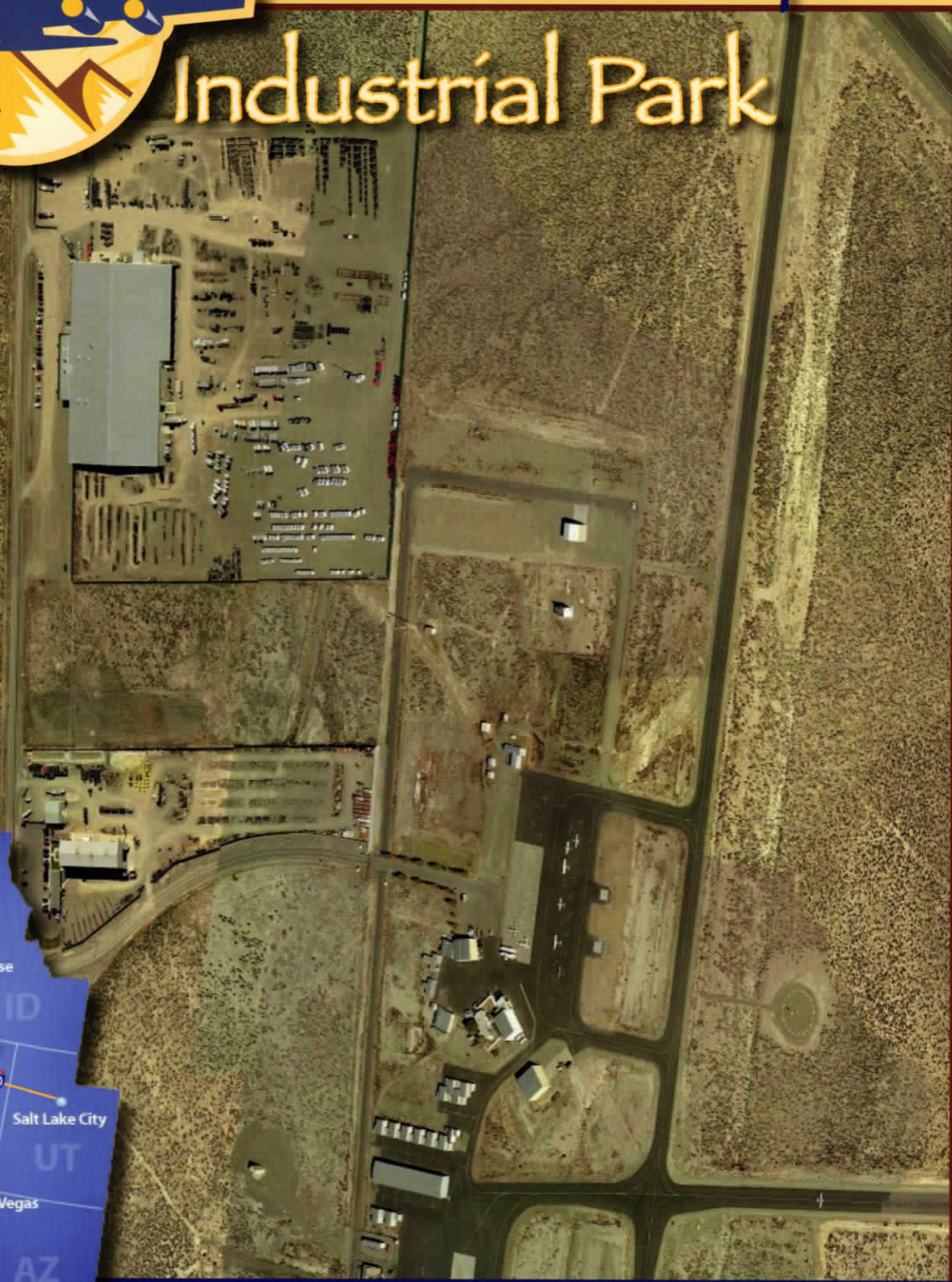




Winnemucca Airport

Industrial Park



Opportunities for Business & Brokers

Owned by the City of Winnemucca and Humboldt County, Nevada

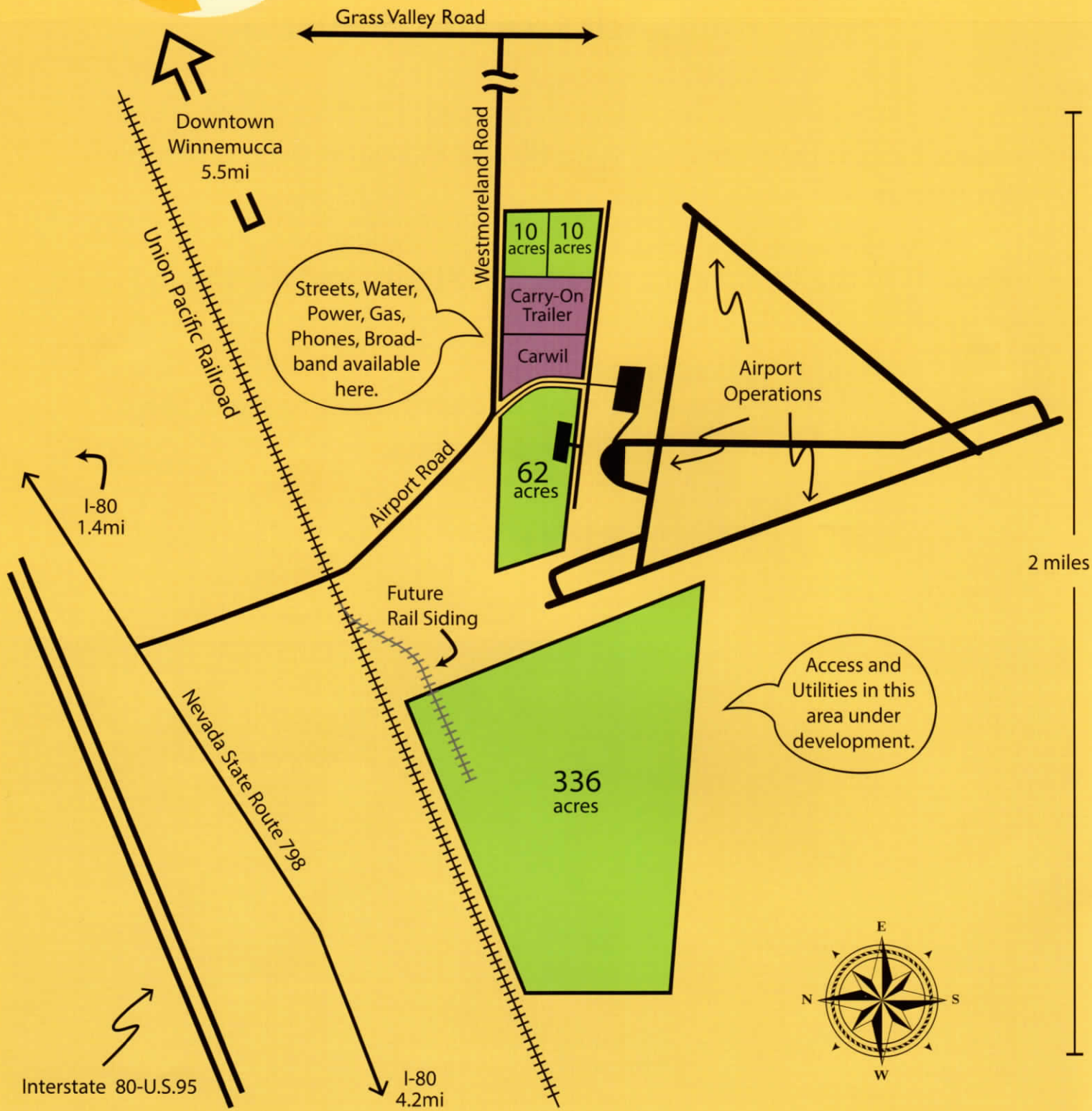
- Located 2.5 miles from Interstate 80 and 6.5 miles from downtown Winnemucca.
- Adjacent to the Winnemucca Municipal Airport and the Union Pacific Railroad.
- Location is ideal for manufacturing or distribution to reach the Intermountain West and West Coast Markets.
- Consists of lands developed in two phases.





Winnemucca Airport

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Phase I

- Approximately 132 acres developed.
- Currently home to one welding design & fabrication facility on a 20 acre parcel, and a utility trailer manufacturer on a 30 acre parcel.
- 82 acres available for occupancy and ready for construction.
- Property available at little or no cost to companies building facilities that meet the requirements of the Airport Jobs Creation Incentive Policy, (see next page.)
- Three phase power, natural gas, municipal water, broadband all available on site.
- Property available in 62, 32, 30, 10, or 5 acre parcels or re-parceled to meet needs.

Phase II

- Approximately 336 acres currently undergoing planning and development.
- Adjacent to Union Pacific Railroad with access for rail siding.
- Available at little or no cost to companies building facilities that meet the requirements of the Airport Jobs Creation Incentive Policy, (see next page.)
- Available in 30, 10, or 5 acre parcels or re-parceled to meet needs.
- Adjacent to airport with plans for taxiways and ramps to allow aircraft direct access.

Airport Proper

- Property available for lease within the airport operations boundary for aviation related businesses.





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Local Incentives

The City of Winnemucca and County of Humboldt have established diversification of the local economy as one of their top priorities and have created several innovative programs to accomplish this goal.

Airport Jobs Creation Incentive Policy

Land in the Winnemucca Airport Industrial Park is available at greatly reduced prices, in exchange for the creation of new primary jobs.

- Size of the incentive is pegged to two factors, the number of jobs and the wages paid. A new or expanding business that creates 100 jobs that pay 80% or above the county average wage can receive the land at no cost. Seventy five jobs that meet the wage requirement would receive a 75% price reduction.

For details please visit: hdanv.org/business/opportunities

Real Estate Commission Policy

Realtors who bring high value clients to the Winnemucca Airport Industrial Park are offered up to a maximum of \$150,000 based on the value of the land, the building capital investment, and the number of jobs created.

- Commission of 10% paid on the land sale price.
- AND the Higher of:
 1. Commission of \$1.00 per square foot paid on the enclosed space of the industrial/commercial building(s) constructed.
 2. \$1000 per job for 10 to 25 jobs created, \$750 per job for 26 to 100 new jobs, and all jobs over 100 at \$500 per job.



For details please visit: hdanv.org/business/opportunities

State of Nevada Administered Incentives

The Governor's Office of Economic Development administers a comprehensive package of incentives for new and expanding businesses that locate in Nevada.

- Sales & Use Tax Abatement or Deferral
- Payroll Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- Renewable & Energy Storage
- Employee Training Assistance



Nevada Governor's Office of
Economic Development
Empowering Success

www.DiversifyNevada.com

Nevada also offers these advantages to business:



- No Corporate Income Tax
- No Taxes on Corporate Shares
- No Franchise Tax
- No Personal Income Tax
- No Inventory Tax
- Nominal Annual Fees
- Nevada corporations may purchase, hold, sell or transfer shares of its own stock.
- Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options. The directors may determine the value of any of these transactions, and their decision is final.
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax
- Competitive Sales and Property Tax Rates
- Minimal Employer Payroll Tax - 0.7% of gross wages with deductions for employer paid health insurance

Nevada's Business Court was developed on the Delaware model, the Business Court in Nevada minimizes the time, cost and risks of commercial litigation by:

- Early, comprehensive case management
- Active judicial participation in settlements
- Priority for hearing settings to avoid business disruption
- Predictability of legal decisions in commercial matters



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Meet Some of the Neighbors ...



The **Central Nevada Interagency Dispatch Center** is located at the Winnemucca Airport. CNIDC is responsible for dispatching and tracking wildland fire resources for the Winnemucca and Battle Mountain Bureau of Land Management Districts and the Santa Rosa and Austin/Tonopah Forest Service Ranger Districts.

Winnemucca Air Service is on hand to assist with aviation needs; ramp management and aircraft parking, aircraft fueling, line services, concierge services, tie-downs, hangar leasing and sales, nightly hangars “snooze room,” internet access, flight planning, WSI, flight instruction, GPU, preheating and de-icing, courtesy transportation, and car rentals.





Carry-On Trailer occupies a 160,000 square foot manufacturing plant that sits on 30 acres. Their 100+ employees manufacture utility and enclosed trailers along with associated trailer parts. Carry-On sells to a variety of nationwide retailers and local dealers and pride themselves on their award-winning customer service.

Carwil Engineered Mining Solutions

50 + employees design, manufacture, install and support essential construction and mining material handling equipment. Their 16,000 square foot facilities and 20 acres of yard space can accommodate even the largest of projects.

