



SCOUGAL RUBBER
CORPORATION

MULTIPLE SITES
AVAILABLE

PACIFIC
STEEL & RECYCLING

Walmart

PETSMART

13 Miles
Reno/Sparks

13.4 Miles
Fernley

McCarran, NV

Denmark Commerce Center ±1.19-2.64 Acres For Sale

Owner/user or build-to-suit sites available

For more leasing information,
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Property Highlights

- ±17.67 acres available for sale as a subdivision or as individual parcels ranging from ±1.19 - ±2.64 acres
- Owner/user or build-to-suit sites available
- Negotiable price rate
- All utilities are available to each site
- Water rights are included - 1/2 acre foot, per acre purchased
- Zoning 12 (Heavy Industrial)
- Close to USA Pkwy, US 50 connector, I 80, and 5 minutes from the Tesla Gigafactory

Nevada State Incentives

- No state, corporate, or personal income tax
- No estate tax, no inventory, or unitary/franchise tax
- Moderate real estate cost
- Low workers' comp rates

TRIC (Tahoe Reno Industrial Center) Highlights

- Rail served master planned park zoned for industrial use, served by Union Pacific & BNSF
- Two I-80 interchanges, including Patrick & the USA Parkway interchanges
- The park has three power plants & at the location of two interstate transmission lines
- TRIC consists of 107,000 acres located just 11 minutes east of Reno/Sparks

Denmark Commerce Center Sites Available

Address / Sites	APN	ACRES
80 DENMARK	005-101-43	±1.39
100 DENMARK	005-101-57	±1.07
120 DENMARK	005-101-58	±1.03
140 DENMARK	005-101-59	±1.04
180 DENMARK	005-101-45	±1.19
2057 USA PKWY	005-101-44	±2.48
2099 USA PKWY	005-101-51	±2.64
2101 USA PKWY	005-101-52	±1.05
2103 USA PKWY	005-101-53	±1.05
2105 USA PKWY	005-101-54	±1.08
2107 USA PKWY	005-101-55	±1.16
2109 USA PKWY	005-101-56	±1.23
2111 USA PKWY	005-101-49	±1.26
Total Usable AC		±17.67
COMMON AREA	005-101-46	±7.5
Total Acres		±25.17

