

**McCARRAN
BUSINESS
PARK**
RENO NEVADA

**INDUSTRIAL
FLEX
FOR LEASE**

LEASE RATE | NEGOTIABLE

BUILDING A | ±6,335 - ±19,007 SF AVAILABLE

ZONING | PD - PLANNED DEVELOPMENT

1900 & 1950 SOUTH MCCARRAN BLVD



***LAST REMAINING SPACE
±6,335 - ±19,007 SF AVAILABLE***



LOCUS DEVELOPMENT GROUP

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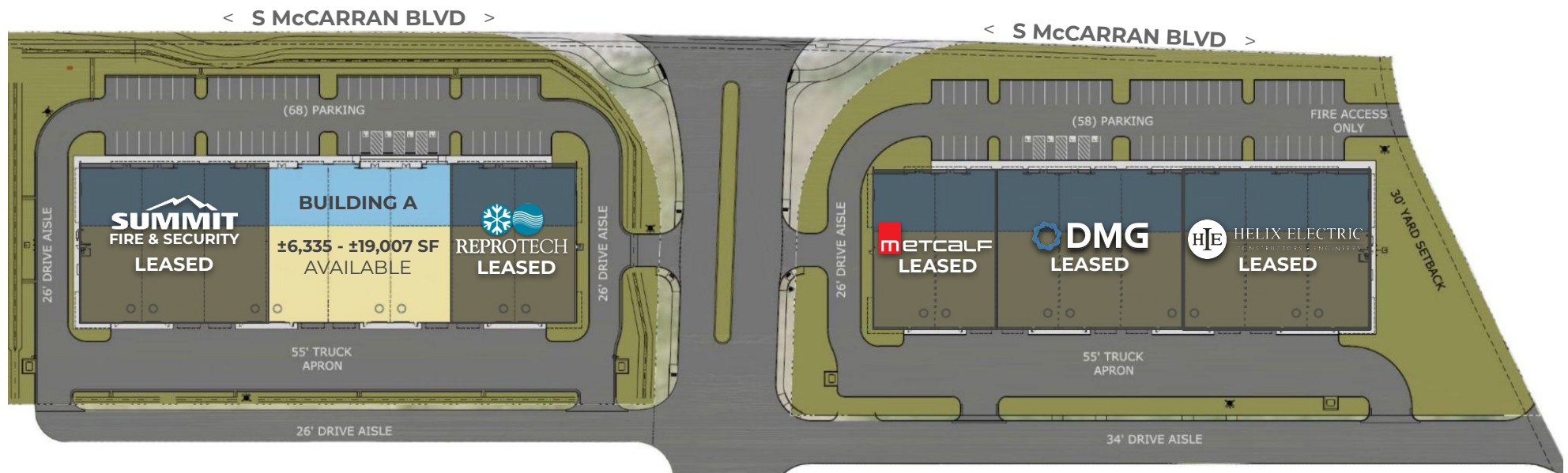
NICK KNECHT, CCIM
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PROPERTY FEATURES

- **Two 50,450 SF** Class A Industrial - Flex Buildings
- **Building A** ±6,335 - ±19,007 SF Available
- **Building B** Fully Leased
- **High-end storefronts** facing McCarran Blvd, excellent for office-showroom related uses
- **Build-to-Suit** office / showroom
- **8 (12'X14')** grade level doors
- **1600 amp 277/480 volt 3-phase** power (per bldg.)
- **ESFR** sprinklers
- **Non-combustible** metal deck construction
- **24'** clear height
- **Motion sensor LED** lighting throughout

PROPERTY HIGHLIGHTS

- Centrally located in the Airport Submarket
- Located at the signalized intersection of McCarran Blvd. & Mill Street with 35,020 vehicles per day
- Approximately 1,100 linear feet of frontage on McCarran Blvd
- Easy freeway access to I-80: 1.6mi & I-580: 2.4mi
- Close proximity to services, labor and amenities
- Public transportation nearby



LOCATION MAP



CA
NV

INTERSTATE 80 WEST

DOWNTOWN

RENO-TAHOE
Reno-Tahoe International Airport

US 395 INTERSTATE 580

US 395 INTERSTATE 580

HENRY SCHEIN®

NV Energy

FedEx®

HAMILTON®

LUX dynamics

CINTAS®
READY FOR THE WORKDAY®

S McCARRAN BLVD

MILL ST

McCARRAN BUSINESS PARK

PROJECT ZEPHYR
2022 EST DELIVERY
1 Building = 997,004 SF

PARK AT McCARRAN
2022 EST DELIVERY
2 Buildings = 351,696 SF

CLEAN WATER WAY

DCG



MILL STREET
AVG. DAILY TRAFFIC - 7,560

S McCARRAN BLVD
AVG. DAILY TRAFFIC - 27,370

LEASED

BUILDING A
±6,335 - ±19,007 SF
AVAILABLE

LEASED

LEASED





AREA MAP



S MCCARRAN BLVD

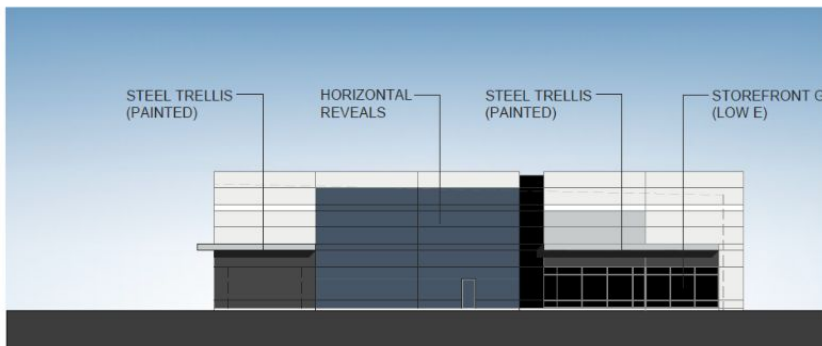
MILL STREET

MCCARRAN BUSINESS PARK

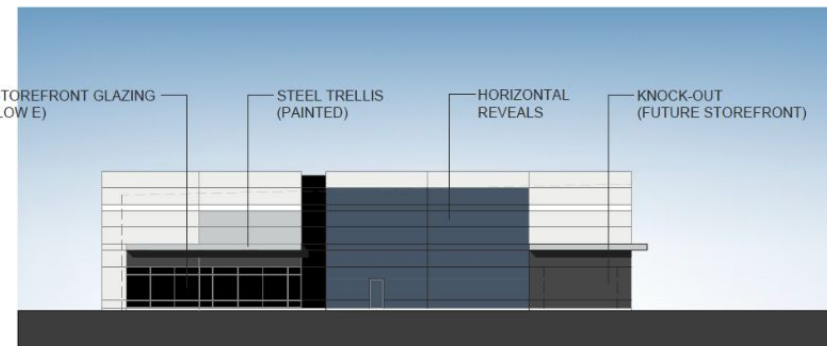




West Elevation (S McCarran Blvd)



North Elevation (Mill Street)



South Elevation



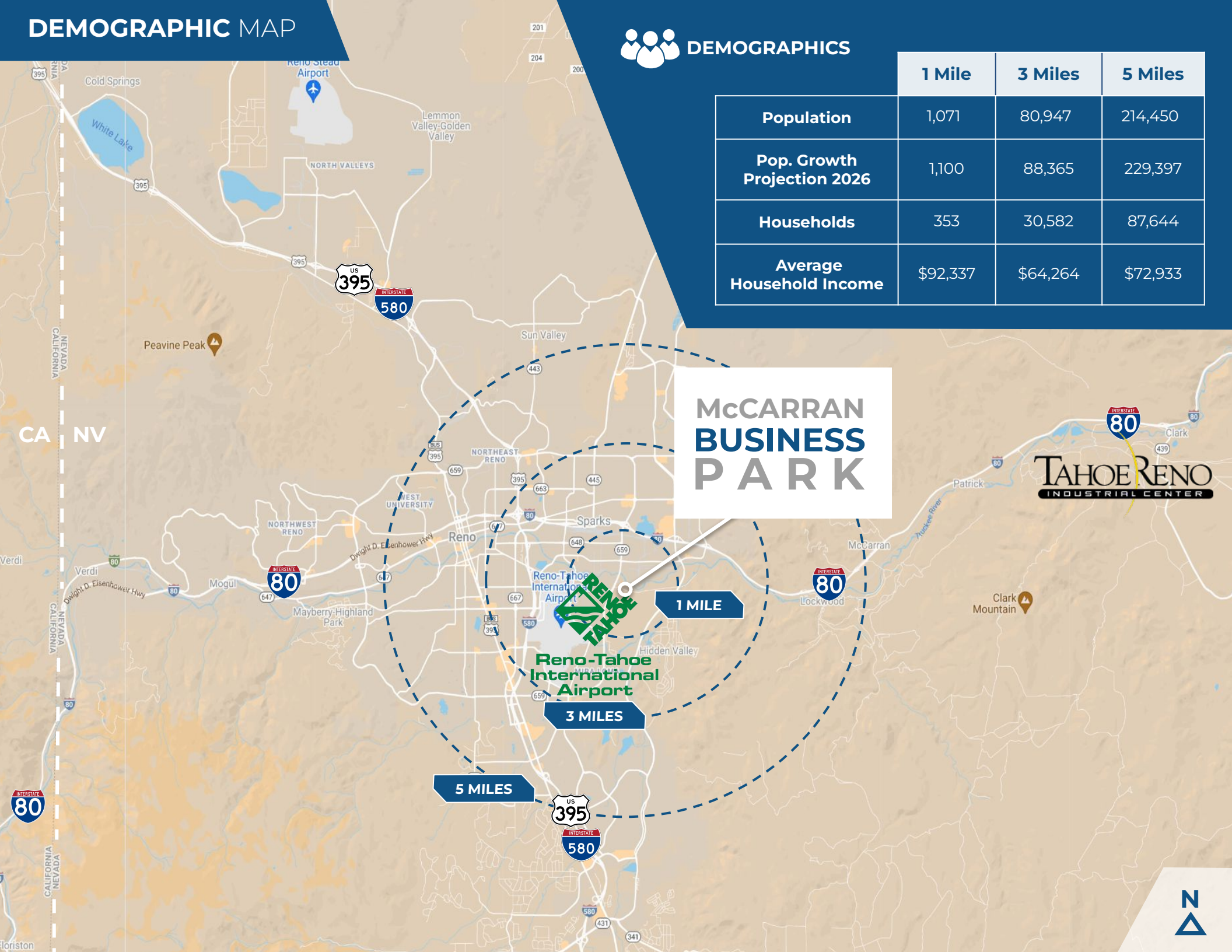
East Elevation

DEMOGRAPHIC MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,071	80,947	214,450
Pop. Growth Projection 2026	1,100	88,365	229,397
Households	353	30,582	87,644
Average Household Income	\$92,337	\$64,264	\$72,933



**McCARRAN
BUSINESS
PARK**

**TAHOE RENO
INDUSTRIAL CENTER**

**Reno-Tahoe
International
Airport**

1 MILE

3 MILES

5 MILES



LOCATION & TRANSPORTATION

MAJOR DISTRIBUTION LINK

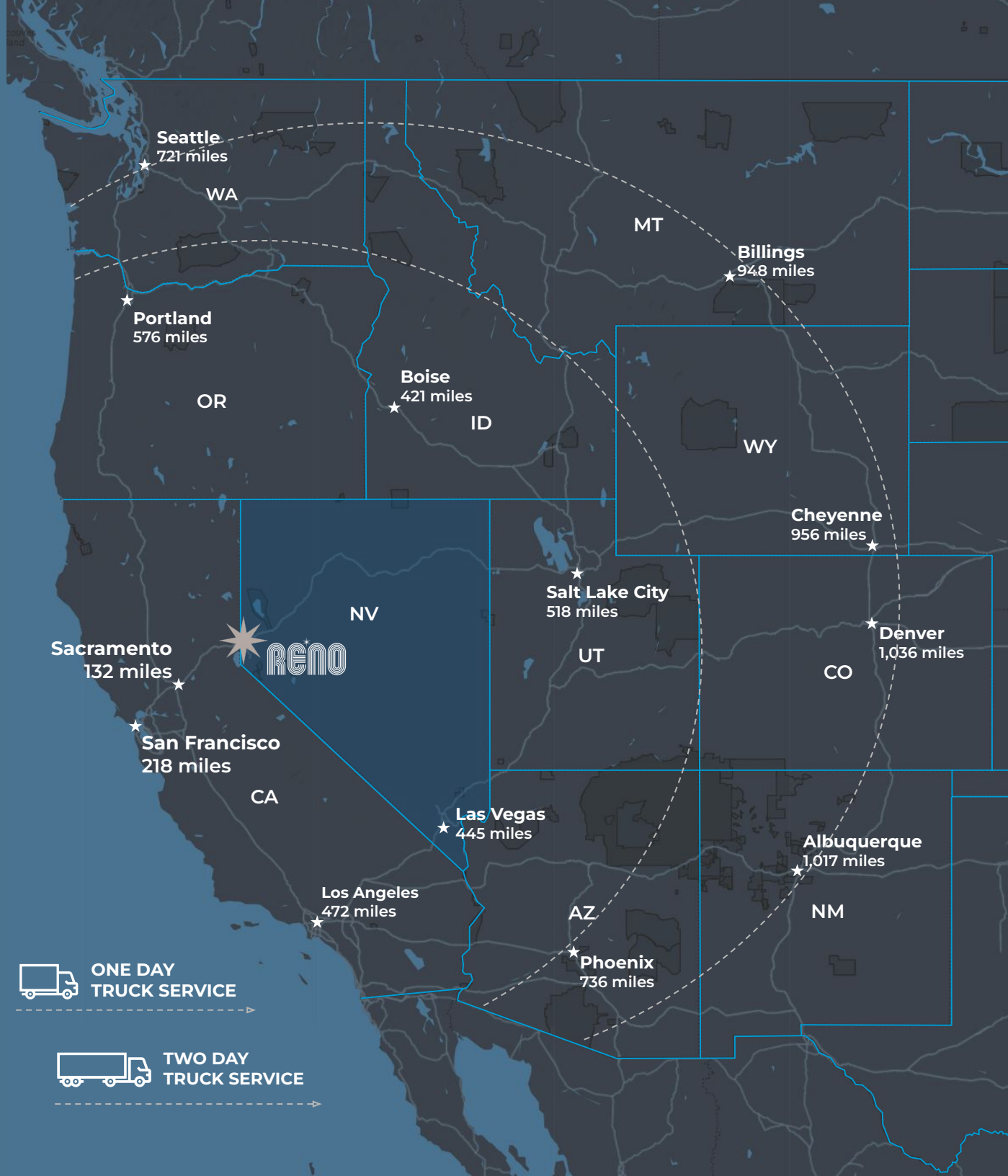
2,900 miles in length, I-80 is the backbone of U.S. logistics, linking West Coast ports with the Midwest and East Coast.

- Located 33.9 miles from the California border
- I-80 and I-580 interchange is ± 1.5 miles from subject property
- Reno Tahoe International Airport is ± 3.2 miles from subject property
- Downtown Reno is ± 12 miles from subject property

Distribution Hubs	Miles
FedEx Freight	6
FedEx Ship Center	0.01
FedEx Air Cargo	2.5
FedEx Ground	0.01
UPS Freight Service Center	12
UPS Customer Center	1.5
UPS Air Cargo	1.5
US Post Office	1.5

 ONE DAY TRUCK SERVICE

 TWO DAY TRUCK SERVICE



**YOUR
COMPETITIVE
ADVANTAGE**

NORTHERN NEVADA A SMART CHOICE FOR GROWTH

**HOME TO
INDUSTRY
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF
Tesla Gigafactory

1.3M SF
7.2M SF Planned
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%

