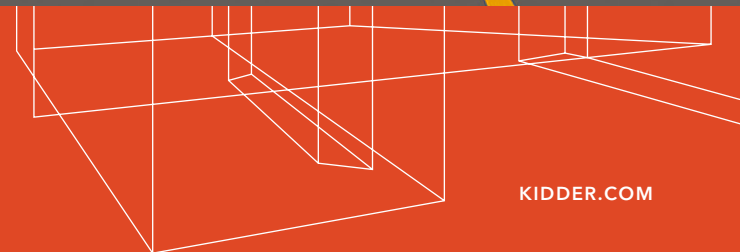
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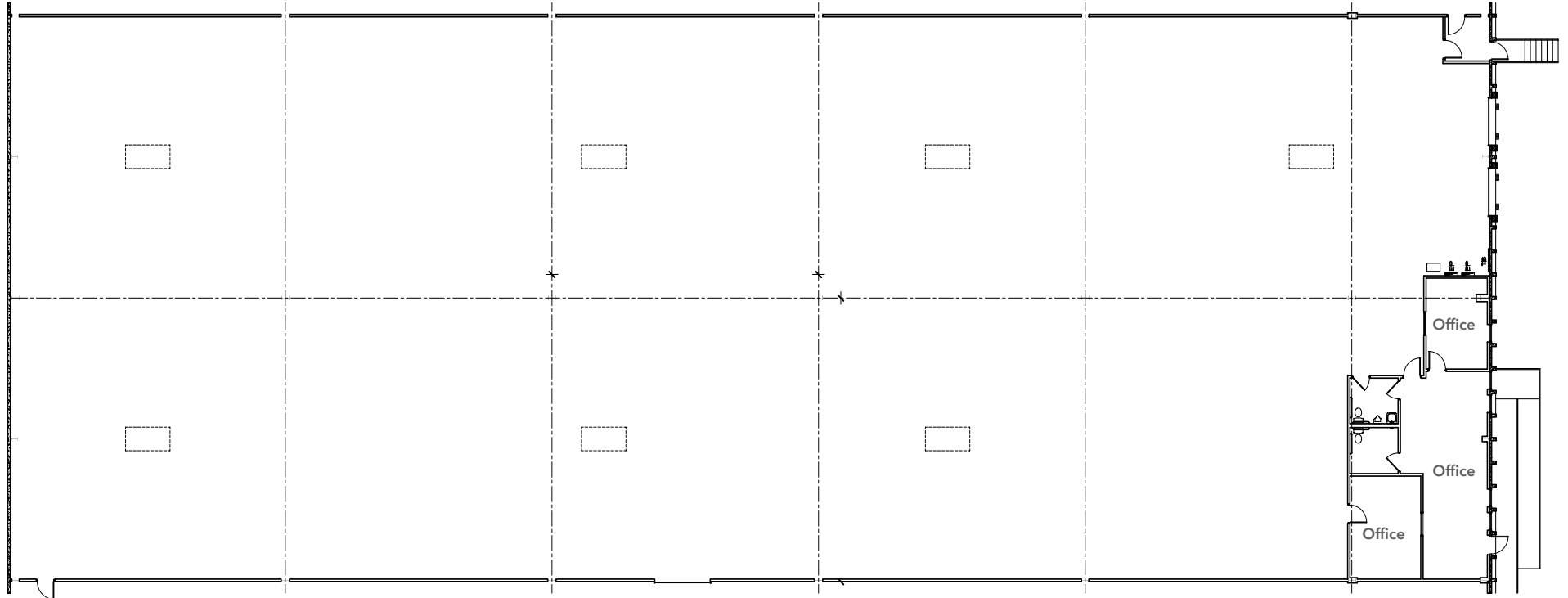
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# Sierra Commerce Park

1021 E GLENDALE AVE, BUILDING 9, SPARKS, NV 89431

## Floor Plan



### BUILDING AVAILABLE SPACE

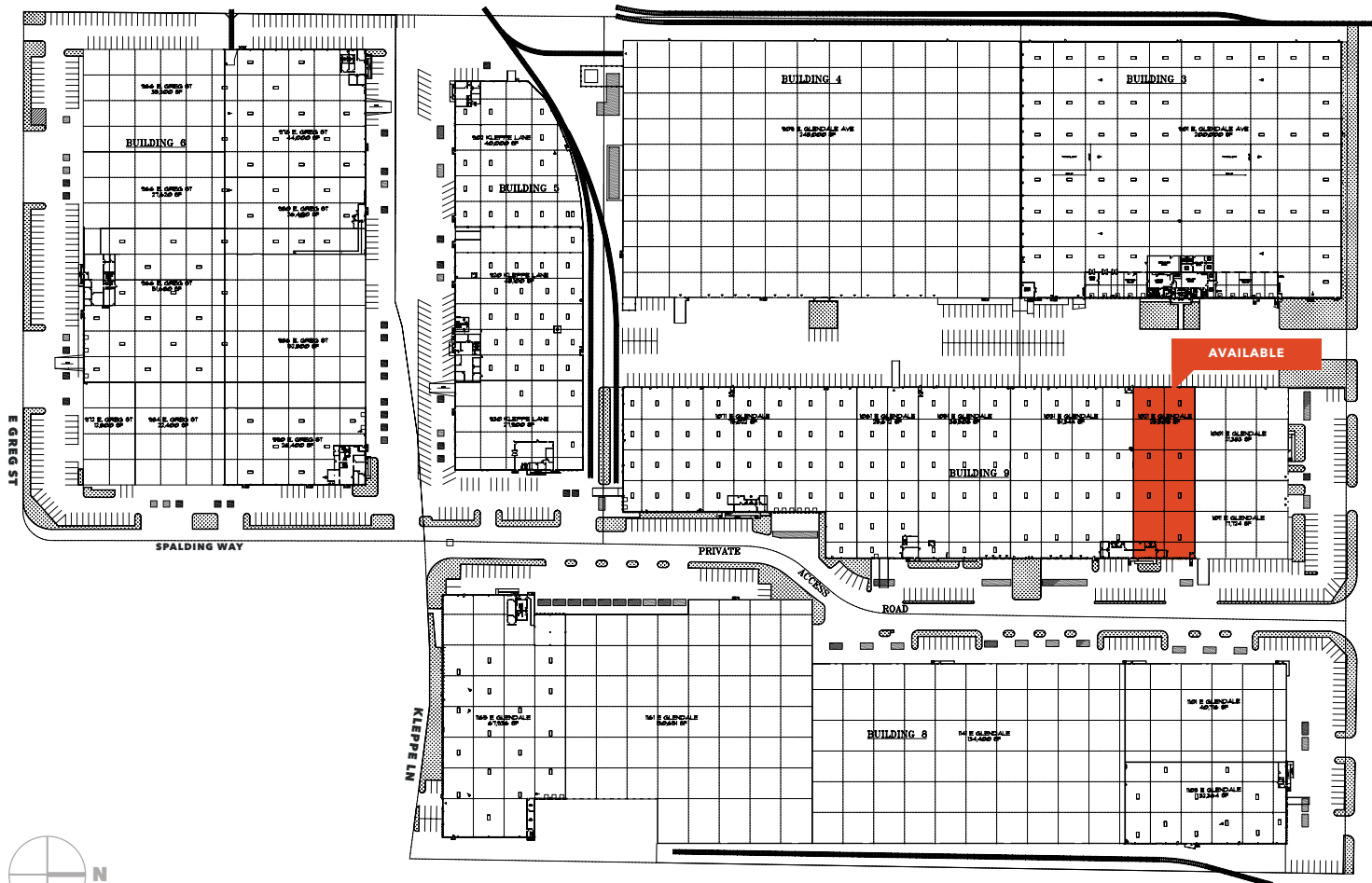
SF	Office SF	NNN Rates	Dock-High Doors	Sprinkler Rating	Columns	Clear Height
±25,851 SF	±1,345 SF	\$0.11/SF	2	.33/3,000	48' X 48'	24'

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# Sierra Commerce Park

1021 E GLENDALE AVE, BUILDING 9, SPARKS, NV 89431

## Site Plan



### BUILDING HIGHLIGHTS

±25,851 SF industrial warehouse space available

±1,345 SF of office space

LEASE RATE Negotiable

OPEX \$0.11/SF estimated

2 dock-high doors

24' clear height

48' X 48' column spacing

.33/3,000 sprinkler rating

LIGHTING T5 fluorescent lighting

PROFESSIONALLY managed 1.5M square foot project

### AREA OVERVIEW

GREAT LOCATION in Sparks

EXCELLENT ACCESS to Interstate 80 and the McCarran loop

LOCALIZED labor force



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