

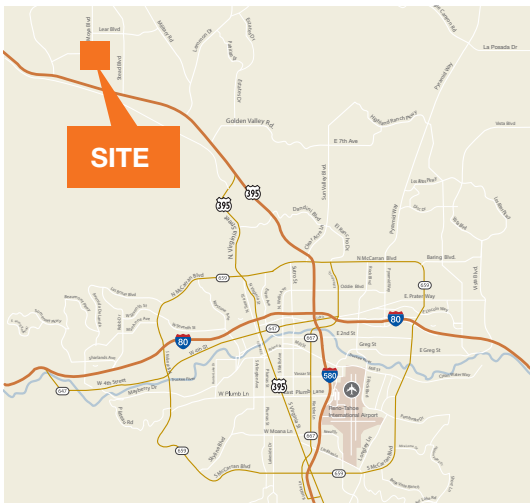
For Lease

±56,560 SF Industrial Space with Heavy Power



Lear 200 Industrial Center
6645 Echo Ave, Suite A
Reno, NV

Lease Rate \$0.42/SF NNN



±56,560 SF available with ±1,617 SF office

5 insulated vertical lift dock high doors measuring 9'x10', each equipped with an in-pit mechanical leveler

Suite has an additional 3 knock out panels for future doors

2 interior docks each with an in-pit mechanical leveler

3 grade level doors (2 measuring 12'x14' and 1 measuring 16'x16')

2,000 amps | 277/480 volt | 3-phase power

30' clear height

ESFR fire suppression system

Estimated OPEX \$0.08/SF/MO

Contact

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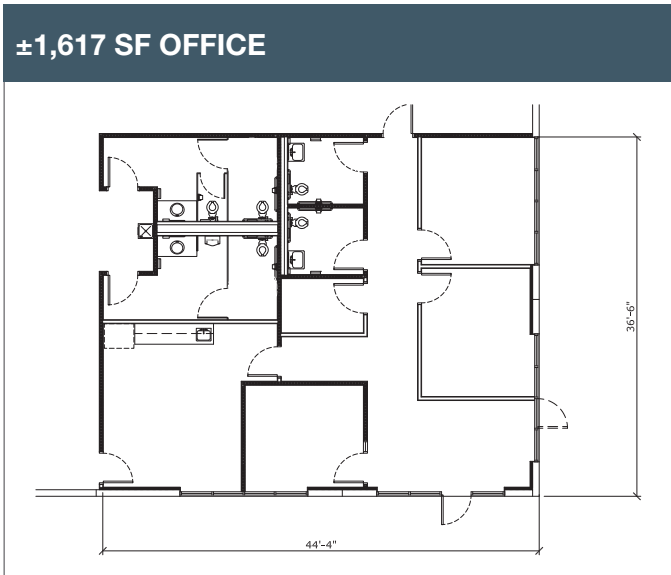
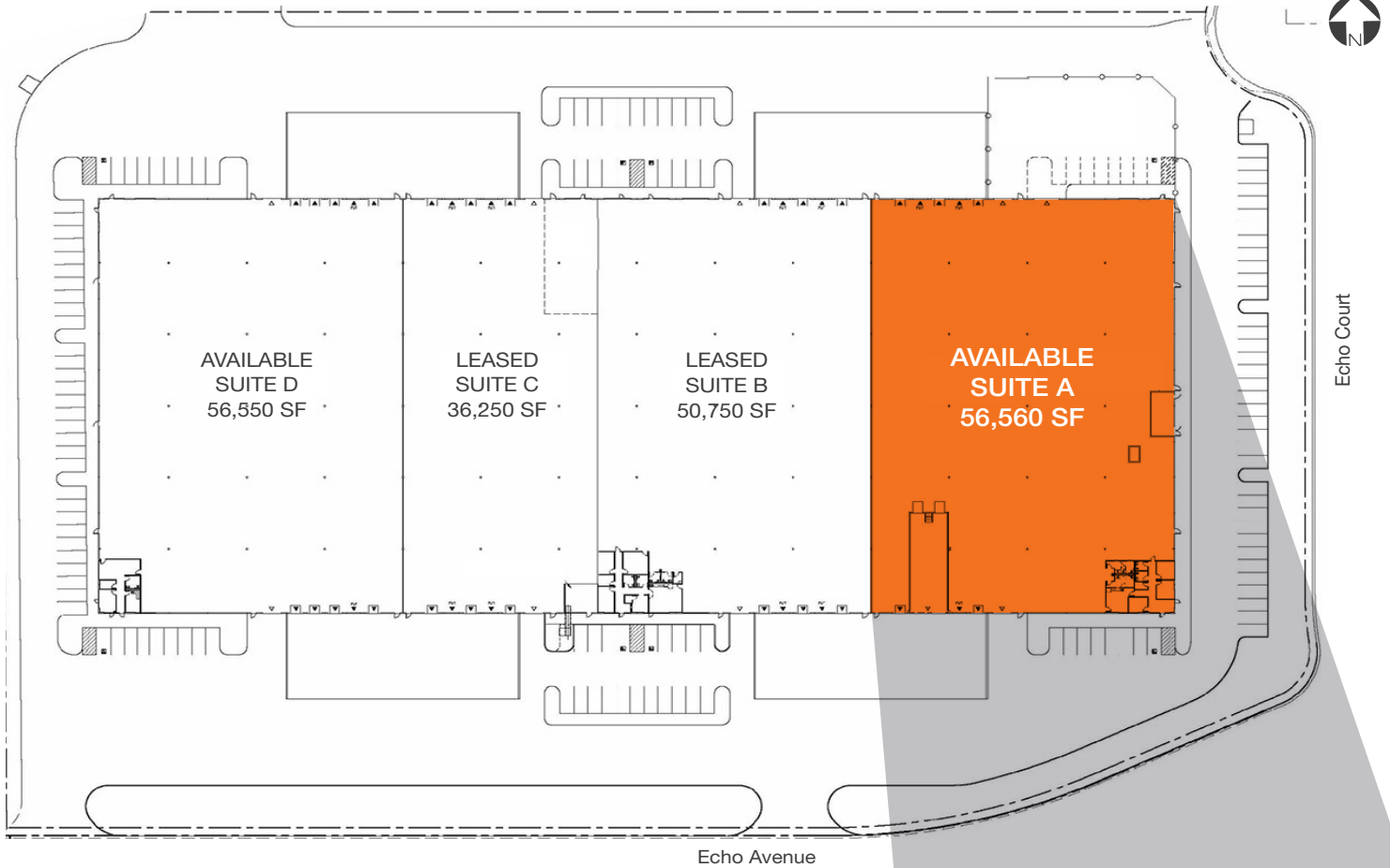
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Site Plan



For Lease

Features

- Trailer Storage available within the Project
- 50' x 50' typical column spacing
- Existing lighting system to be upgraded to high bay LED with occupancy sensors
- Roof hung direct fired warehouse heating units
- Cross-docked loading
- ±7,000 SF fenced yard
- Constructed in 2006
- Available September 1, 2018

Location

Situated within the 1.4 M SF Lear Industrial Center in close proximity to US 395 and approximately 11 miles from Interstate 80

Project is located in the North Valley submarket which is home to numerous nationally known companies such as: Amazon.com, Petco, Clorox, General Motors, UPS, Cardinal Health, Urban Outfitters, Pentair, Jardin, Daimler Trucks and JCPenney

Aerial



Transportation

GROUND	
Reno-Tahoe Int'l Airport	13.8 miles
Reno-Stead FBO	3.8 miles
UPS Regional	16.5 miles
FedEx Express	13.2 miles
FedEx Ground	14.9 miles
FedEx LTL	12.7 miles

Demographics

2017	3 mi	5 mi	10 mi
Population	24,455	41,254	178,692
Households	8,331	14,372	68,254
Avg HH Income	\$61,153	\$63,049	\$58,228

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



Helpful Links

Business Costs: <http://www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business>

Business Incentives: <http://edawn.org/why-nevada/business-advantage/>

Cost of Living: <http://opportunitynevada.files.wordpress.com/2017/11/costofliving.pdf>

Quality of Life: <http://edawn.org/live-play/>

Business Cost Comparisons

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	4.9%	5%	7.4%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	1.475%	0.83% (SF Only)	No	No	No	0.09%	No
Monthly Property Tax (Based on \$25M Market Value)	\$22,969	\$22,917	\$71,667	\$22,917	\$33,333	\$32,688	\$20,833
Unemployment Insurance Tax	0.25%-5.4%	1.5%-6.2%	0.03%-8.91%	0.2%-7.2%	0.43%-5.4%	1.11%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	2.59%-4.54%	5%	Up to 7.4%	5%-9.9%	No
WORKERS' COMP RATES	NV	CA	AZ	UT	ID	OR	WA
Class 2915 - Veneer Products Mfg.	\$2.45	\$11.33	\$2.65	\$1.48	\$3.32	\$3.09	\$1.70
Class 3632 - Machine Shop NOC	\$2.88	\$4.92	\$2.20	\$1.64	\$4.51	\$2.01	\$1.23
Class 8810 - Clerical Office Employees NOC	\$0.21	\$0.39	\$0.20	\$0.09	\$0.28	\$0.10	\$0.14

Source: <https://www.nvenergy.com/about-nvenergy/economic-development/taxes-incentives>

Last updated: 07/2017

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