

Facility Relocation — Occupancy Cost Analysis

30,000–40,000 SF target · All candidate markets · Side-by-side comparison

1. Current Lease Baseline

Building	Total Annual Occupancy	All-in \$/SF/yr	SF	Yr Built	Clear Ht	All-in \$/mo	mi 3PL TN	mi 3PL UT	mi BASF
Current Lease 46 Isidor Ct. STE 107A Sparks, NV	\$271,320	\$13.57	20,000	2008	30'	\$1.13	2,325	520	2,370

2. Annual Occupancy Cost — All Markets (30,000–40,000 SF target)

Building	Total Annual Occupancy	All-in \$/SF/yr	SF Avail.	Yr Built	Clear Ht	All-in \$/mo	mi 3PL TN	mi 3PL UT	mi BASF
R&R Commerce Park South Omaha / Papillion, NE View Flyer ↗	\$343,616	\$8.26	41,600	2023	36'	\$0.69	940	1,120	760
North River Commerce Center 4546 N Access Rd Chattanooga, TN View Flyer ↗	\$315,300 *	\$10.51	30,000–190,392	2025	32'	\$0.88	72	1,950	650
981 Industrial Park Rd † Columbia, TN View Flyer ↗	\$334,500 *	\$11.15	28,729–102,594	1974 (2021 renov.)	22'	\$0.93	218	1,930	630
4885 Claude Ramsey Pky Enterprise South Lot 2 Chattanooga, TN View Flyer ↗	\$422,428	\$12.60	33,526	2023	32'	\$1.05	72	1,950	650
4851 Goni Rd Carson City, NV View Flyer ↗	\$446,800	\$11.17	40,000	2024	32'	\$0.93	2,310	515	2,350
30 Isidor Ct., Ste. 200 Sparks, NV View Flyer ↗	\$504,840	\$12.02	42,000	2023	32'	\$1.00	2,325	520	2,370
2000 E Arbrook Blvd–Bldg 1 Avail. Dec 2026 Arlington, TX	\$554,035	\$14.55	38,078	2019	32'	\$1.21	870	1,310	1,370
1100 Chase Rd — Suite 100 Mesquite, TX	\$341,700 *	\$11.39	41,350	2001	28'	\$0.95	824	1,259	1,169
2755 N Miller Park Dr — Suite 250 Garland, TX	\$439,927	\$12.77	34,450	1987	28'	\$1.06	827	1,251	1,172
859 SH 121 — Bldg D Allen, TX \$18/SF TI from shell condition	\$724,220	\$18.50	39,147	2024	32'	\$1.54	818	1,249	1,120
4550 Cherokee Gateway Mc Donald / Cleveland, TN View Flyer ↗	\$557,000	\$11.14	50,000	2026	34'	\$0.93	42	1,980	670
100 Spontex Dr Columbia, TN View Flyer ↗	\$596,484	\$13.15	45,360	2026	32'	\$1.10	218	1,930	630

* Annual occupancy calculated on 30,000 SF target; available SF for this listing is flexible.

† Only candidate with existing A/C (installed 2021).

3. Regional Considerations

Proximity to Primary 3PL

- Proximity to 3PL in Sweetwater, TN (75% outbound vol.) and BASF's Wyandotte, MI resin plant may reduce freight and resin costs.

Nebraska Winter Weather

- Higher risk of storm closures, icy roads, and employee absences vs. other markets.
- Transportation delays more likely October–March.

Facility Conditioning & Process Cooling Costs

- A full cost analysis was completed (Rev. 3, July 2026) — see Facility_Conditioning_Cost_Analysis_v3 for methodology. Planning-level estimates only; not contractor quotes.
- Annualized 5-yr prorated estimates (85°F workspace target; throughput-based chiller sizing; HVAC, HVLS fans, humidity storage, process chiller loop):
 - Nevada (Sparks / Carson City): \$32K–\$68K/yr — midpoint \$50K
 - Columbia, TN: \$74K–\$157K/yr — midpoint \$116K
 - Chattanooga, TN: \$107K–\$222K/yr — midpoint \$165K
 - Omaha / Papillion, NE: \$103K–\$214K/yr — midpoint \$159K
 - Arlington, TX: \$110K–\$226K/yr — midpoint \$168K
 - Mesquite, TX (DFW): \$110K–\$226K/yr — midpoint \$168K
 - Garland, TX (DFW): \$110K–\$226K/yr — midpoint \$168K
 - Allen, TX (DFW): \$110K–\$226K/yr — midpoint \$168K
- Included in the annual cost comparison chart totals (in addition to lease, freight, and BASF inbound costs).

Manufacturing Labor Availability

- TN has strong manufacturing base/deep skilled trades pools:
 - Chattanooga (Volkswagen, Mars Wrigley, Wacker Chemie, McKee Foods)
 - Columbia/Spring Hill (GM, Ultium Cells)
- Omaha: solid industrial market; skilled trades may require metro-wide sourcing.
- DFW skews toward logistics and services.
- Carson City's small market may require sourcing workers and contractors from a wider area.

4. Employee Cost-of-Living Comparison

Employee Cost-of-Living Advantage vs. Current Location (Spanish Springs, NV)

Location (vs. Spanish Springs, NV)	Overall COL	Equiv. Income (\$100K Spanish Springs baseline)	Housing	Transportation	Utilities
Cleveland, TN <i>Chatt. Sub.</i>	-35.2%	\$64,756	-64.5%	-32.7%	+0.4%
Chattanooga, TN	-32.8%	\$67,158	-64.9%	-24.6%	-1.9%
Columbia, TN	-23.8%	\$76,165	-55.1%	-3.5%	+1.0%
Papillion, NE <i>Omaha Sub.</i>	-22.8%	\$77,174	-41.4%	-24.8%	+3.3%
Arlington, TX <i>DFW Sub.</i>	-21.7%	\$78,261	-52.1%	+6.8%	+3.3%
Carson City, NV	-14.0%	\$85,947	-23.8%	-21.9%	-1.4%
Spanish Springs, NV <i>baseline</i>	—	\$100,000	—	—	—

Source: [BestPlaces.net Cost of Living Calculator](#)

5. Buildings for Sale

Building / Address	Ask Price	\$/SF	Yr Built	Clear Ht	Size	Notes
2000 Overhead Bridge Rd NE Cleveland, TN 37311	\$8,500,000	\$88.19	1966	20'6"	96,378 (div. to 43,412 SF)	11 dock-high doors, 4 drive-in doors; fenced/gated; +9 AC expansion land; former Rubbermaid plant; wet sprinkler
7235 Bonnyshire Dr Chattanooga, TN 37416 View Flyer ↗	\$9,000,000	\$141.49	2020	40'	63,610	Metal construction; 18 dock-high + 1 drive-in + 3 box truck doors; solar panels; mezzanine; 2-story office; perimeter security fence; 5.43 AC; M1 zoning; also available for lease (NAI Charter)
Waters Ridge — Bldg A 1940 Lakepointe Dr Lewisville, TX 75057 View Flyer ↗	\$11,575,000	\$253.07	2026	28'	45,738 (44,952 SF avail.)	5 dock-high doors; Class A new construction (under construction); 4.65 AC; move-in ready office; Waters Ridge Business Park (Colliers)
Waters Ridge — Bldg C 1980 Lakepointe Dr Lewisville, TX 75057 View Flyer ↗	\$11,780,000	\$253.02	2026	28'	46,558 (44,606 SF avail.)	6 dock-high doors; Class A new construction; fenced; 3.04 AC; Waters Ridge Business Park (Colliers)