FOR LEASE

1105 SOUTH ROCK BLVD
SUITE 120-123, RENO, NV

BROOKSIDE CORPORATE CENTER

Class A Industrial Space

- ±18,601 SF industrial space
- Quality location and excellent first impression property
- Excellent central location in proximity to multiple I-80 ramps, services, and shipping hubs
- Excellent access with large truck courts and driveways from three arterial streets
- BTS office available or keep the existing 4,568 SF office including reception, open cubicle area, private offices, conference room, breakroom, and restrooms
- Two 12' x 14' grade-level drive-in doors

NEGOTIABLE
LEASE RATE

$0.28/SF/MO
2026 EST. NNN

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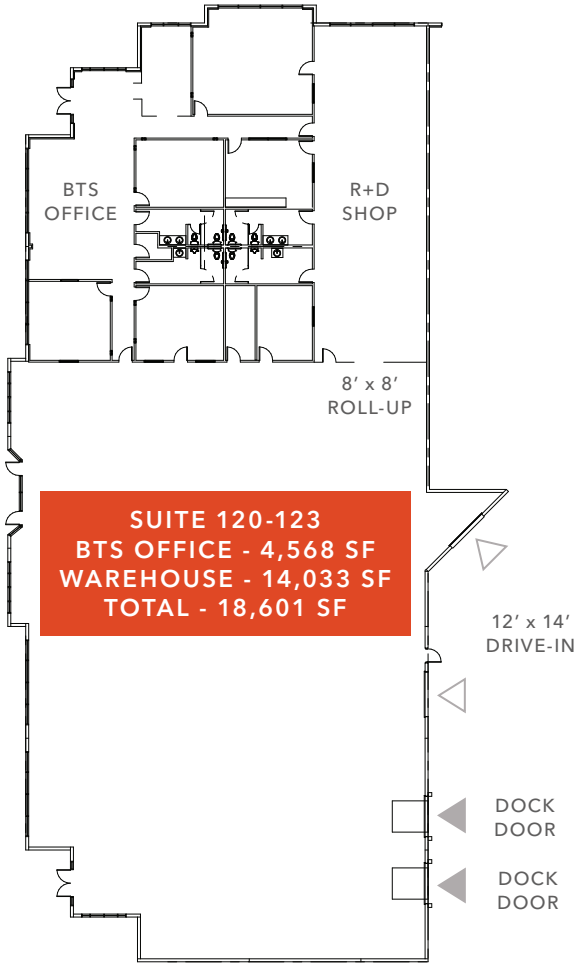
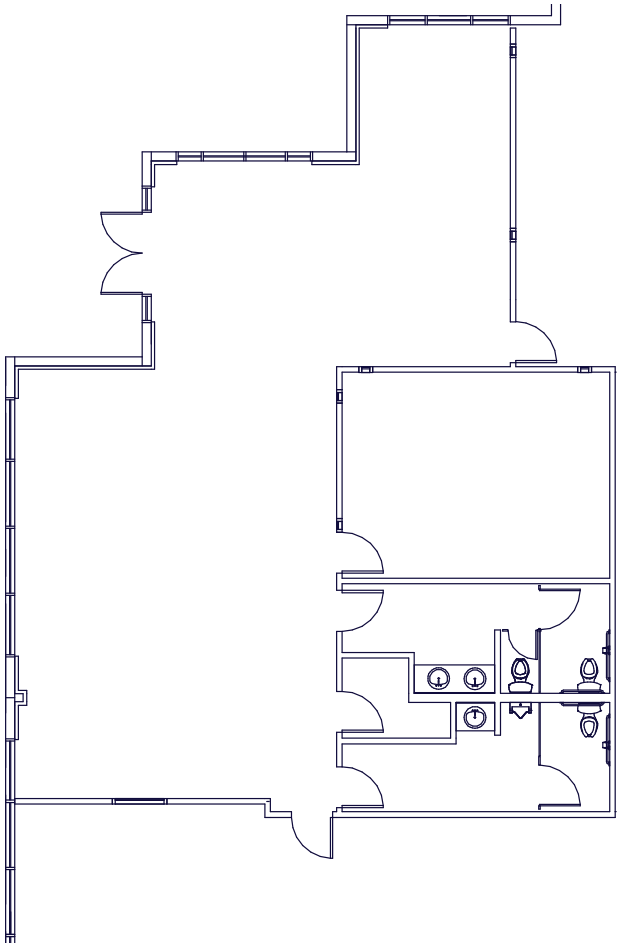
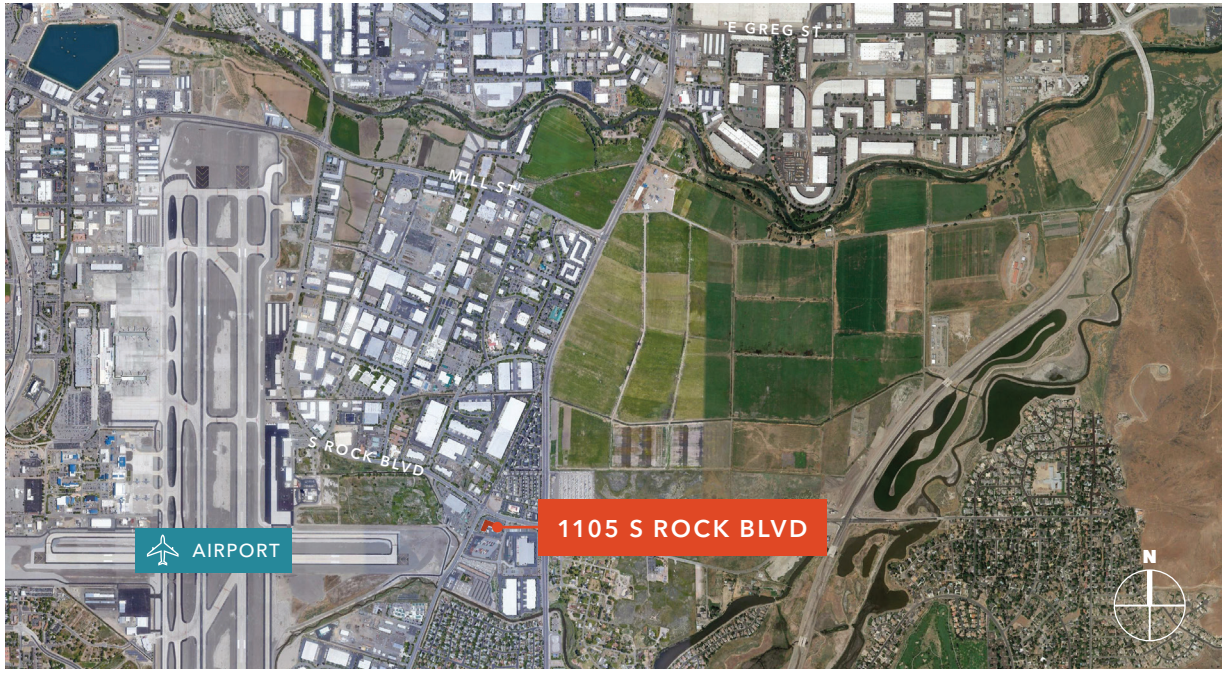
FLOOR PLAN

EXISTING SPACE FLOOR PLAN



BTS / POTENTIAL OFFICE FLOOR PLAN





Property Information

INDUSTRIAL SPACE	18,601 SF
POWER	600A / 480V / 3Ph (tenant to verify)
LOADING DOCK DOORS	Two
GRADE-LEVEL DOOR	Two 12′ x 14′
SPRINKLER SYSTEM	.33 / 3000
COLUMNS	50′ x 50′
CLEAR HEIGHT	18′
CONSTRUCTED	In 2007

Location Advantages

- Proximity to I-80 and Hwy 395/I-580 on/off ramps
- Monument signage visibility from two arterial streets
- Located within desirable metro Industrial area
- Proximity to FedEx, UPS, and other shipping hubs
- Access to large labor pool and services for employees
- Proximity to Reno-Tahoe International Airport private and commercial terminals
- Proximity to Tesla, Apple, Google, and many other high-profile corporate citizens

TRANSPORTATION

Ground	Miles
RENO-TAHOE INT'L AIRPORT	4.4
RENO-STEAD FBO	15.1
UPS REGIONAL	5.0
FEDEX EXPRESS	1.0
FEDEX GROUND	10.2
FEDEX LTL	3.4

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

Source: NVEnergy
Last updated: 2020

DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
POPULATION	55,369	212,129	317,675
HOUSEHOLDS	23,583	92,243	134,665
AVG HH INCOME	$85,273	$99,512	$110,066
TOTAL EMPLOYEES	70,702	149,473	165,541

HELPFUL LINKS

Business Costs https://www.edawn.org/site-selector/business-relocation-advantages/

Business Incentives https://goed.nv.gov/programs-incentives/incentives/

Cost of Living https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.pdf

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

BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISONS							
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	1.378%>$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	13.3%	4.5%	4.95%	6.93%	9.9%	No

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