

FOR LEASE

# 1095 SPICE ISLANDS DR



**Industrial**  
PRODUCT TYPE



**±17,424 - 75,000**  
AVAILABLE SF



**Negotiable**  
RATE



**Sparks**  
LOCATION



**NAI Alliance**  
LBA Logistics



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● Drive-In  
▼ Dock Door

| Available Units | SQ.FTG     | Rate       | Docks   | Drive In    | Office Spaces | Yard      |
|-----------------|------------|------------|---------|-------------|---------------|-----------|
| Suite 100       | ±17,424 SF | Negotiable | 3 Docks | 2 Drive Ins | ±2,523 SF     | ±6,000 SF |
| Suite 106       | ±17,513 SF | Negotiable | 4 Docks | 1 Drive In  | ±1,074 SF     |           |
| Suite 107-108   | ±28,805 SF | Negotiable | 4 Docks | 2 Drive Ins | ±526 SF       |           |
| Suite 109       | ±28,682 SF | Negotiable | 2 Docks | 1 Drive In  | ±2,500 SF     |           |



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## Property Highlights

1095 Spice Island is an industrial building located in the heart of the Sparks industrial submarket. This ±181,600 square foot building contains 8 highly functional warehouse units each with ample dock height and drive in doors. The subject property is only 1.5 miles (3 minutes by car) from S. McCarran Blvd. and 2 miles from the I-80 on/off-ramp.

## Property Details

|                       |  |
|-----------------------|--|
| <b>Address</b>        | 1095 Spice Islands Dr,<br>Sparks, NV 89431 |
| <b>Lease Rate</b>     | Negotiable                                 |
| <b>Lease Type</b>     | NNN \$0.15 SF/MO                           |
| <b>Suite Size</b>     | ±17,424 - 75,000 SF                        |
| <b>Office Size</b>    | ±526 - 2,523 SF                            |
| <b>Dock Doors</b>     | 2-10                                       |
| <b>Grade Doors</b>    | 1-4  |
| <b>Clear Height</b>   | 24'  |
| <b>Column Spacing</b> | 40' x 20'                                  |
| <b>Power*</b>         | 225 Amp<br>480 Volt<br>3-Phase             |
| <b>Zoning</b>         | I - Industrial                             |
| <b>Year Built</b>     | 1989                                       |
| <b>APN</b>            | 034-152-24                                 |

\*Subject to verification

Aerial Map + Property Highlights

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### 5-MILE KEY FACTS



**190,922**  
POPULATION



**5.6%**  
UNEMPLOYMENT



**2.4**  
HOUSEHOLD  
SIZE (AVG.)



**36**  
MEDIAN  
AGE

### 5-MILE INCOME FACTS



**\$64,583**

MEDIAN  
HOUSEHOLD  
INCOME



**\$36,644**

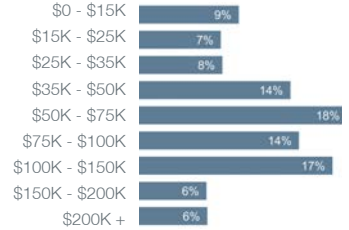
PER CAPITA  
INCOME



**\$82,703**

MEDIAN  
NET WORTH

#### HOUSEHOLDS BY ANNUAL INCOME



### 5-MILE BUSINESS FACTS



**10,945**  
BUSINESSES



**157,210**  
EMPLOYEES

### 5- MILE EDUCATION FACTS

**15%**

NO HIGH  
SCHOOL  
DIPLOMA

**29%**

HIGH  
SCHOOL  
GRADUATE

**31%**

SOME  
COLLEGE

**25%**

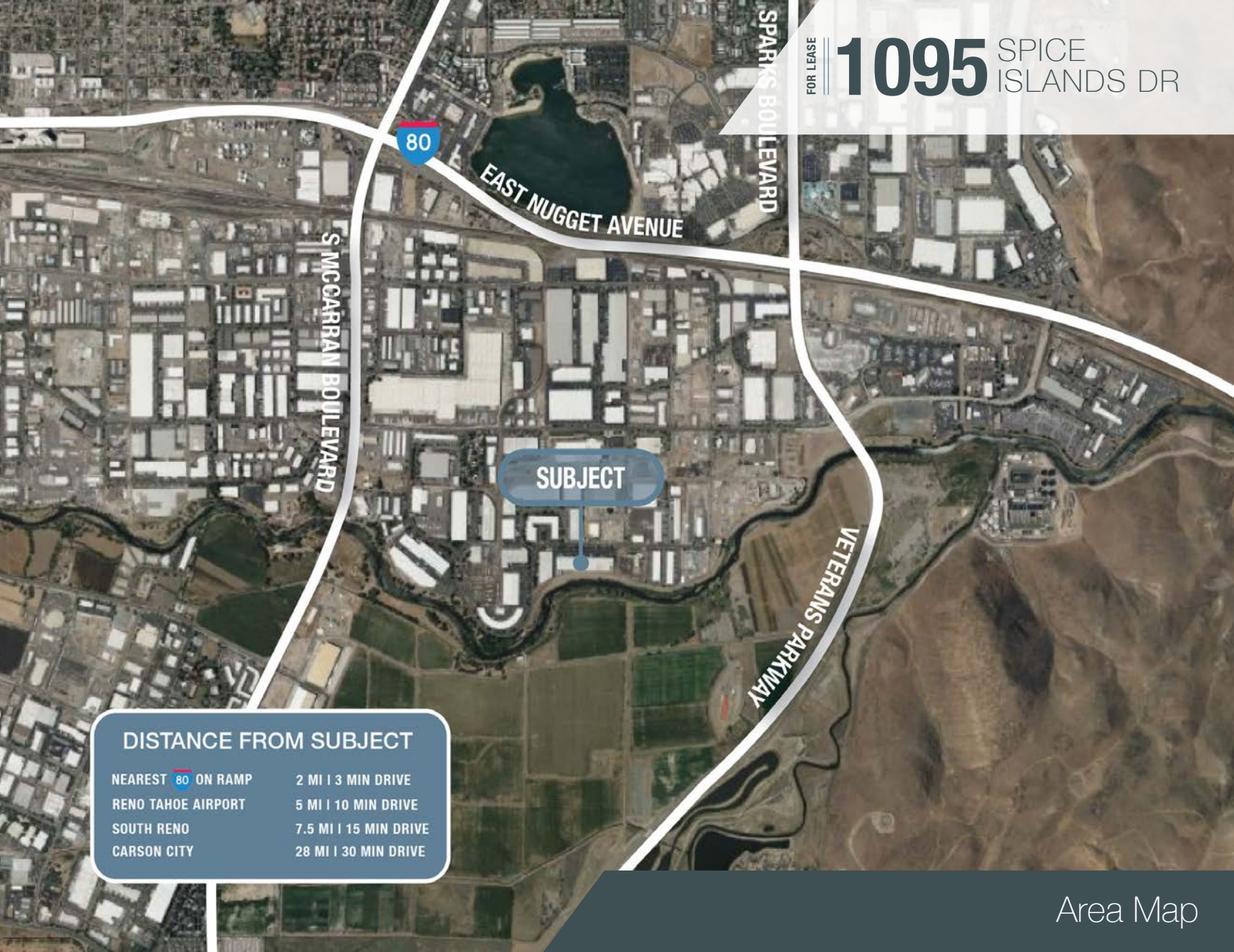
BACHELOR'S  
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

# 1095 SPICE ISLANDS DR



80

EAST NUGGET AVENUE


SPARKS BOULEVARD

S MCCARRAN BOULEVARD

SUBJECT

VETERANS PARKWAY

### DISTANCE FROM SUBJECT

|   |                       |
|---|-----------------------|
| NEAREST  ON RAMP | 2 MI   3 MIN DRIVE    |
| RENO TAHOE AIRPORT  | 5 MI   10 MIN DRIVE   |
| SOUTH RENO  | 7.5 MI   15 MIN DRIVE |
| CARSON CITY   | 28 MI   30 MIN DRIVE  |



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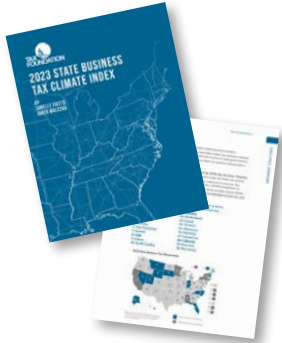


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RATE



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AVAILABLE

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



## THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

### No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

### Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax

## 61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

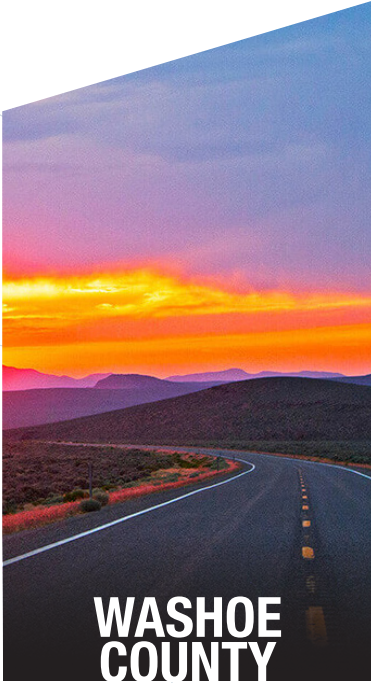
- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation  
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development



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## WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders. Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



## CITY OF RENO

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more. Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



## TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



## LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors. Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

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