



# SIERRA COMMERCE PARK

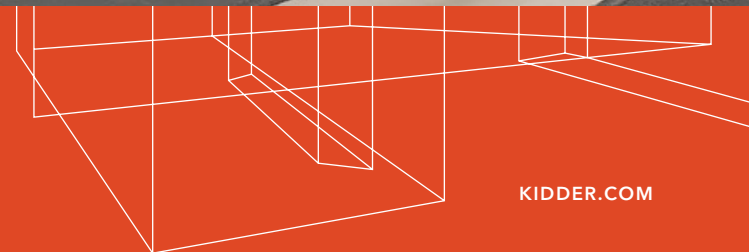
FOR LEASE | 962 E GREG ST, BUILDING 6, SPARKS, NV 89431



**Kidder  
Mathews**

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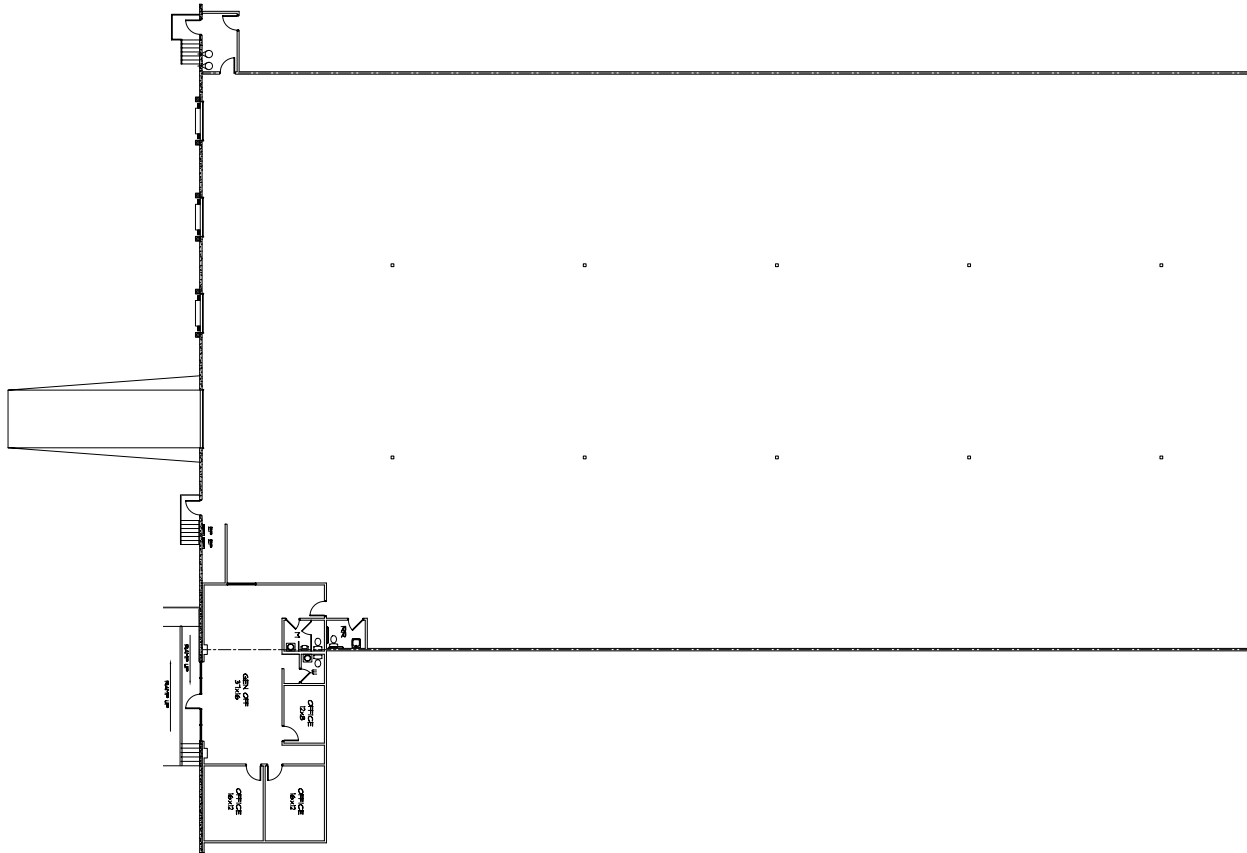
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**FOR LEASE**

# 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	Power	Sprinkler Rating	Columns	Clear Height
±27,807 SF	±1,400 SF	\$0.08/SF	3 doors with levelers	225 amps, 480 volts TBV	.33/3,000	40' X 40'	22'

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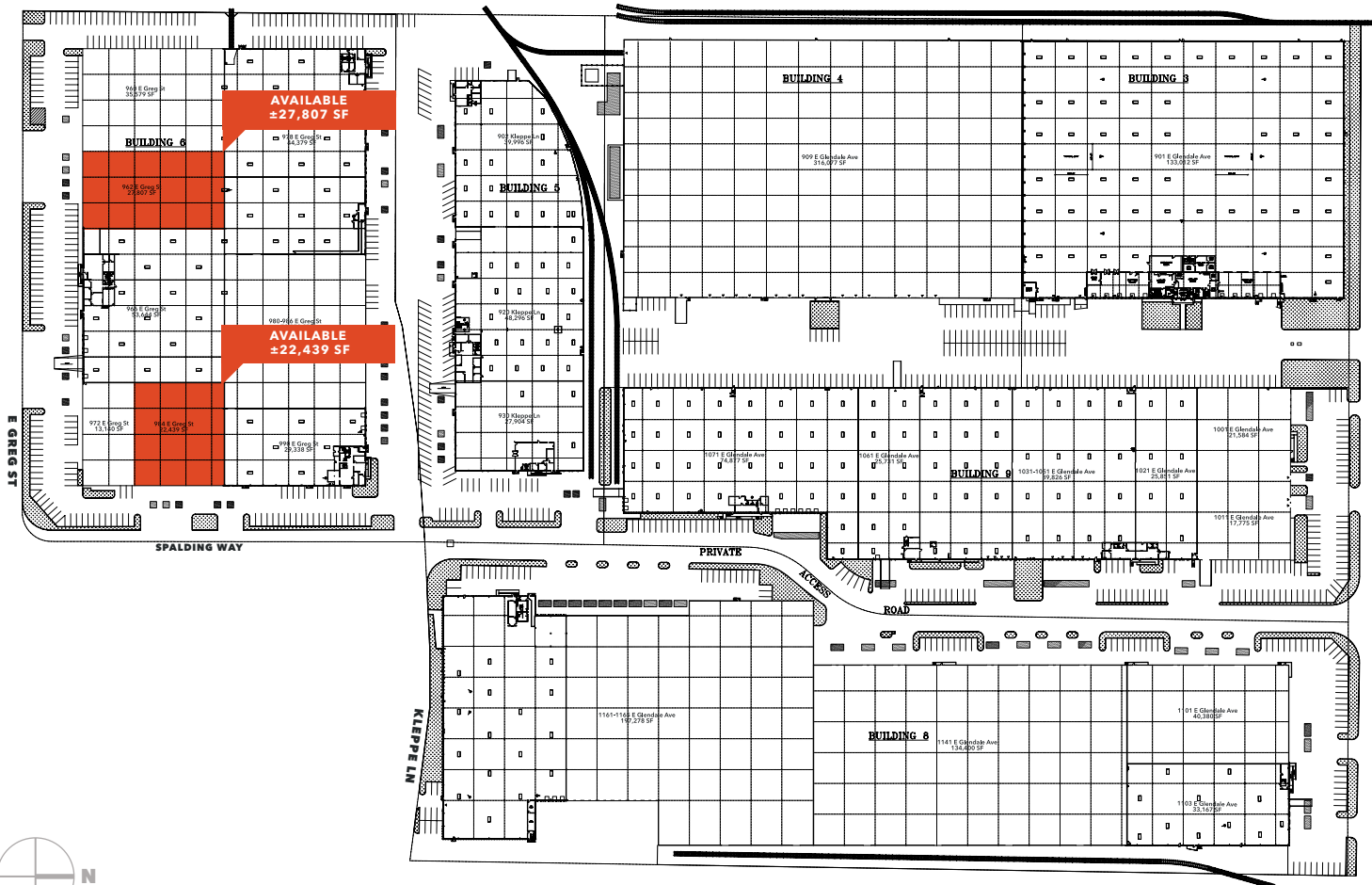
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## Site Plan



### BUILDING HIGHLIGHTS

- LEASE RATE** negotiable
- EST. NNN'S** \$0.08/mo. PSF
- AVAILABLE** March 1, 2023
- ±27,807** SF available
- ±1,400** SF office space
- THREE** dock doors (all with levelers)
- ONE** drive-in door
- 22'** clear height
- 40' X 40'** column spacing
- POWER** 225A, 480V \*subject to Tenant verification
- .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

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### TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	4.1
Reno-Stead FBO	14.7
UPS Regional	2.3
FedEx Express	2.4
FedEx Ground	6.8
FedEx LTL	2.0

### DEMOGRAPHICS

2022	3 mi	5 mi	7 mi
Population	69,918	193,551	316,853
Households	27,294	77,702	128,409
Avg HH Income	\$79,718	\$74,787	\$86,055
Total Employees	49,476	135,390	171,791

### 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	1.475%>\$50K/Q	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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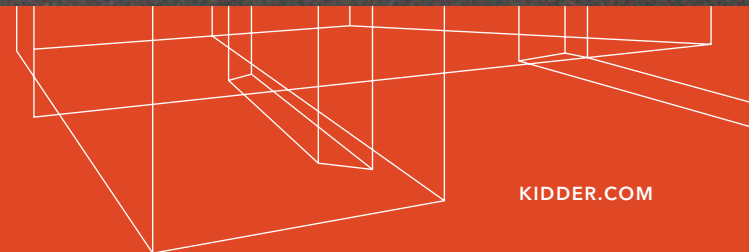
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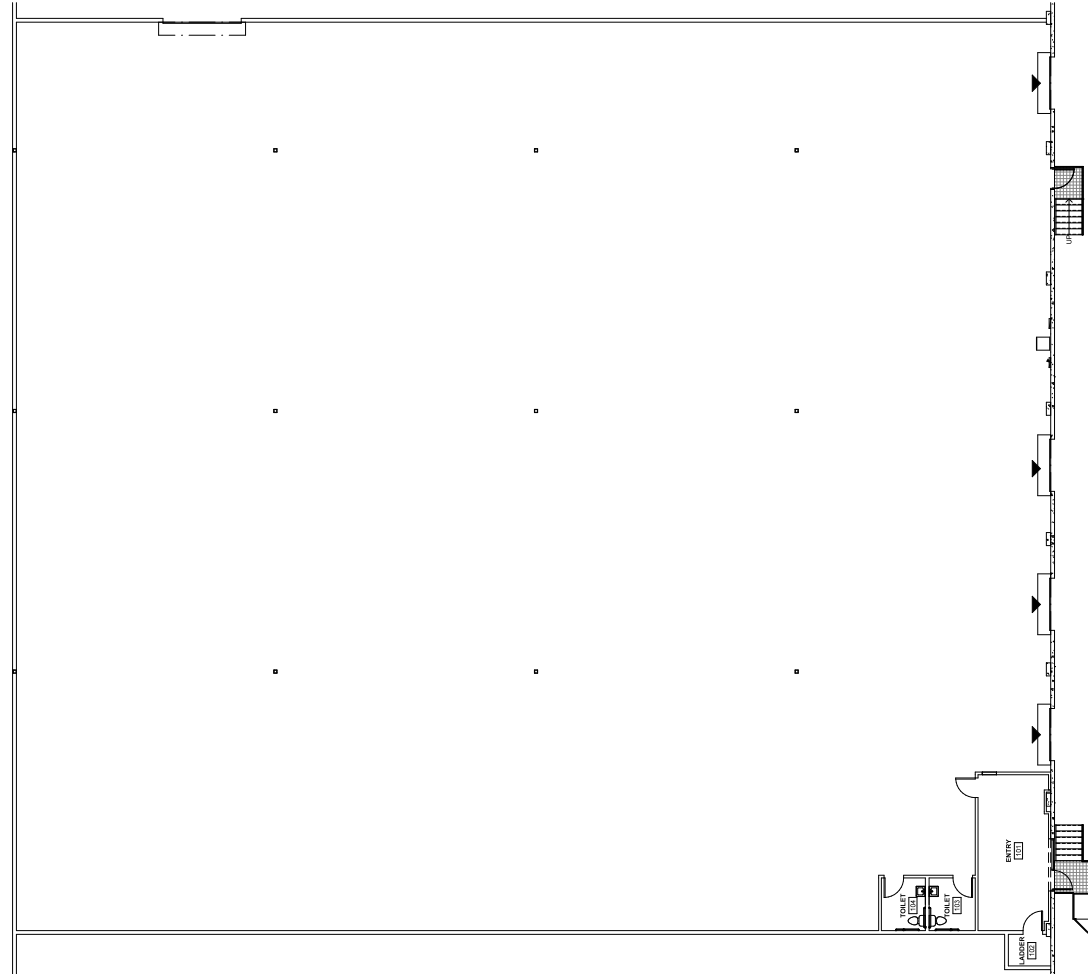
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## Floor Plan



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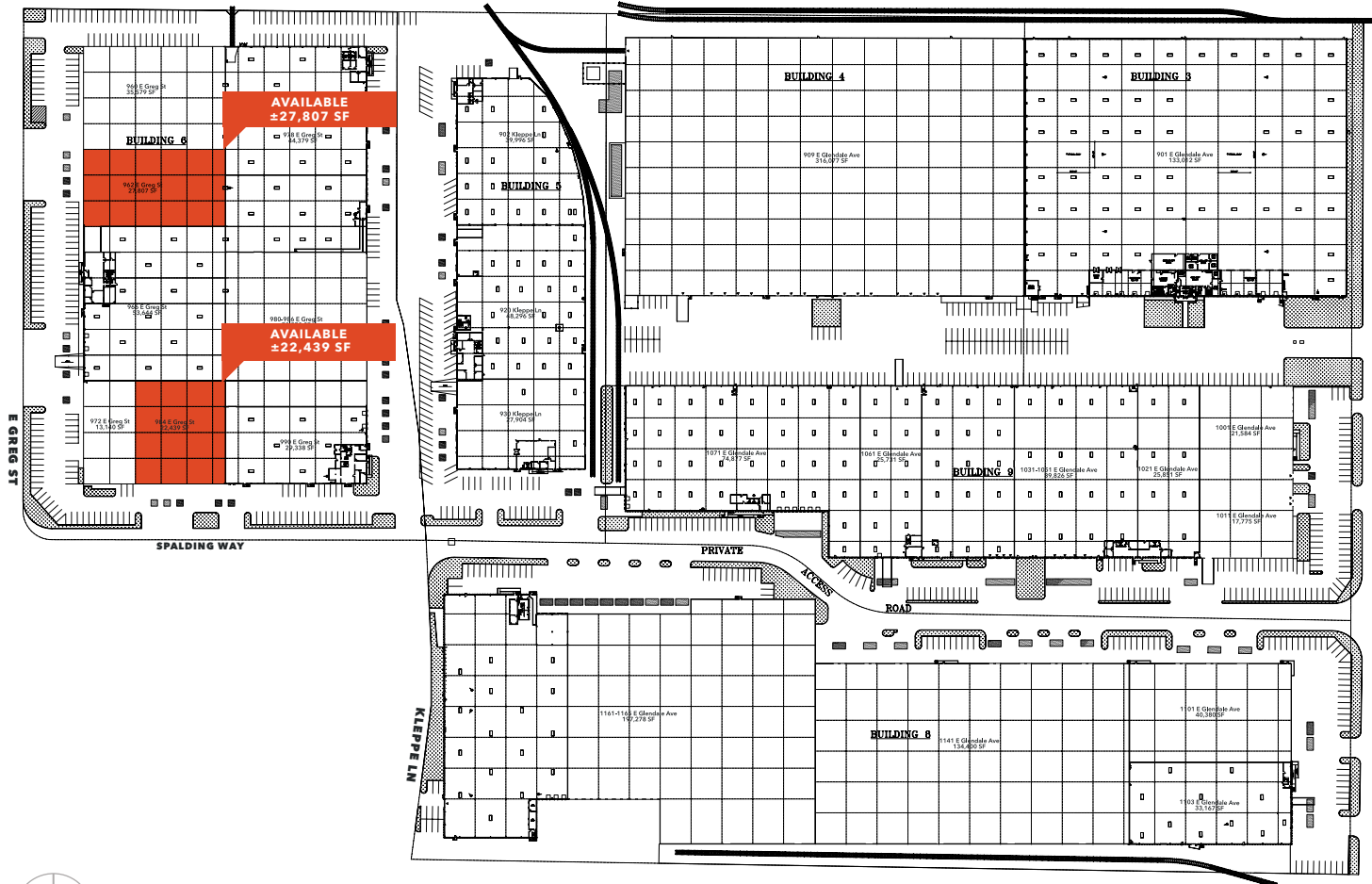
SF	Office SF	Est. Opex	Dock-High Doors	Power	Sprinkler Rating	Column Spacing	Clear Height
±22,439	±420 SF	\$0.08/SF	4	277/480 volt, amps TBV	.33/3,000	40' X 40'	22'

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## Site Plan



- BUILDING HIGHLIGHTS**
- ±22,439 SF bulk industrial warehouse space available
- ±420 SF of office space
- LEASE RATE Negotiable
- EST. OPEX \$0.08/SF/month
- 4 dock-high doors
- 22' clear height
- 40' X 40' column spacing
- .33/3,000 sprinkler rating
- POWER 277/480 Volt, Amps TBV

- AREA OVERVIEW**
- GREAT LOCATION in Sparks
- EXCELLENT ACCESS to Interstate 80 and the McCarran loop
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