

FOR LEASE



MOUNT ANDERSON AT ECHO

14003 MT ANDERSON STREET, | RENO, NV 89506



Delivering a brand-new, Class A North Valleys industrial building totaling ±284K SF



NEGOT

NEGOTIABLE LEASE RATE

Q3 2025

EST. DELIVERY



FOR LEASE

PROPERTY FEATURES

Located in the North Valleys submarket with excellent access to US-395

Lease rate negotiable

±284,233 SF available, divisible to ±142,116 SF

±2,506 SF office space

Zoning: Industrial (I)

Land area: 18.50 acres

36' minimum clear height

28 (9'x10') vertical lift dock-high doors complete with vision light, bumpers, 40,000 lb mechanical dock leveler, dock seal, fans & lights

2 (14' x 16') vertical lift grade-level doors complete with vision light and motorized operator

54' x 48' columns (typical) with 60' speed bay

2,000 amps 277/480 volt 3-phase power

LED lighting system measured at 30 foot-candles 36" aff unobstructed with 15' whips

ESFR sprinkler density

100 dedicated auto parking spaces with ability to add an additional 25 spaces

24 trailer parking spaces

7" reinforced slab

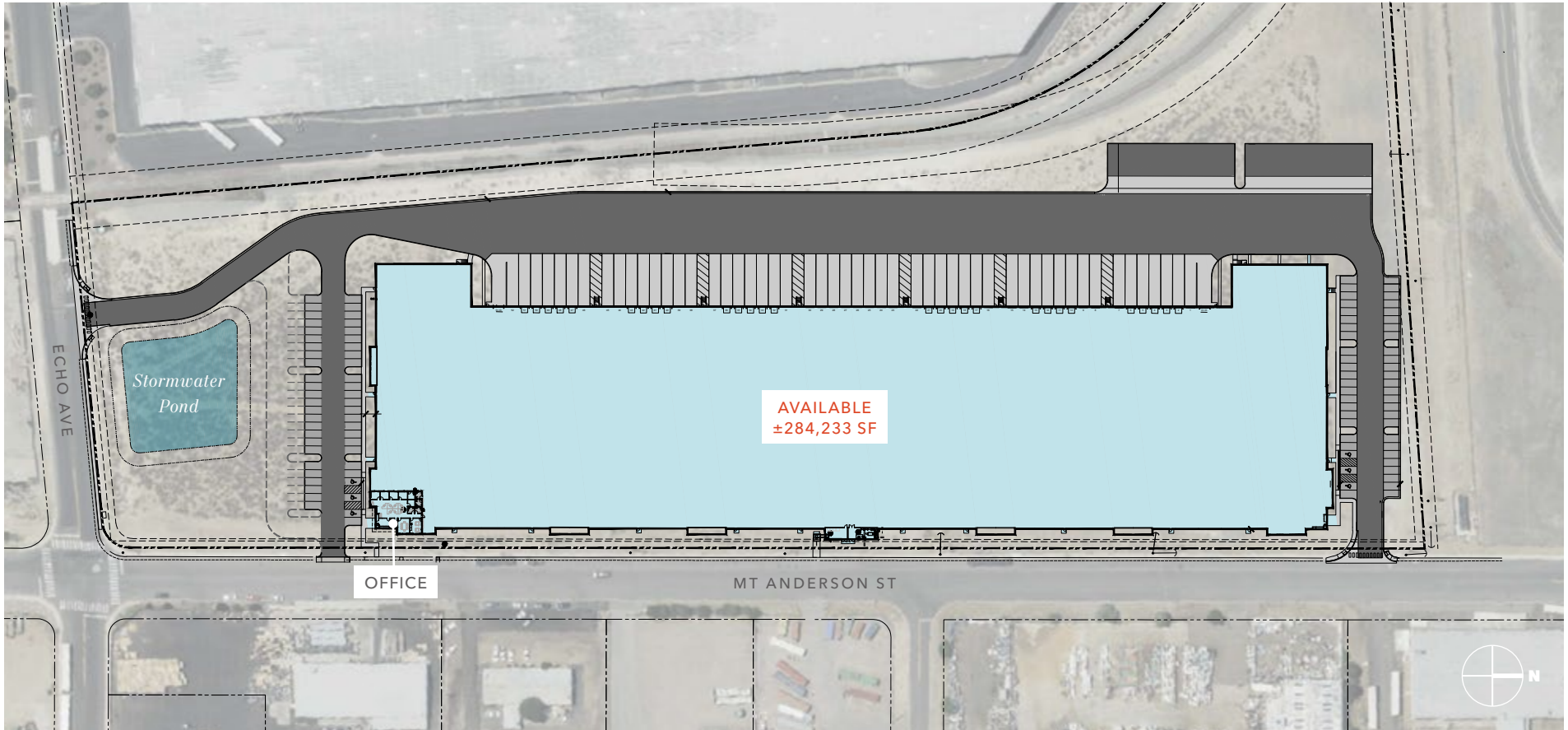
60 mil, single ply TPO roof membrane

1% skylights

Estimated delivery, Q3 2025



SITE PLAN



Available Space

- Total SF: $\pm 284,233$ SF, divisible to $\pm 142,116$ SF
- Office SF: $\pm 2,506$ SF
- Dock-High Doors: 28 (9'x10') vertical lift dock-high doors complete with vision light
- Grade-Level Doors: 2 (14' x 16') vertical lift grade-level doors
- Sprinkler Rating: ESFR sprinkler density
- Columns: 54' x 48' (typical) with 60' speed bay
- Clear Height: 36'

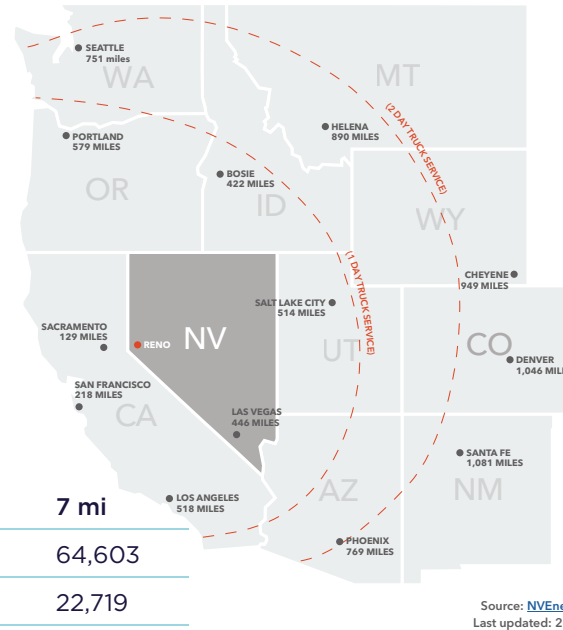
AREA OVERVIEW

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	13.7
Reno-Stead FBO	1.0
UPS Regional	15.7
FEDEX Express	14.9
FEDEX Ground	21.2
FEDEX LTL	14.0

DEMOGRAPHICS

2024	3 mi	5 mi	7 mi
Population	30,800	44,393	64,603
Households	10,933	15,938	22,719
Avg, HH Incomes	\$96,417	\$98,384	\$103,492
Total Employees	4,197	6,262	9,207



Source: [NVEnergy](#)
Last updated: 2024

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**
<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/>

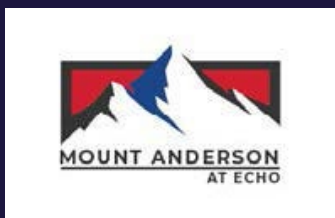
BUSINESS COST COMPARISONS

Tax Comparisons	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	1.17% > \$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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