



MUSTANG INDUSTRIAL PARK

FOR LEASE | 12475 MUSTANG RD, MCCARRAN, NV 89434

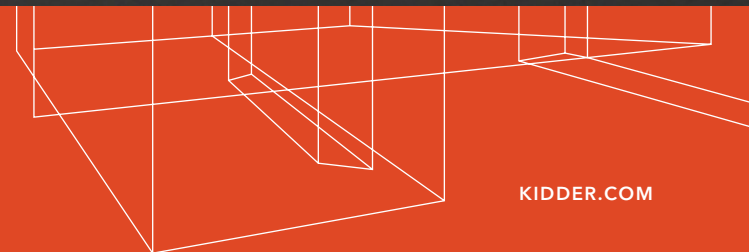


**±132,556 SF
AVAILABLE**

**Kidder
Mathews**

MIKE NEVIS, SIOR, CCIM
775.470.8855
mike.nevis@kidder.com
LIC N° S.0061759

SHAWN JAENSON
775.470.8865
shawn.jaenson@kidder.com
LIC N° S.0188002



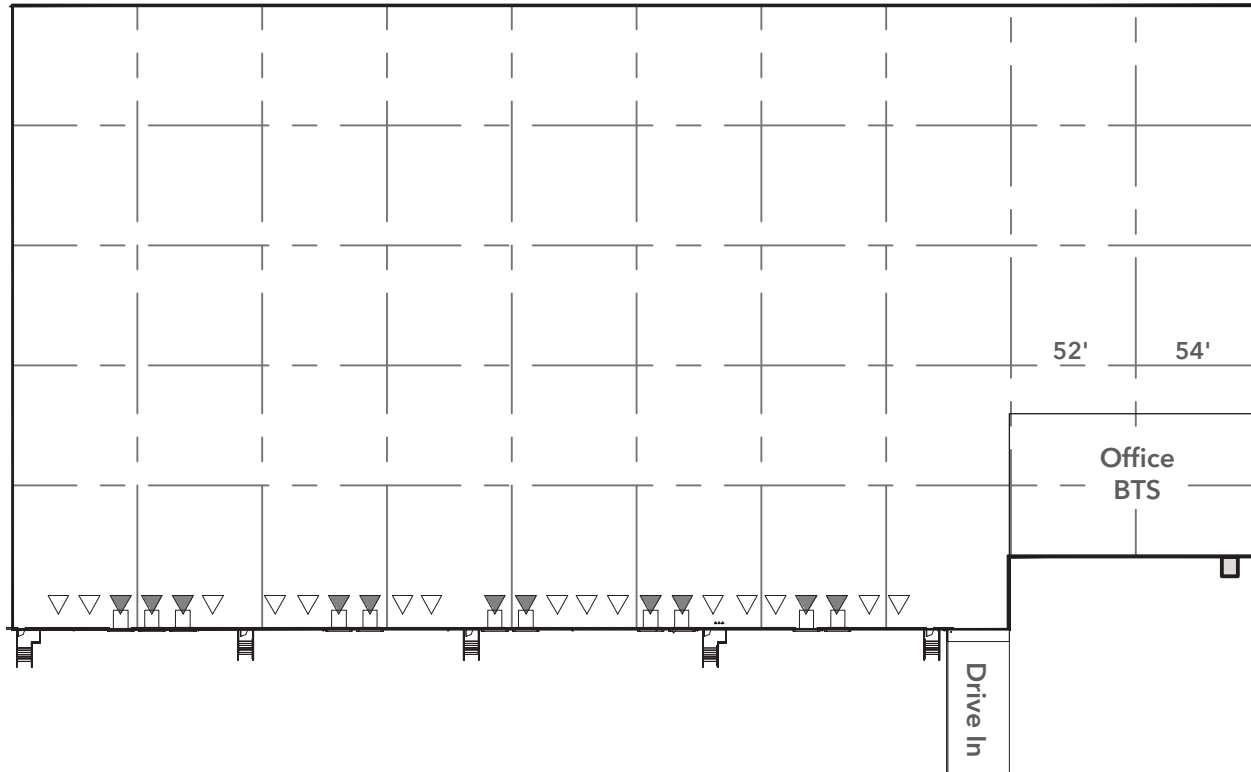
KIDDER.COM

FOR LEASE

Mustang Industrial Park

12475 MUSTANG RD, MCCARRAN, NV 89434

Floor Plan



BUILDING AVAILABLE SPACE

SF	Office SF	Dock-High Doors	Grade-Level Doors	Power	Sprinkler Rating	Columns	Clear Height
±132,556 SF	BTS	11 with 15 knock-out panels	One	227/480 volts, 3-phase (amps TBV)	ESFR	50' X 52' (typical)	36'

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

OWNED
BY

LBA Logistics

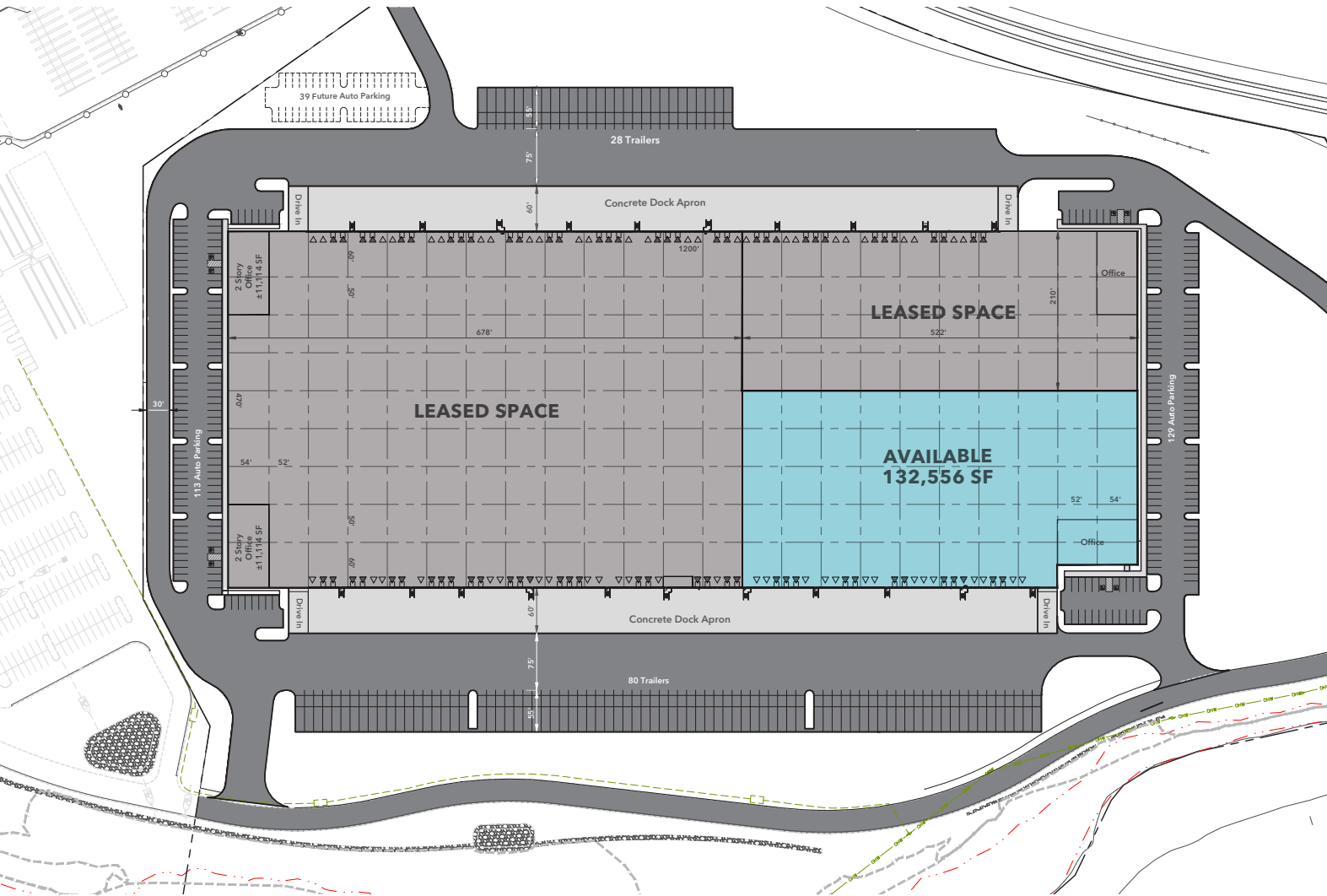
km Kidder Mathews

FOR LEASE

Mustang Industrial Park

12475 MUSTANG RD, MCCARRAN, NV 89434

Site Plan



BUILDING HIGHLIGHTS

±132,556 SF industrial warehouse space available

OFFICE SPACE build to suit

LEASE RATE negotiable

11 dock-high doors with an additional 15 knock-out panels for future docks

1 grade door

POWER 277/480 volts, 3-phase (amps TBV)

ESFR sprinkler rating

COLUMNS 50' x 52' (typical)

6" reinforced floors

SKYLIGHTS in warehouse

45 MIL, Rhinobond, TPO roof system with R-26 batt insulation

FEATURES Gas-Fired Heating units

BUILDING DIMENSIONS 470' deep x 1,200' long

AREA OVERVIEW

LOCATED OFF Peri Ranch Rd

EASY ACCESS to I-80

5 MILES east of the Sparks submarket

RIVERFRONT setting

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

OWNED
BY

LBA Logistics

km Kidder Mathews

FOR LEASE

Mustang Industrial Park

12475 MUSTANG RD, MCCARRAN, NV 89434

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	13.0
Reno-Stead FBO	21.5
UPS Regional	6.6
FedEx Express	10.7
FedEx Ground	0.1
FedEx LTL	10.1

DEMOGRAPHICS

2020	5 mi	10 mi	15 mi
Population	4,706	244,850	409,240
Households	2,172	99,075	170,582
Avg HH Income	\$105,857	\$75,629	\$88,347
Total Employees	5,862	164,294	219,965

BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISONS							
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%	0.711% (2018)	No	No	No	0.09%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-10.59%	0.2%-7.2%	0.4%-5.4%	1.2%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.54%	5%	Up to 7.4%	Up to 9.9%	No

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

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 <http://opportunitynevada.files.wordpress.com/2017/11/costofliving.pdf>

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



Source: <https://www.nvenergy.com/about-nvenergy/economic-development/taxes-incentives>
Last updated: 01/2019