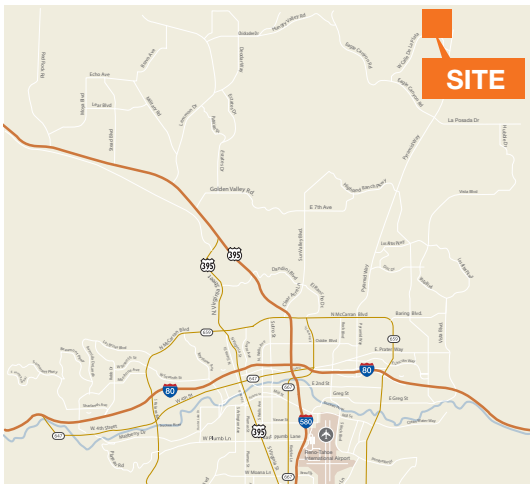




Spanish Springs Business Center Sparks, NV



Industrial Land \$3.50 PSF to \$5.50 PSF

The Spanish Springs Business Center is a 594 acre master planned, quality business park offered at very attractive prices within the heart of this fast growing area

Pyramid Highway offers easy access to both US Hwy 395 and I-80. The park is located in close proximity to the numerous area trucking companies and the UPS western regional hub.

The park is thoroughly entitled for fast tracking developments. CC&R's and design guidelines are in place to ensure and maintain a quality business park

Spanish Springs Business Center is completely self-equipped with an ESFR ready sprinkler system (see website download section for specifications)

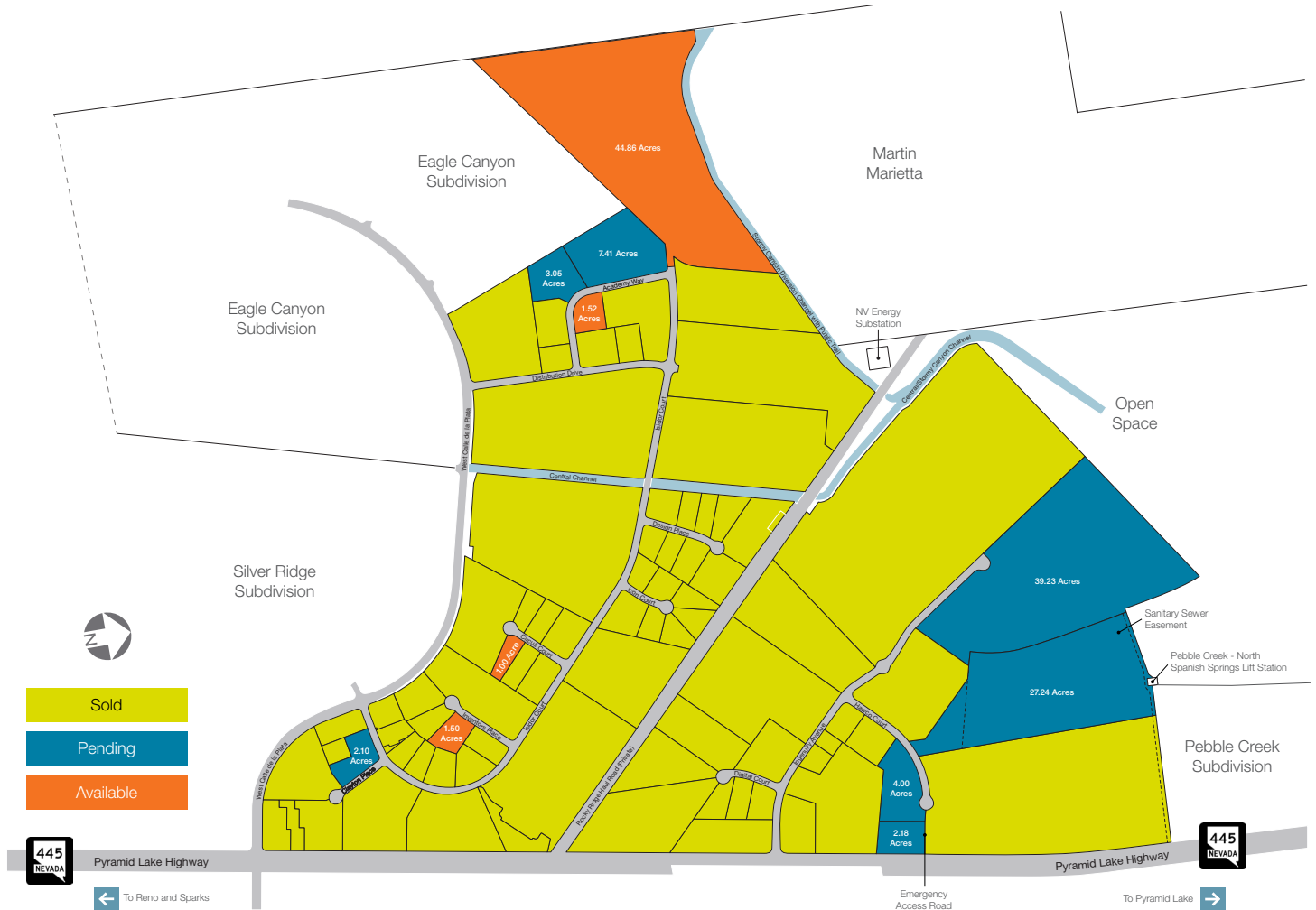
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Spanish Springs Business Center - Conceptual Site Plan



Some of the Companies Already Doing Business Here:

Sanmar

Wurth USA

Leviton

Silver State Liquor

Parts Unlimited

Pyramid Highway Storage Park

New Breed

Cleaner's Supply

Sierra Design Concrete

Velux

Walkenhorst's

Jentech

Woodross LLC

Stone Interiors

ECOLight, LTD

Clausen Foods

For Sale

Features & Benefits

All utilities - power, gas, water, sewer, telephone, etc. - are already located in the streets and there is an electrical substation in the park

Surrounded by numerous residential projects housing potential employees. Access to an ample labor base, the Spanish Springs Valley offers employees numerous amenities including, new retail centers and ample recreational opportunities.

There are over 65 motor freight companies that serve the market, freight can be shipped overnight to 80% of the western marketplace, with the other 20% second day

Ample water rights are included with each sale and many uses are pre-approved, making developing within the park a simple and quick process. The SSBC is located outside the 500 year floodplain and can be subdivided to meet a specific user's requirement. Utilities, transportation infrastructure, and labor sources were carefully planned long before Spanish Springs Business Center broke ground

Aerial



Transportation

AIR	
Reno-Tahoe Int'l Airport	12.8 miles
Reno-Stead FBO	17.0 miles
UPS Regional	11.3 miles
FedEx Express	13.7 miles
FedEx Ground	13.8 miles
FedEx LTL	11.6 miles

Demographics

	3 mi	5 mi	10 mi
Population	31,320	67,625	237,583
Households	10,713	22,743	86,707
Median Income	\$81,234	\$72,040	\$46,438

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 worker's 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: <https://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
WORKER'S 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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Spanish Springs
BUSINESS CENTER