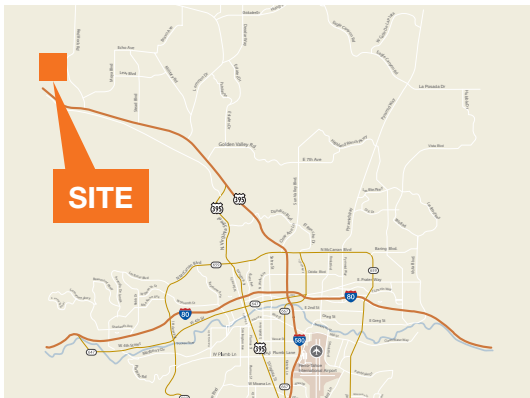


For Lease

Red Rock 200



Red Rock 200
9250 Red Rock Road, Reno, NV



DEVELOPED BY **PANATTONI®**

Lease Rate \$0.36/SF NNN

±35,250 SF manufacturing or bulk warehouse

Build to Suit office-3% allowance

Up to 4 dock high doors

1 drive in door

ESFR sprinkler rating

1,000 Amps, 277/480 volt, 3 phase

32' clear height

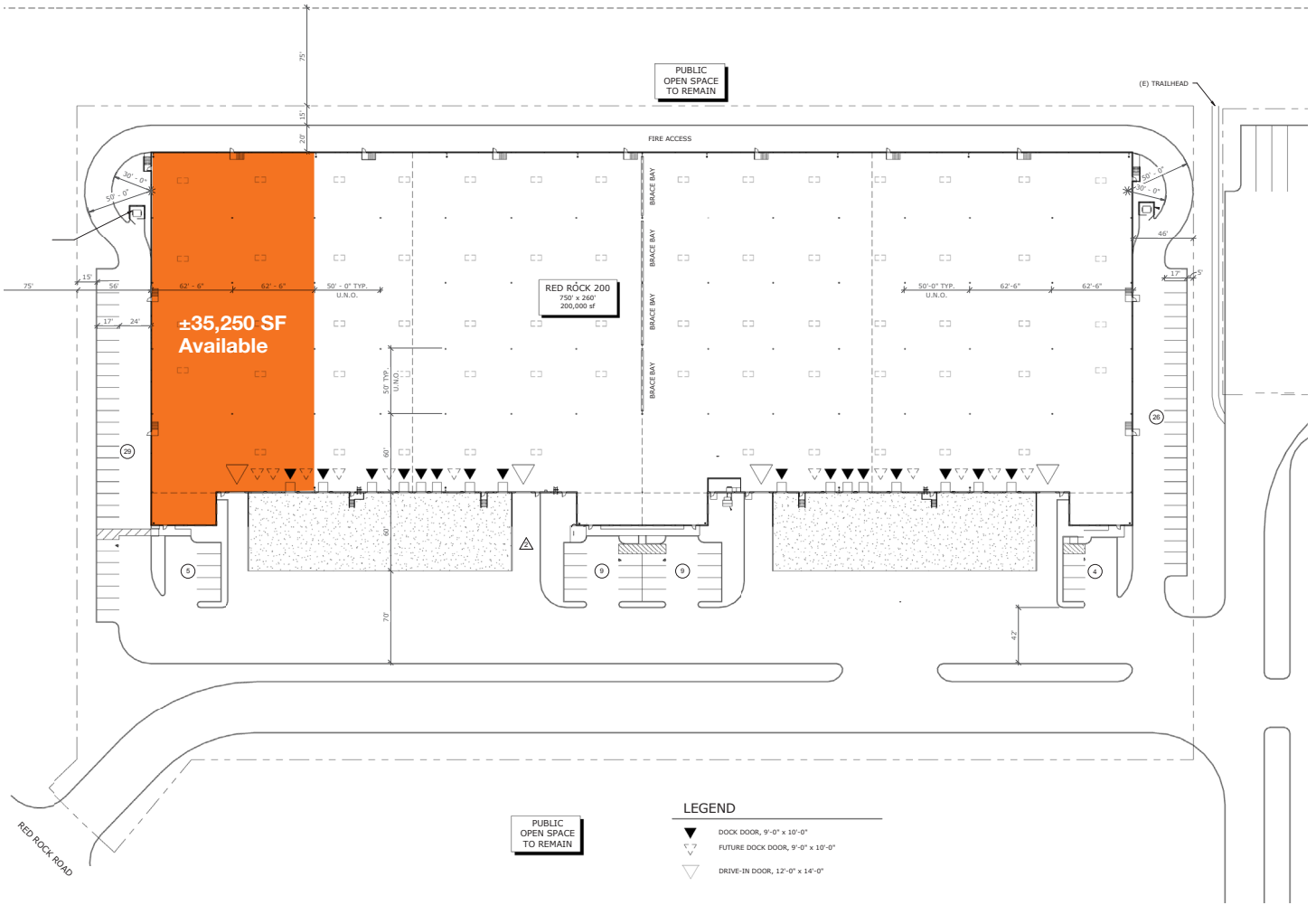
Contact

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Site Plan



For Lease

Features

50' x 50' columns, typical

60' speed bay

LED lighting to be installed with Tenant Improvement package

Front loading (south facing docks)

Location Features

Located within the Red Rock Business Center off US HWY 395 and just 15 minutes from the I-80 interchange

The North Valleys submarket is home to numerous nationally known companies such as Amazon, Clorox, Michelin, General Motors, Cardinal Health, Pentair, Urban Outfitters, Jardin and JC Penney

Aerial



Transportation

AIR	
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

	3 mi	5 mi	10 mi
Population	20,226	35,955	63,970
Households	6,724	12,181	21,771
Median Income	\$53,646	\$54,141	\$58,635

Business Cost Comparisons

Source: Economic Development, NV Energy - www.nvenergy.com/economicdevelopment

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	6.50%	5%	7.4%	6.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	0%-1.17%	1.5%	No	No	No	0.09%	No
Monthly Property Tax (Based on \$25M Market Value)	\$22,969	\$22,917	\$71,261	\$22,917	\$27,083	\$32,688	\$20,833
Unemployment Insurance Tax	0.25%-5.4%	1.5%-6.2%	0.03%-7.17%	0.4%-7.4%	0.78%-6.8%	1.8%-5.4%	0.17%-5.84%
Capital Gains Tax	No	Up to 13.3%	2.59%-4.54%	5%	Up to 7.4%	5%-9.9%	No
WORKMAN'S COMP RATES	NV	CA	AZ	UT	ID	OR	WA
Class 2915 - Veneer Products Mfg.	\$2.76	\$9.18	\$3.35	\$1.76	\$3.82	\$3.77	\$1.69
Class 3632 - Machine Shop NOC	\$2.57	\$5.46	\$2.79	\$2.04	\$4.92	\$2.35	\$1.22
Class 8810 - Clerical Office Employees NOC	\$0.30	\$0.56	\$0.24	\$0.12	\$0.29	\$0.14	\$0.14

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DEVELOPED BY
PANATTONI®

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 workmans compensation rates



Helpful Links

Business Costs: <http://www.flipsnack.com/EDAWN/why-nevada-2015-v3.html>

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

Cost of Living: <http://edawn.org/live-play/cost-of-living/>

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