

200

Academy Way
Sparks, NV 89441

FOR SALE - REDUCED PRICE
\$6,000,000 | \$231 PSF

±25,880 SF AVAILABLE

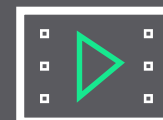
±16,000 SF Yard (Outdoor Storage / Loading)

Excellent owner-user opportunity



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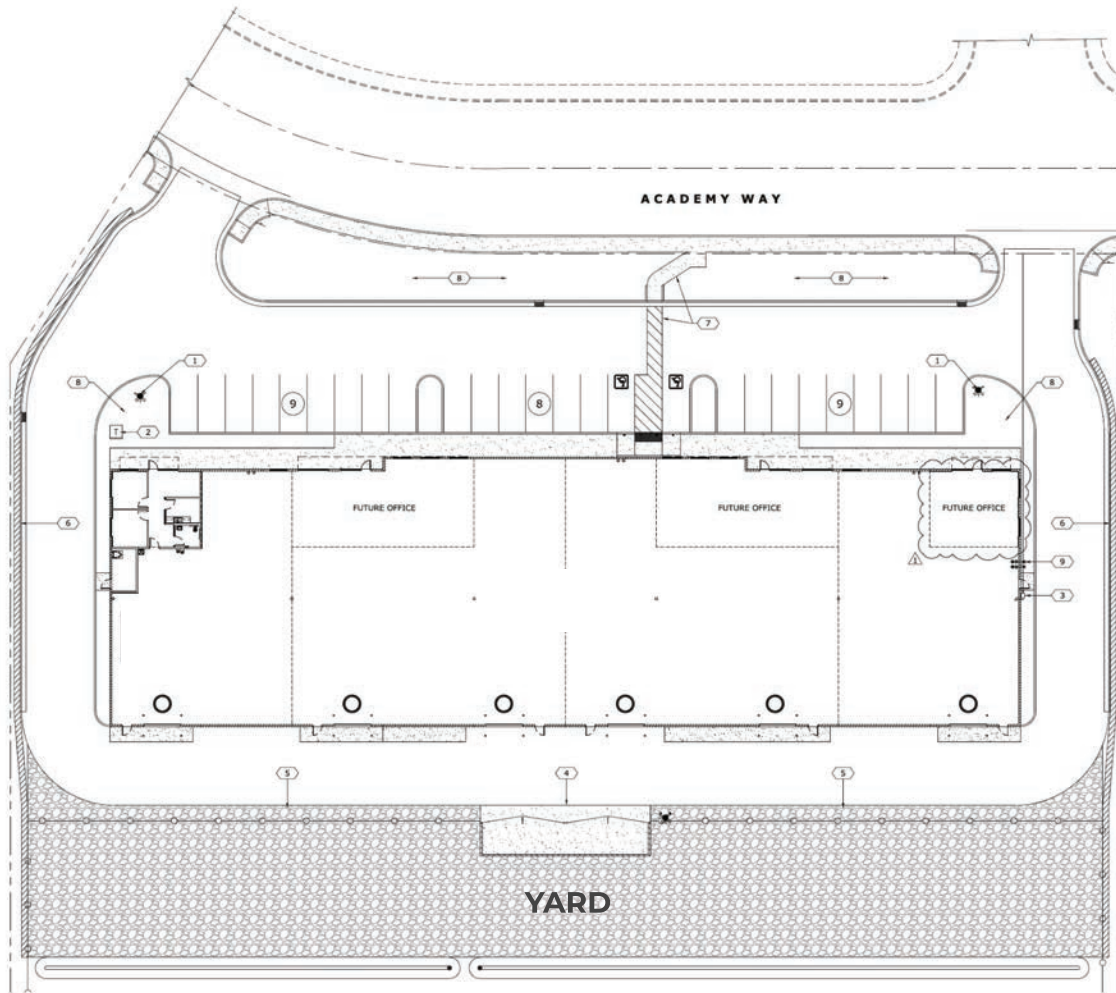
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View Video:



CBRE



\$6,000,000

\$231 PSF

Sale Price

±25,880 SF

Building Size

±16,000 SF

Yard Area

2.1 AC

Parcel Size

Zoning: (I) Industrial

APN: 538-181-14

PROPERTY FEATURES

±25,880 SF Class A Flex Industrial Building

Flexible configuration can accommodate up to four (4) separately metered tenants, supporting full or partial occupancy

±740 SF Office suite is move-in ready

±16,000 SF yard area for outdoor storage and loading

6 (12'x14') grade level doors

1200 Amp, 208/120 Volt, 3 Phase Power

18' Clear Height

60 mil single ply TPO roof membrane

Skylights approximately **2.5%**

LED Lighting

26 Auto parking spaces

Circular site flow

Excellent owner-user opportunity

Leasing Options Available



SBA 504 LOAN SCENARIO

Purchase: **\$6,000,000**

Estimated Soft Cost: **\$25,374**

Origination Fee: **\$75,566**

Total Project Cost: **\$6,570,940**

Down Payment - 10%: **\$657,094**

SBA Guarantee Fee: **\$56,510**

Total Financing: \$5,970,356

Loan Structure	Loan Amount	Rate	Payment	Term
Bank 1st Mortgage	43% \$3,285,470	7%	\$23,425	25 Yrs
SBA 504 2nd Mortgage	40% \$2,628,376	5.95%	\$17,352	25 Yrs

Cost Per Square Footage Calculation: ±25,880 Total SF

Total Payment: \$40,778

**Payment SF: \$18.91 Annually
\$1.58 Monthly**

Site Location Details



Access to U.S. Hwy 395
- serving Seattle and
Los Angeles



9-minute drive south to
I-80 - serving Chicago
and San Francisco /
Oakland

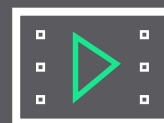


Immediate access to
employee support



4-hour drive east from
Port of Oakland /
San Francisco





View Video:





NEIGHBORING TENANTS

THE NEW NORTHERN NEVADA

A DISTRIBUTION HUB

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

TRANSPORTATION

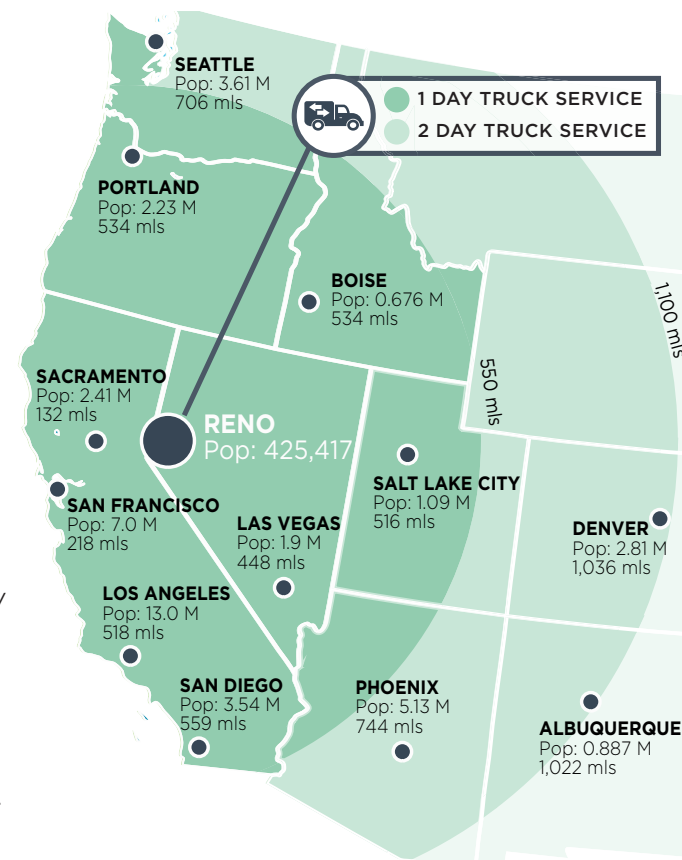
- Reno-Tahoe Int'l Airport: **15.8 miles**
- Reno-Stead FBO: **18.6 miles**
- UPS Regional: **17.4 miles**
- FedEx Ground: **14.2 miles**

2025 DEMOGRAPHICS

RADIUS	1-MILE	3-MILES	5-MILES
Population	4,386	21,715	47,180
Households	1,498	7,837	17,058
Household Income	\$197,479	\$164,571	\$152,443
Place of Work - Employees	590	2,648	4,137

HELPFUL LINKS

- **Business Costs**
<https://northernnvnow.com/business-relocation-advantages/>
- **Business Incentives**
<http://goed.nv.gov/programs-incentives/incentives/>
- **Quality of Life**
<https://northernnvnow.com/live-play/>



TAX COMPARISON

	NV	CA	AZ	UT	ID	OR	WA
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	\$26,041	\$68,096	\$31,850	\$34,792	\$50,000	\$21,125
Unemployment Tax	0.3% - 5.4%	1.5% - 6.2%	0.04% - 12.76%	0.10% - 7.10%	0.26% - 5.4%	0.70% - 5.4%	0.13% - 5.72%
Capital Gains Tax	No	No	No	No	No	No	No

THE NEW NEVADA

Grow Your Business Here



GREATER RENO - SPARKS

- **100 companies** have relocated here in 3 years.
- Cost of living .9% lower than national average.
- Ranked in **Top 100** places to live.
- Ranked in **35 best cities** for millennials to work.
- Average commute **22 min.**



BUSINESS FRIENDLY

- Ranked in **Top 10** states for best business tax climate.
- Ranked in **Top 10** states for business incentives.



TECHNOLOGY INFRASTRUCTURE

- Major data centers: **Switch, Apple, Ebay, Rackspace.**
- Research Collaboration.
- Home to **Microsoft, Intuit, Sierra Nevada Corp.**
- **“Super-Loop”** Fiber Network in Progress.



REAL ESTATE, LAND, RESOURCES

- Affordable large-scale real estate and water available.
- Large Industrial Space.
- Tesla Gigafactory in the Tahoe Reno Industrial Center.



SHIPPING HUB

- Less Than 1-Day Truck Service To > **60 M Customers, 8 States, 5 Major Ports.**
- **2-Day** Truck Service to **11 States.**



ENTREPRENEURIAL ECOSYSTEM

- Ranked as one of the 14 best startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More



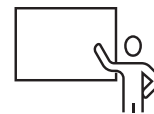
TAX ADVANTAGES

- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax



TIER 1 UNIVERSITY

- University of Nevada Reno, more than 20,000 students
- R1 - University for Research by Carnegie Classifications



WORKFORCE DEVELOPMENT

- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.

200

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CBRE

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