



SIERRA COMMERCE PARK

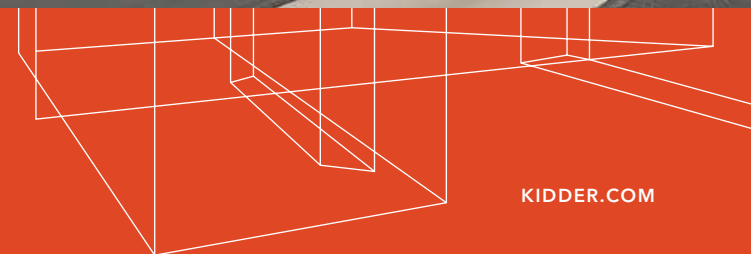
FOR LEASE | 990 E GREG ST, BUILDING 6, SPARKS, NV 89431



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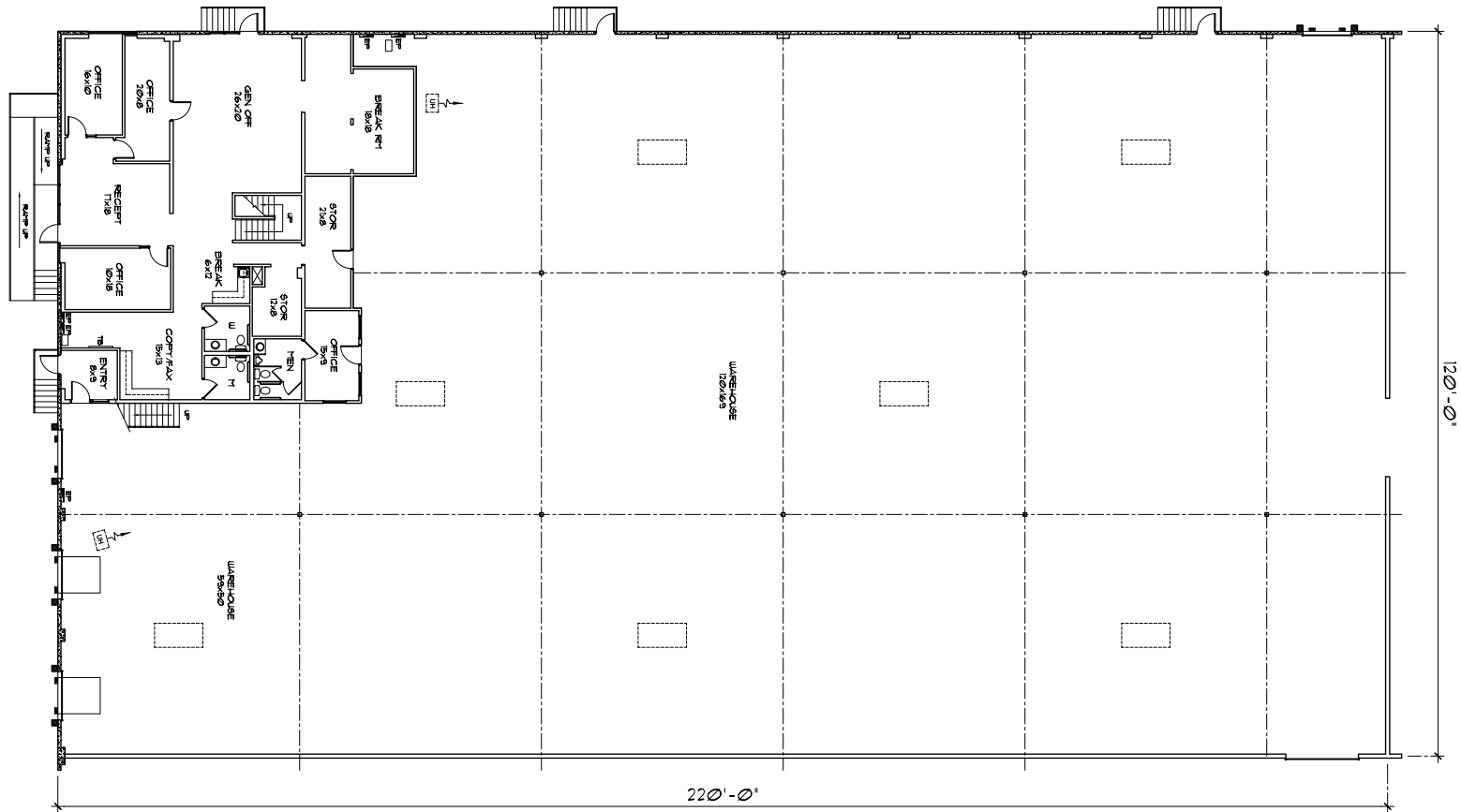
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Sierra Commerce Park

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Floor Plan



BUILDING AVAILABLE SPACE

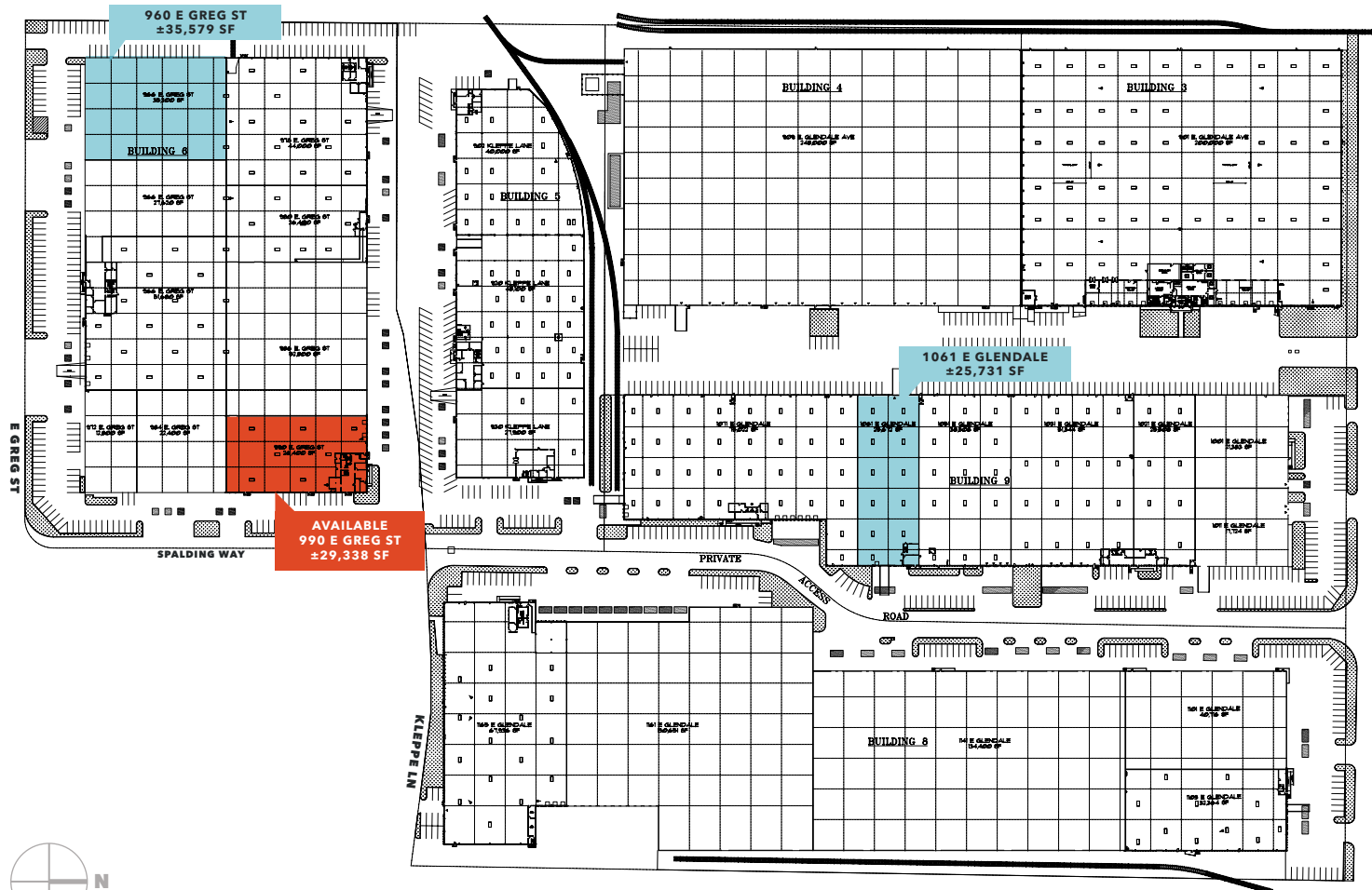
SF	Office SF	NNN Rates	Dock-High Doors	Power	Sprinkler Rating	Columns	Clear Height
±29,338 SF	±3,220 SF	\$0.08/SF	2 doors	200 amps, 480 volts	.33/3,000	40' X 40'	22'

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Site Plan



BUILDING HIGHLIGHTS

±29,338 SF industrial warehouse space available

±3,220 SF of office space

LEASE RATE Negotiable

OPEX \$0.08/ SF per month

2 dock-high doors

ONE ramped drive-in door

22' clear height

40' X 40' column spacing

0.33/3,000 gpm sprinkler rating

AREA OVERVIEW

GREAT LOCATION in Sparks

EXCELLENT ACCESS to Interstate 80 and the McCarran loop

LOCALIZED labor force



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TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	4.8
Reno-Stead FBO	14.3
UPS Regional	2.5
FedEx Express	2.9
FedEx Ground	9.0
FedEx LTL	2.5

DEMOGRAPHICS

2021	3 mi	5 mi	7 mi
Population	66,788	183,392	303,662
Households	27,294	76,419	127,517
Avg HH Income	\$83,027	\$74,296	\$87,580
Total Employees	48,663	126,415	163,487

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	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.3%-5.4%	1.6%-6.2%	0.04%-11.80%	0.15%-7.1%	0.25%-5.4%	0.15%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.95%	4.95%	Up to 6.93%	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 <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