Kiley Commerce Center

6900 David Allen Parkway, Sparks, NV 89436

Industrial Flex Business Park | Expected Delivery Fourth Quarter 2026



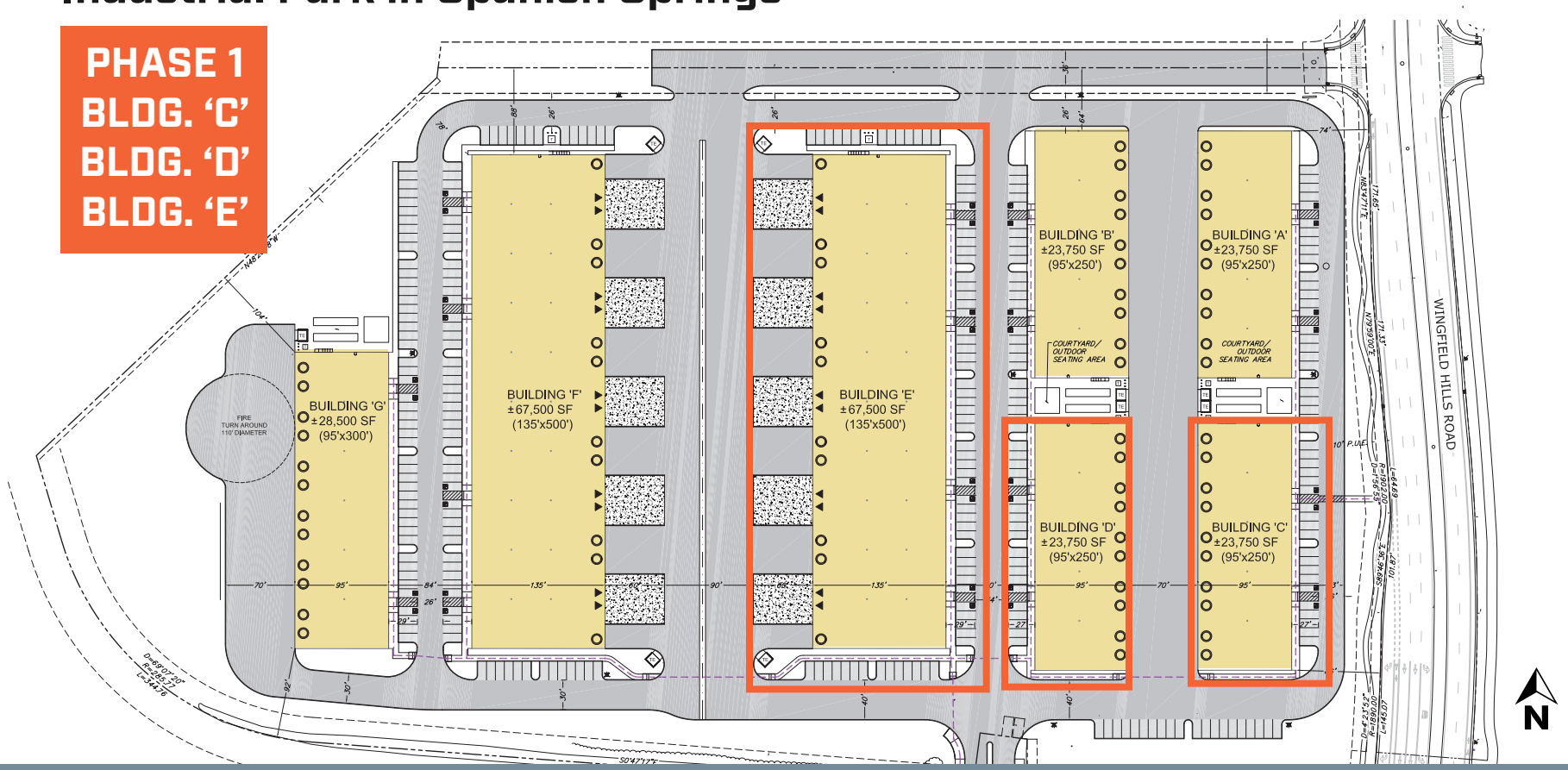
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First Vice President
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CBRE

Site Plan Summary

PHASE 1 consists of THREE BUILDINGS in the Newest Multi-Building Industrial Park in Spanish Springs

PHASE 1
BLDG. 'C'
BLDG. 'D'
BLDG. 'E'



PHASE 1

- BUILDING C: ±23,750 SF
- BUILDING D: ±23,750 SF
- BUILDING E: ±67,500 SF

EACH BUILDING WILL HAVE:

- CIRCULAR SITE FLOW
- AMPLE CAR PARKING STALLS
- COMMON AREA COURTYARD

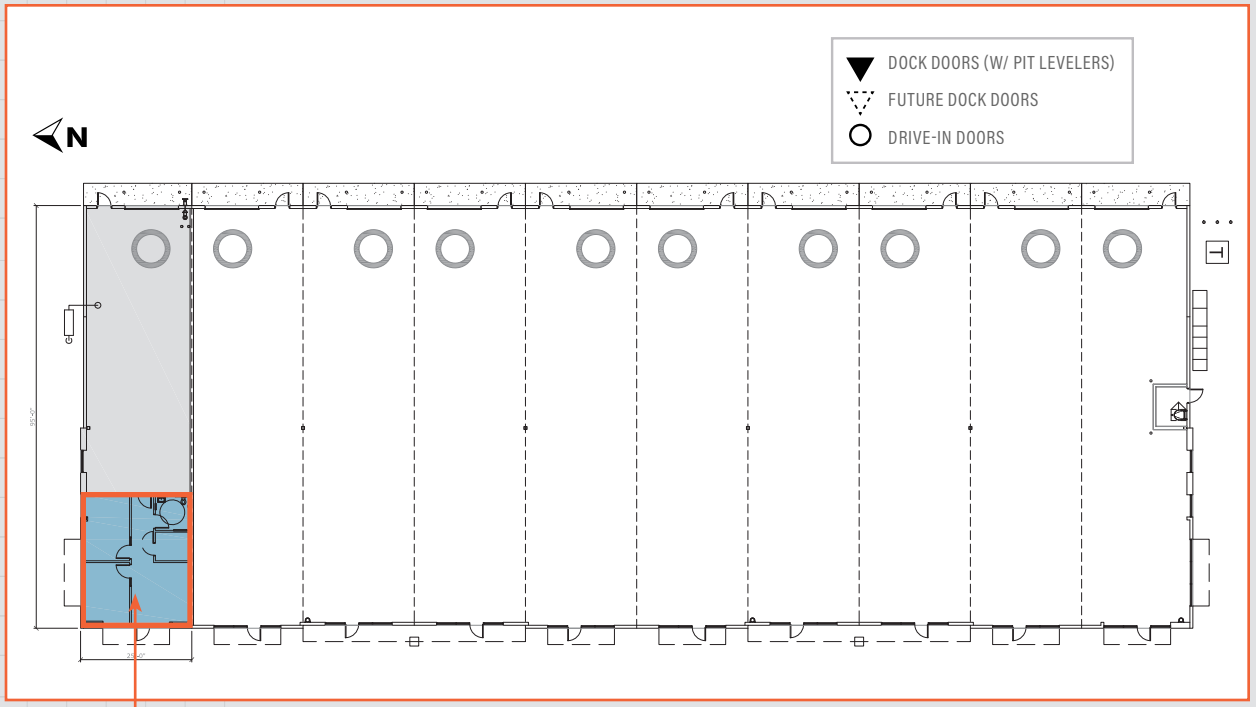
SITE PLAN

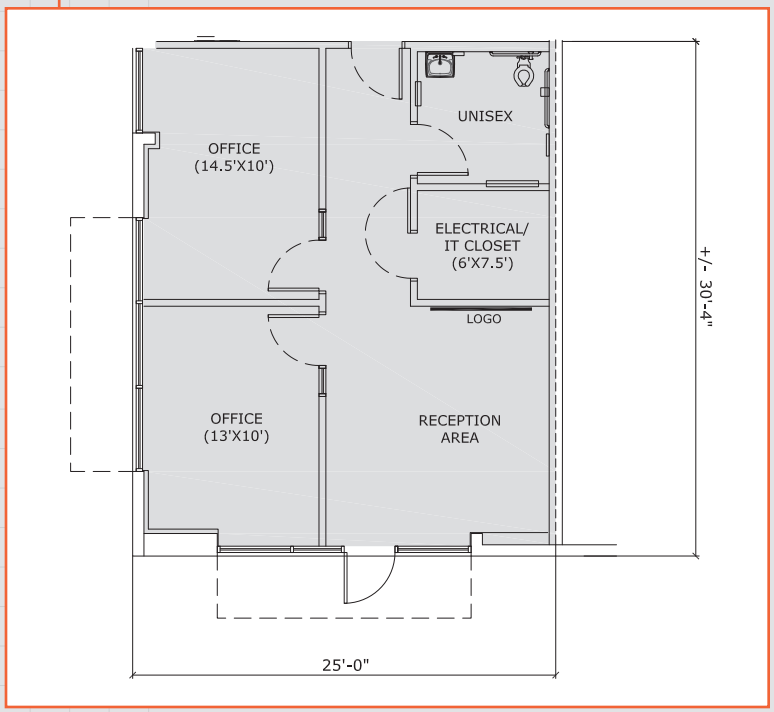
Buildings C & D

- **±23,750 SF EACH**
- **DIVISIBLE TO ±2,342 SF**
- **UNITS MAY BE COMBINED**

Each Space Features:

— One (1) 12 x 14 grade level doors
— ±455 SF office space
— 16’ clear height
— HVAC in office
— Reznor heater in warehouse
— 200 amps; 480/270 volts, 3-phase
— Parking ratio 1.2:1,000





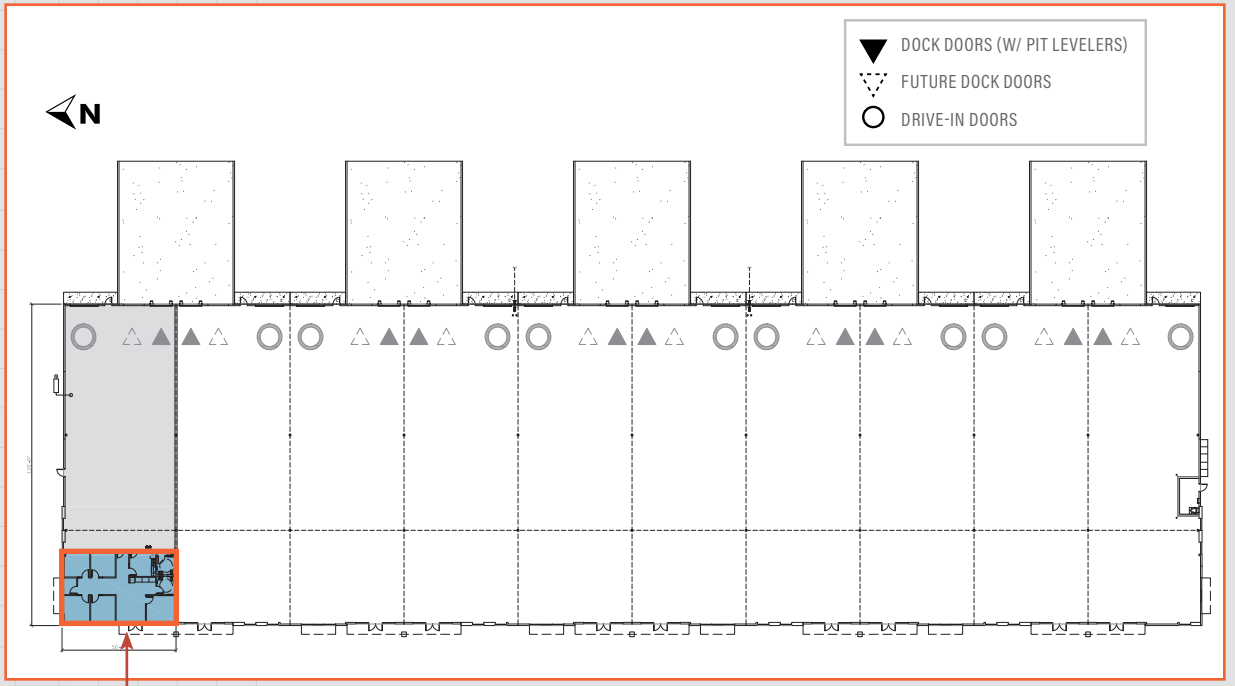
SITE PLAN

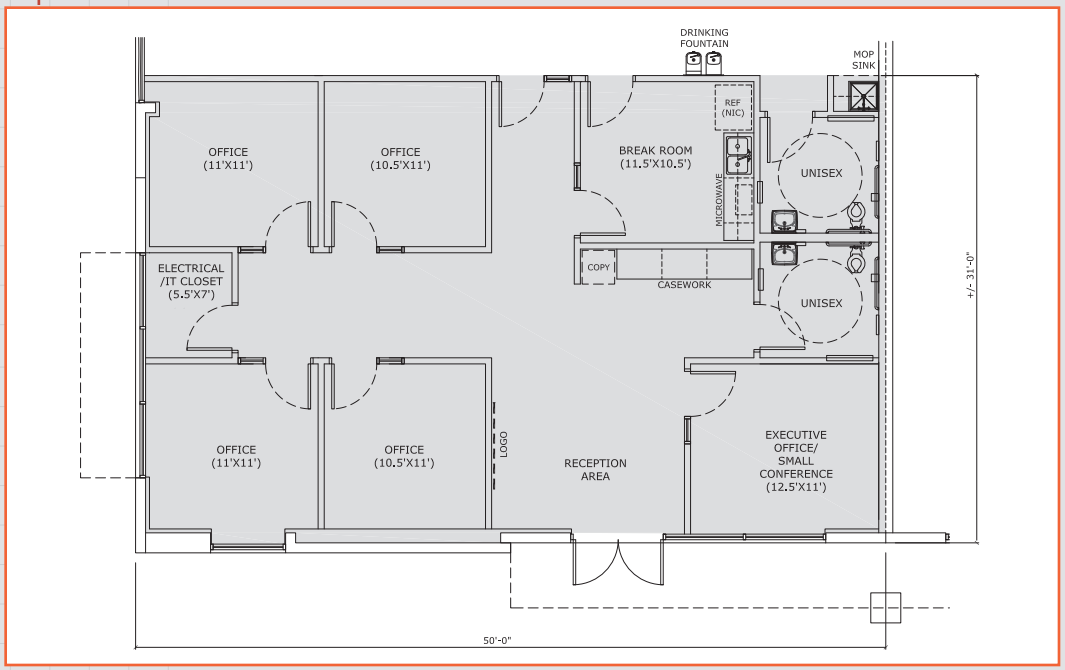
Building E

- **±67,500 SF EACH**
- **DIVISIBLE TO ±6,676 SF**
- **UNITS MAY BE COMBINED**

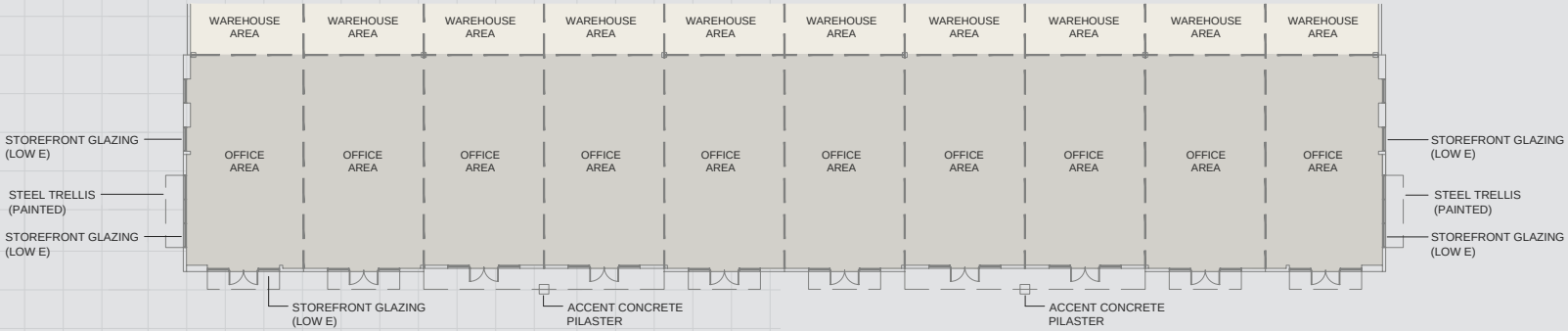
Each Space Features:

— Two (2) 10 x 12 dock doors
— One (1) 12 x 14 grade level doors
— ±1,317 SF office space
— 22’ clear height
— HVAC in in office
— Reznor heater in warehouse
— 200 amps; 480/270 volts, 3-phase
— Parking ratio 1.2:1,000

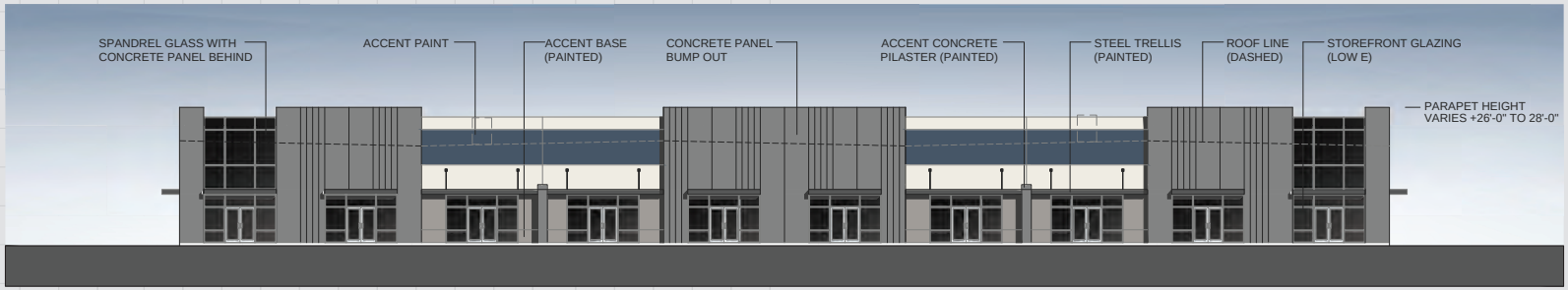




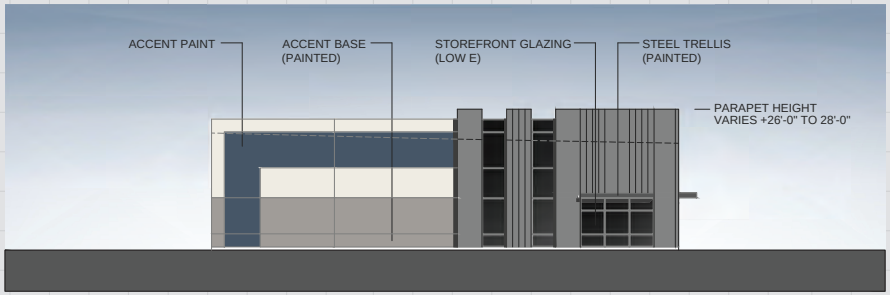
CONCEPTUAL ELEVATION - BUILDINGS C&D



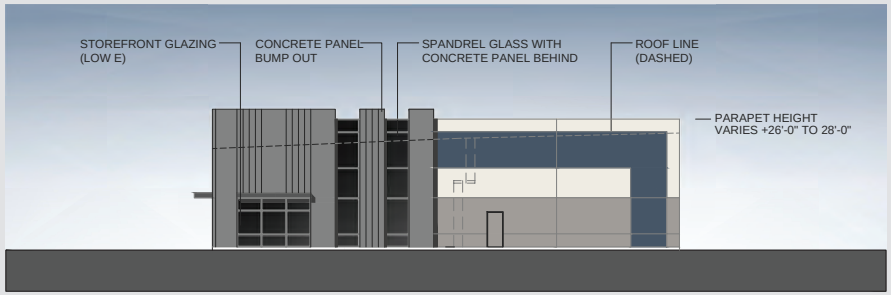
Partial Plan



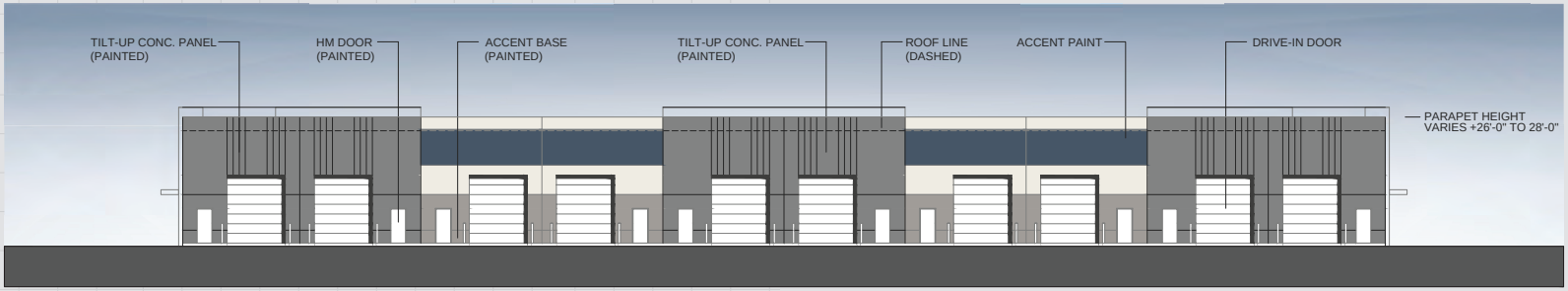
South Elevation



West Elevation

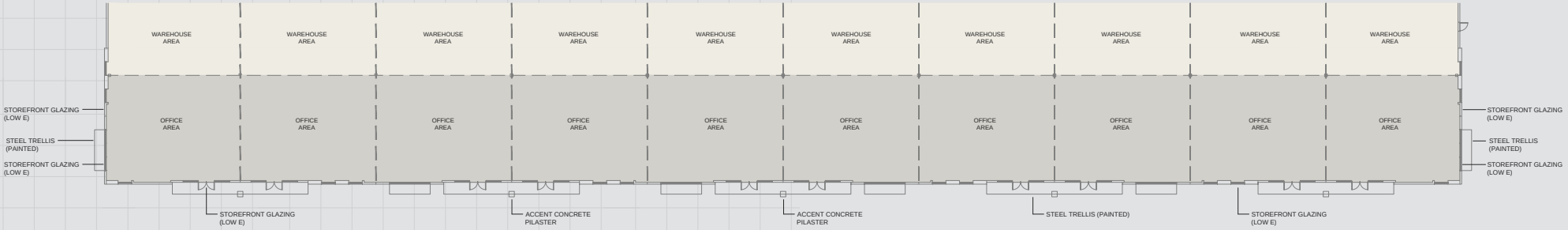


East Elevation

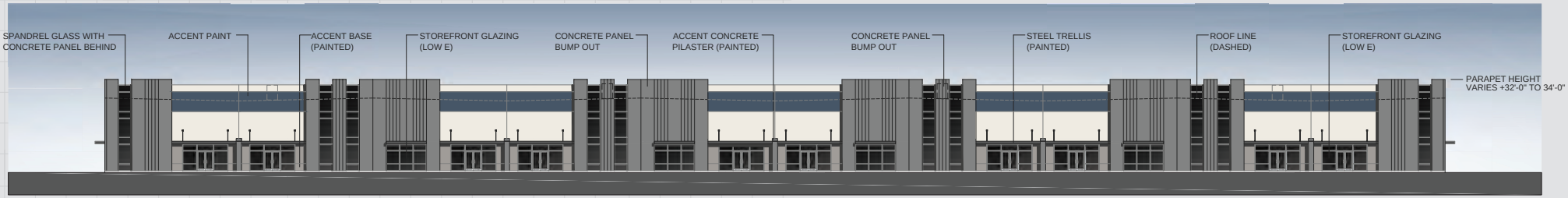


North Elevation

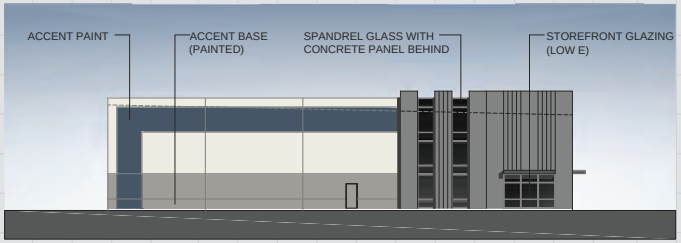
CONCEPTUAL ELEVATION - BUILDING E



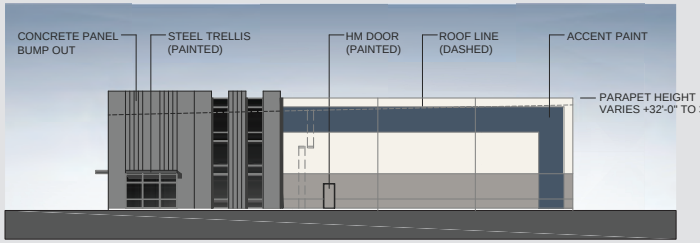
Partial Plan



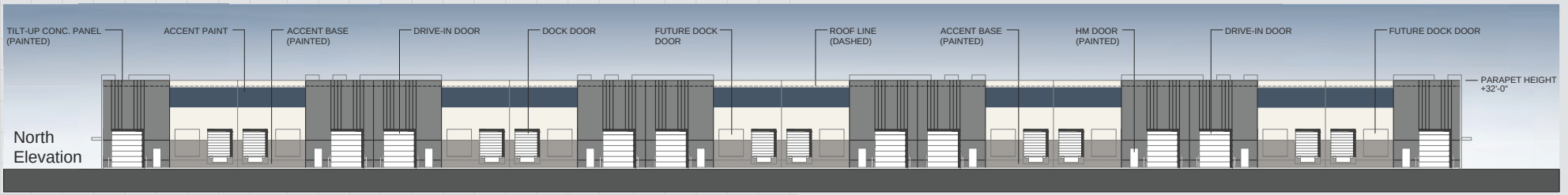
South Elevation



West Elevation



East Elevation



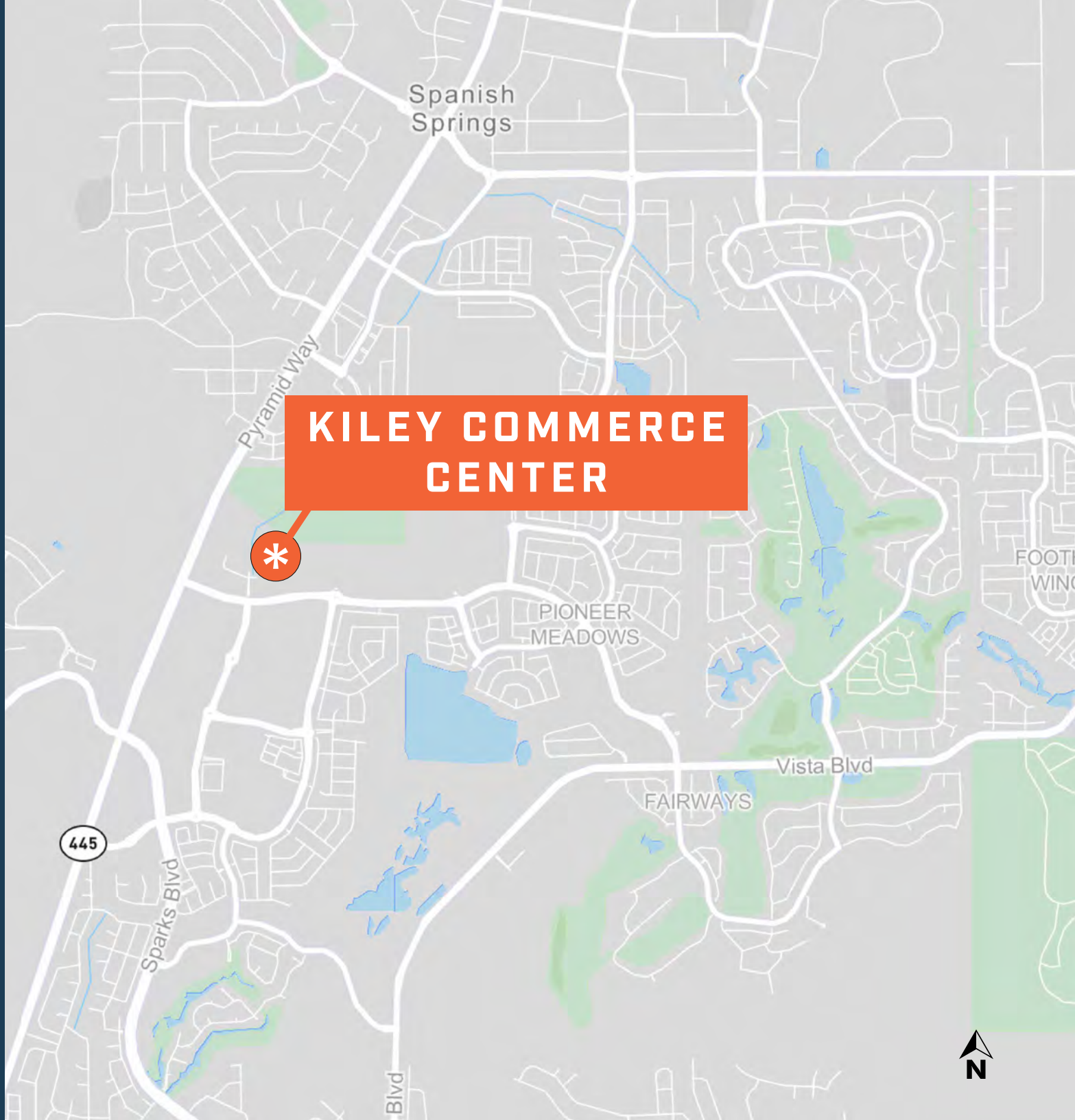
North Elevation

Location Access

7 Miles
to I-80 serving Chicago and San Francisco / Oakland

11.5 Miles
to the Reno-Tahoe International Airport

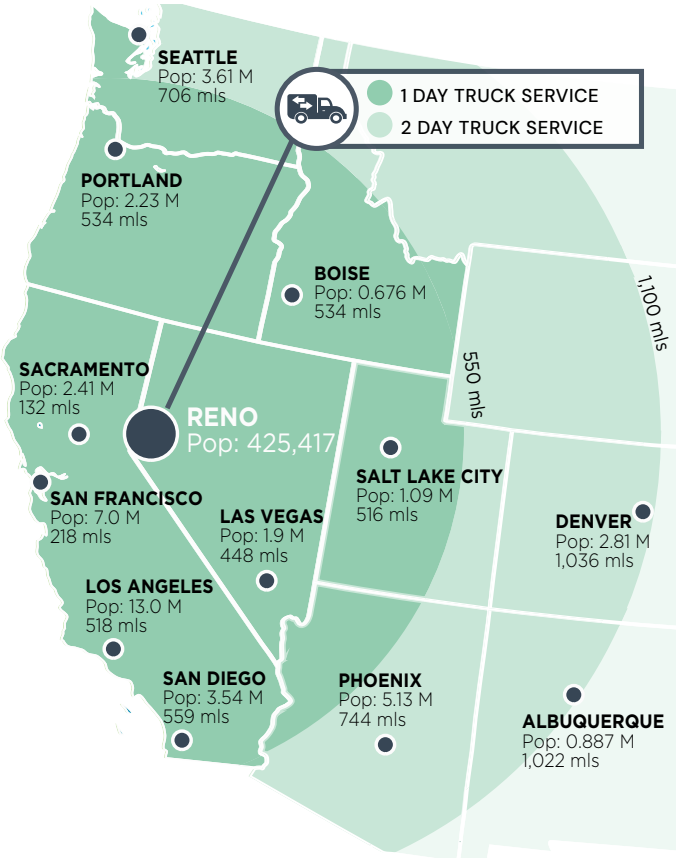
Immediate access
to employee support



THE NEW NORTHERN NEVADA
A DISTRIBUTION HUB

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

TRANSPORTATION
- Reno-Tahoe Int'l Airport: **11.5 miles**
- Reno-Stead FBO: **9.2 miles**
- UPS Regional: **12.7 miles**
- FedEx Ground: **6.4 miles**



2025 DEMOGRAPHICS

RADIUS	1-MILE	3-MILES	5-MILES
Population	4,881	61,534	124,967
Households	1,767	22,159	44,594
Household Income	$120,274	$133,400	$127,647
Place of Work - Employees	198	6,446	13,373

HELPFUL LINKS
- **Business Costs**
  http://www.edawn.org/site-selector/business-relocation-advantages/
- **Business Incentives**
  http://goed.nv.gov/programs-incentives/incentives/
- **Quality of Life**
  http://edawn.org/live-play/

TAX COMPARISON	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	1.475% > $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	No	No	No	No	No	No

THE NEW **NEVADA**

Grow Your Business Here

GREATER RENO – SPARKS

- **100 companies** have relocated here in 3 years.
- Cost of living .9% lower than national average.
- Ranked in **Top 100** places to live.
- Ranked in **35 best cities** for millennials to work.
- Average commute **22 min**.

BUSINESS FRIENDLY

- Ranked in **Top 10** states for best business tax climate.
- Ranked in **Top 10** states for business incentives.

TECHNOLOGY INFRASTRUCTURE

- Major data centers: **Switch, Apple, Ebay, Rackspace**.
- Research Collaboration.
- Home to **Microsoft, Intuit, Sierra Nevada Corp**.
- **"Super-Loop"** Fiber Network in Progress.

REAL ESTATE, LAND, RESOURCES

- Affordable large-scale real estate and water available.
- Large Industrial Space.
- Tesla Gigafactory in the Tahoe Reno Industrial Center.

SHIPPING HUB

- Less Than 1-Day Truck Service To > **60 M Customers, 8 States, 5 Major Ports.**
- **2-Day** Truck Service to **11 States.**

ENTREPRENEURIAL ECOSYSTEM

- Ranked as one of the 14 best startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More

TAX ADVANTAGES

- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax

TIER 1 UNIVERSITY

- University of Nevada Reno, more than 20,000 students
- R1 - University for Research by Carnegie Classifications

WORKFORCE DEVELOPMENT

- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.

Economic Development Authority of Western Nevada (EDAWN), www.edawn.org



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FOR LEASE

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CBRE

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