

Nevada Business

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UP**

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SPECIAL REPORT

COST OF DOING BUSINESS

The Boyd Company ranks Nevada locations favorably for annual operating costs on a scale that includes payroll costs, lease rates, business taxes and workers comp costs. Whether it's a corporate office, a distribution warehouse or a manufacturing plant, operating costs are often less in Nevada than in competing

markets. Lease rates for commercial real estate are also attractive compared to competitors. When factoring in Nevada's relatively low business tax burden and its proximity to major West Coast markets, the Silver State is increasing attractive to many types of businesses.

COMMERCIAL REAL ESTATE LEASE RATES

Office**	
Reno	\$1.84
Sacramento	\$1.98
Salt Lake City	\$1.98
Inland Empire	\$1.99
Las Vegas	\$2.16
Phoenix	\$2.24
Orange County	\$3.01
Greater Los Angeles	\$3.44
Retail***	
Reno	\$1.41
Sacramento	\$1.60
Salt Lake City	\$1.48*
Inland Empire	\$2.10*
Las Vegas	\$1.64
Phoenix	\$1.40
Orange County	\$2.58
Greater Los Angeles	\$2.40*
Industrial***	
Reno	\$0.47
Sacramento	\$0.69
Salt Lake City	\$0.51
Inland Empire	\$0.60
Las Vegas	\$0.72
Phoenix	\$0.64
Orange County	\$0.94
Greater Los Angeles	\$0.89

Source: CBRE, Q3 2019
 *Q1 Figure
 **Sq. Foot Service Gross
 ***Triple Net, Per Square Foot

TOTAL ANNUAL OPERATING COSTS: CORPORATE OFFICE

(Ranked from least expensive)	Location	Annual Costs
1	Northport, FL	\$34,925,067
2	Minden, NV	\$35,746,696
3	Chesterfield, MD	\$36,477,719
4	Overland Park, KS	\$36,827,100
5	Plano, TX	\$36,964,839
6	Owings Mills, MD	\$38,262,779
7	King of Prussia, PA	\$42,061,024
8	Irvine, CA	\$44,475,941
9	San Rafael, CA	\$44,683,175
10	White Plains, NY	\$45,848,599

Source: The Boyd Co., Inc., Princeton, NJ.
 Costs based on a 500-worker corporate administrative office occupying 300,000 sq. ft.

TOTAL ANNUAL OPERATING COSTS: DISTRIBUTION WAREHOUSE

(Ranked from least expensive)	Location	Annual Costs
1	Cordele, GA	\$12,008,906
2	Fernley, NV	\$12,412,401
3	York, PA	\$12,851,905
4	Mesquite, NV	\$13,105,502
5	Bethlehem, PA	\$13,493,728
6	Hesperia, CA	\$13,785,471
7	Tracy, CA	\$14,330,513
8	Fieldsboro, NJ	\$15,046,091
9	Meadowlands, NJ	\$15,544,107
10	Stoughton, MA	\$16,134,036

Source: The Boyd Co., Inc., Princeton, NJ.
 Costs based on a 250-worker distribution center occupying 500,000 sq. ft.

TOTAL ANNUAL OPERATING COSTS: ADVANCED MANUFACTURING

(Ranked from least expensive)	Location	Annual Costs
1	Rocky Mount, NC	\$23,208,296
2	Greenville, SC	\$24,166,240
3	Gardnerville, NV	\$24,830,566
4	Hillsboro, OR	\$26,107,843
5	Columbus, OH	\$26,218,479
6	Aurora, CO	\$27,326,015
7	Mira Loma, CA	\$28,478,269
8	Davis, CA	\$29,240,634
9	Boston, MA	\$29,518,762
10	San Jose, CA	\$32,845,798

Source: The Boyd Co., Inc., Princeton, NJ.
 Costs based on a 325-worker advanced manufacturing plant occupying 225,000 sq. ft.

TOTAL ANNUAL OPERATING COSTS: FOOD & BEVERAGE PROCESSING

(Ranked from least expensive)	Location	Annual Costs
1	Omaha, NE	\$23,049,243
2	Henderson, NV	\$23,268,590
3	Hershey/Lebanon, PA	\$24,462,054
4	St. Louis, MO	\$24,649,852
5	Portland, OR	\$25,096,510
6	Chicago, IL	\$26,394,754
7	Minneapolis, MN	\$26,527,471
8	San Diego, CA	\$26,875,276
9	Fairfield, CA	\$27,299,485
10	Boston, MA	\$28,160,407

Source: The Boyd Co., Inc., Princeton, NJ.
 Costs based on a 500-worker food processing facility occupying 300,000 sq. ft.