

FOR LEASE

700-890 E. GLENDALE AVENUE



Industrial
PRODUCT TYPE



±12,170–33,801
AVAILABLE SF



Immediately
AVAILABLE



NAI Alliance



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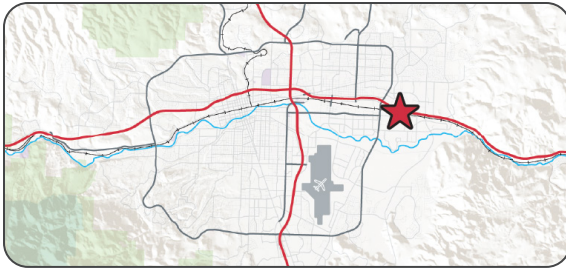
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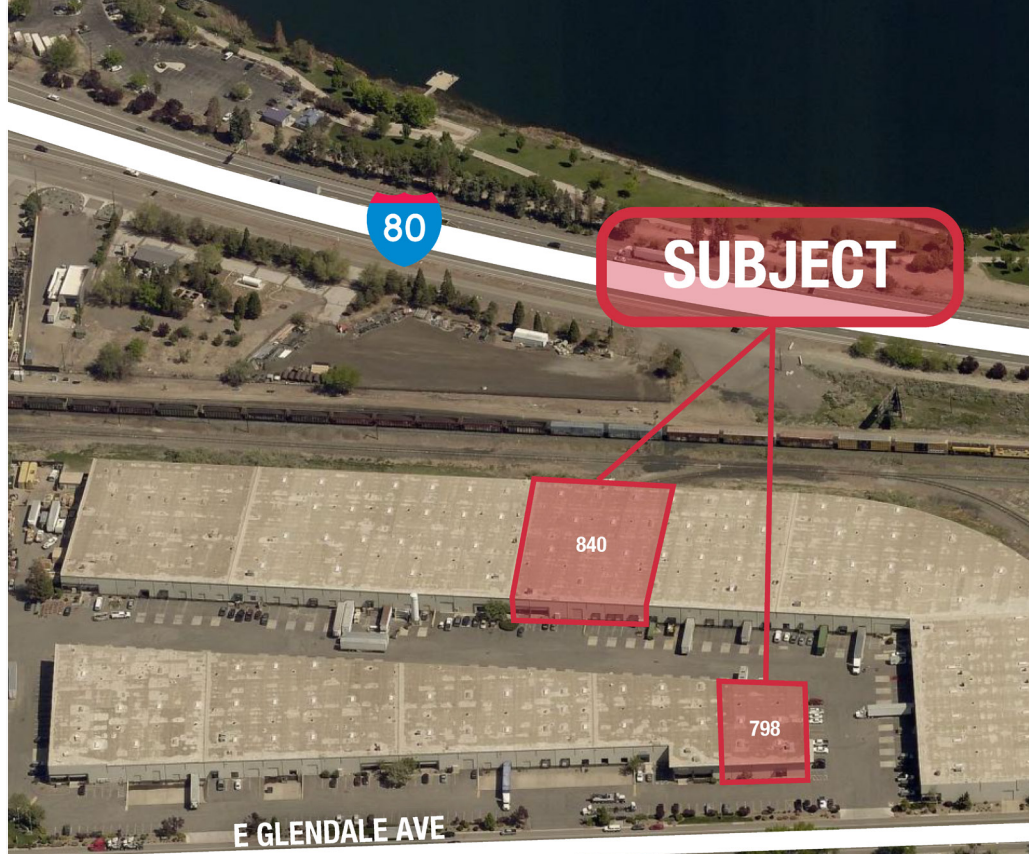
Property Highlights

The Glendale Industry Center consists of two multi-tenant industrial buildings located in the heart of the Sparks industrial submarket. The buildings have a total square footage of $\pm 448,332$. There are two vacant highly functional distribution warehouse units currently for lease. The subject property is only 0.3 miles (1 minutes by car) from S. McCarran Boulevard, and 0.8 miles from I-80.

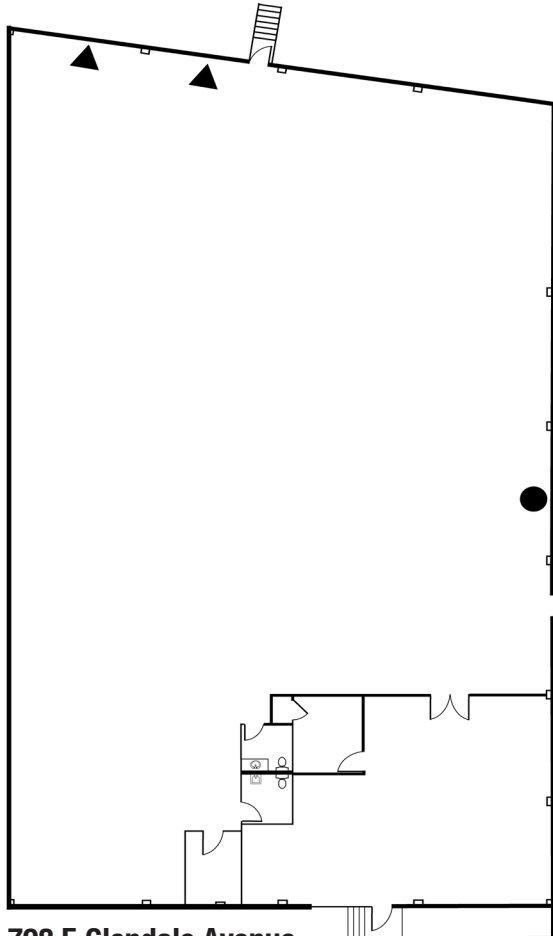
Property Details

Address	798 E Glendale Avenue Sparks, NV 89431	840 E Glendale Avenue Sparks, NV 89431
Available SF	$\pm 12,170$ SF	$\pm 33,801$ SF
Office/Showroom	$\pm 1,760$ SF	$\pm 1,189$ SF
Asking Rate	\$0.95/SF	\$0.85/SF
Lease Type	NNN - $\pm \$0.14$ /SF/Mo	NNN - $\pm \$0.14$ /SF/Mo
Dock Doors	2 (8' x 8')	4 (8' x 8')
Drive-In Doors	1 (12' x 14')	1 (12' x 16')
Rail Doors	N/A	2 (8' x 10')
Clear Height	$\pm 22'$	$\pm 24'$
Column Spacing	44' x 22'	44' x 22'
Fire Suppression	.33/3,000 GPM	.45/2,500 GPM
Power	200 Amps 120-208 Volts 3-Phase	1,200 Amps 270/480 Volts 3-Phase
Lighting	5,000K LED	5,000K LED

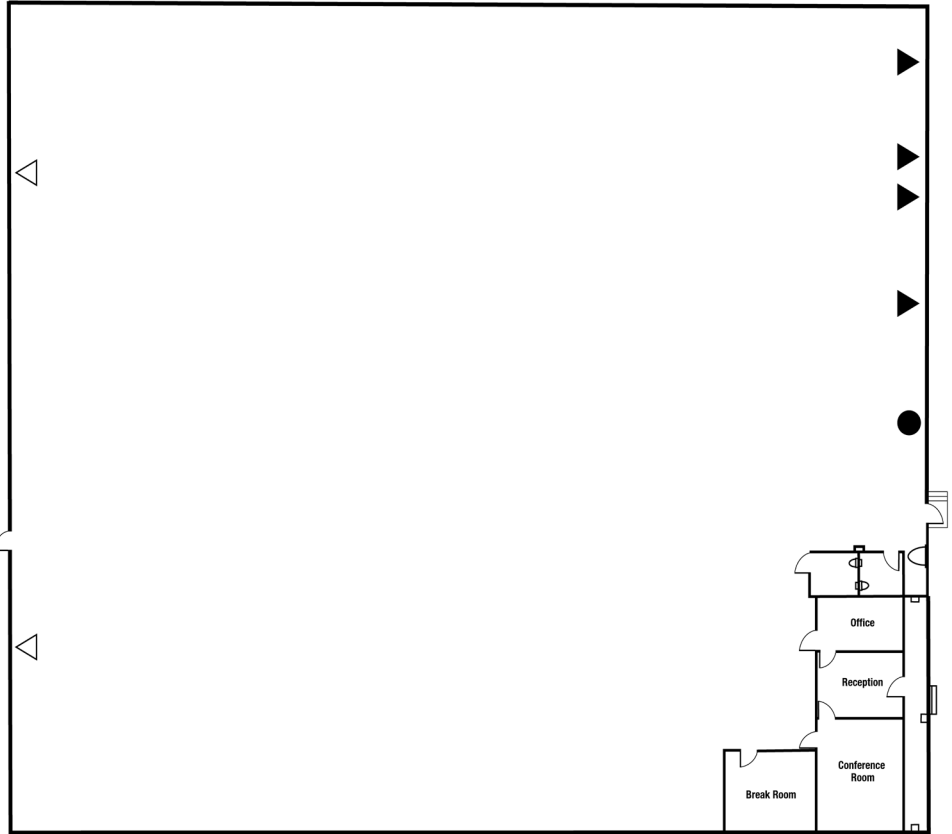
*Tenant is responsible to verify any of the above details that are important for its business prior to signing a lease.



FOR LEASE || **700-890** E. GLENDALE AVENUE



798 E Glendale Avenue



840 E Glendale Avenue

- Drive-In Door
- ▲ Dock Door
- △ Rail Door



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Contact Broker
LEASE RATE



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Exterior Property Photos

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FOR LEASE **700-890** E. GLENDALE
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Exterior Property Photos



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Exterior Property Photos

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Aerial Map


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5-MILE KEY FACTS



207,382
POPULATION



4.1%
UNEMPLOYMENT



2.4
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

5-MILE INCOME FACTS



\$72,388

MEDIAN
HOUSEHOLD
INCOME



\$39,817

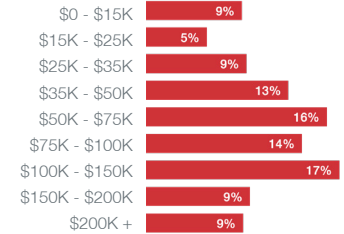
PER CAPITA
INCOME



\$102,155

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



10,313
BUSINESSES



139,290
EMPLOYEES

5- MILE EDUCATION FACTS

15%

NO HIGH
SCHOOL
DIPLOMA

29%

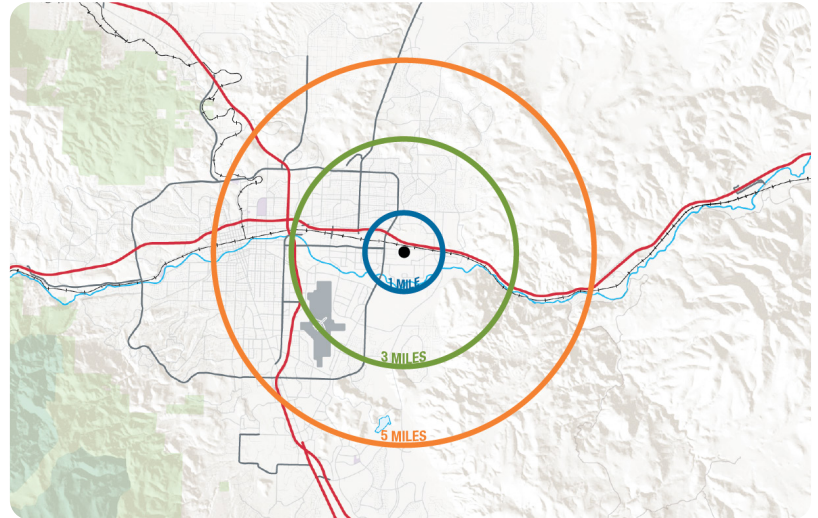
HIGH
SCHOOL
GRADUATE

30%

SOME
COLLEGE

26%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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SUBJECT

80

S MCCARRAN BLVD

SPARKS BLVD



DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	1.3 MI 4 MIN DRIVE
RENO-TAHOE AIRPORT	5.5 MI 12 MIN DRIVE
DOWNTOWN RENO	6.5 MI 12 MIN DRIVE
SOUTH RENO	16 MI 22 MIN DRIVE

Nearby Businesses


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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

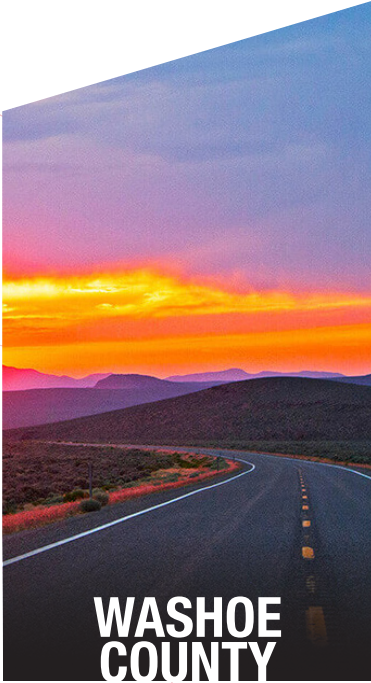
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing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

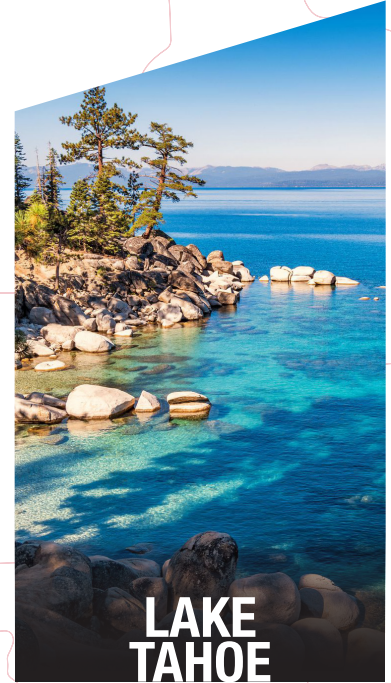
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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.

About Northern Nevada

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