



3200 USA PARKWAY

SPARKS, NEVADA



USAPARKWAY.COM

CBRE

 **CAPROCK**
PARTNERS

Project Highlights



±707,010 SF FOR LEASE



48.09 Acres



APN 005-071-47



Built in 2014



Zoned I-2:
Heavy Industrial



7" Reinforced concrete slab



.45 Mil TPO roofing



LED lighting



±14,890 SF office



36' Clear height



±762 Parking spaces



50 Trailer stalls,
expandable to ±150



- 

±707,010 SF available
- 

435 4' x 8' Skylights
- 

Clean agent fire suppression system serving the data room
- 

ESFR sprinklers, K17 under 40' and K22 over 40'
- 

2-3 Air exchanges per hour achieved with additional air handling equipment & louvers
- 

52' X 50' Column spacing
- 

Caulked floors
- 

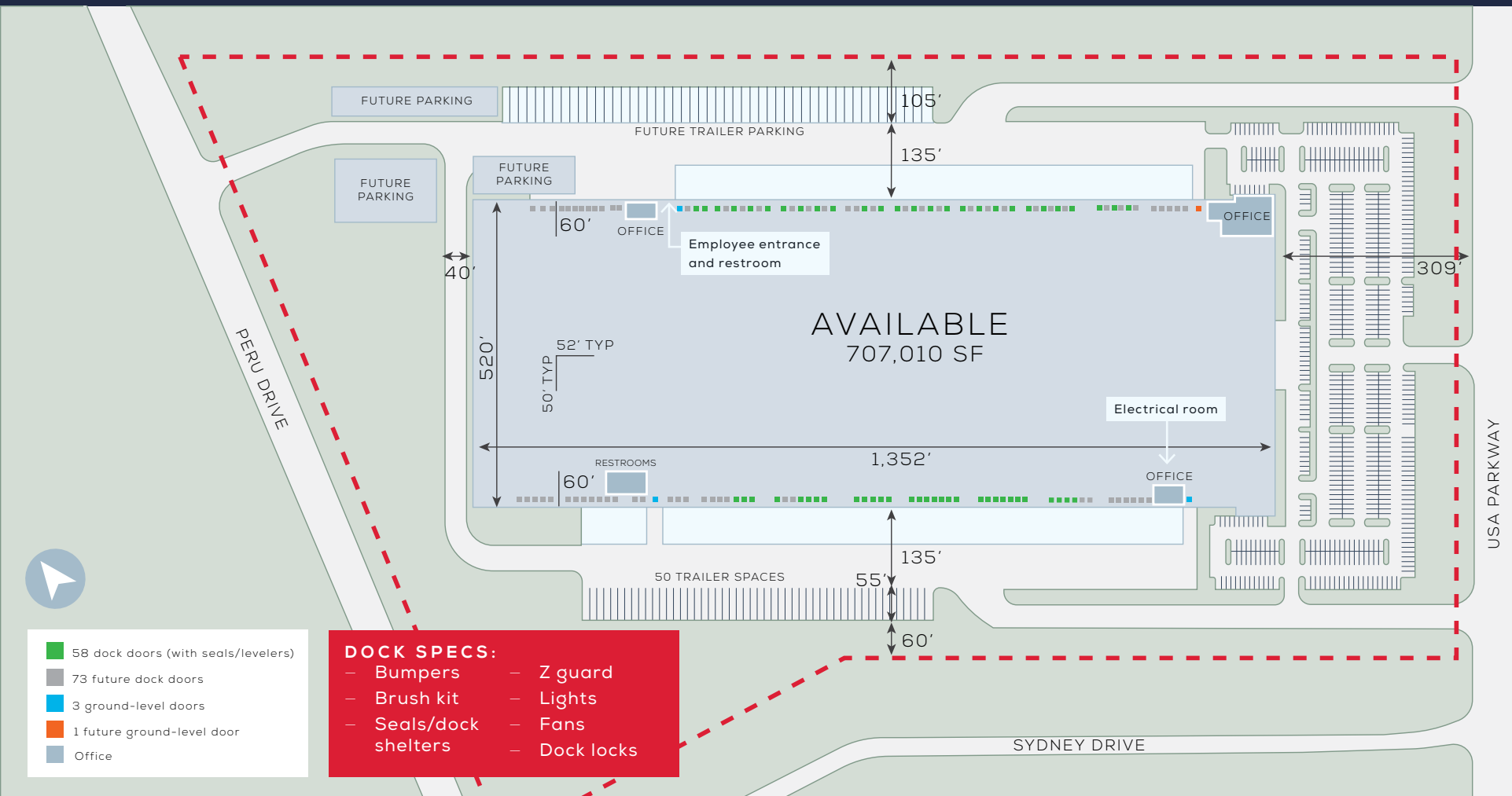
8,000 Amps, 277/480v, 3-phase power
- 

53 Dock-high doors (expandable to 120)
- 

3 Grade-level doors (expandable to 4)
- 

190' Fenced and secured truck court
- 

Outdoor break area



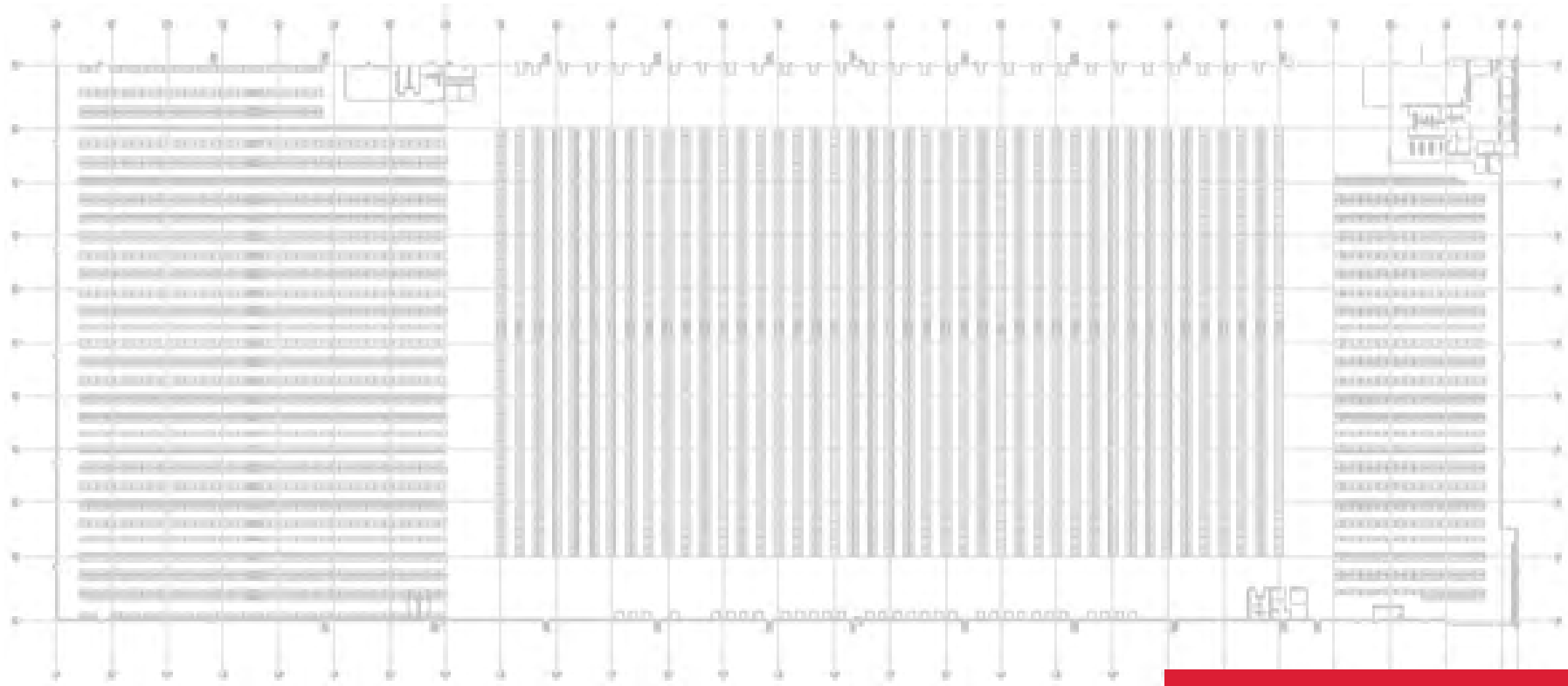
MAIN FLOOR PLAN

MEZZANINE OFFICE

SOUTH SIDE RESTROOMS

NORTH SIDE EMPLOYEE ENTRANCE

Sample Racking Plans



56" PALLET HEIGHT: 84,000
64" PALLET HEIGHT: 70,000

Conceptual racking plan
generated by Raymond
Intralogistics Solutions.

Contact greg.hanoian@raymondwest.com
for more information.



56" PALLET HEIGHT: 84,000



3200 USA PARKWAY

SPARKS, NEVADA



SOUTH SIDE OF BUILDING LOOKING WEST



SOUTH SIDE FRONT



EMPLOYEE PARKING - FRONT OF BUILDING

3200 USA Parkway Neighbors



Tahoe Reno Industrial Center Tenants



DB SCHENKER
TIRE RACK

RANDA
APPAREL & ACCESSORIES

BOXOUT
Empowering people & business

Tellworks

VANTAGE
DATA SERVICES

TESLA

GLOBAL LOGISTICS

Webster's

BOMBARD
ELECTRIC, INC.

Walmart

TESLA

THE HOME DEPOT

Stord

Pregis

Panasonic

THRIVE
- MARKET -

Panasonic

TESLA

Google

Microsoft

REDWOOD
MATERIALS

Aurora Parts

PETSMART

Valeo

ROCKY
MOUNTAIN

Stord

Walmart

MEI
Engineering & Consulting

FOOD BANK

Schluter
Systems

KUEHNE+NAGEL

ESSEX BROWNELL

TLS

CAPROCK
FACILITIES

U.S. DRONANCE

PROPAK

NOVVA

Stord

1800
flowers.com

switch

EDGE CORE
INTERNET REAL ESTATE

BATTERY
SYSTEMS

International
Paper

NOVVA

ABTC
AMERICAN BATTERY TECHNOLOGY CENTER

CASS

PPG

TESLA

TESLA

PPG

3200 USA PARKWAY

395

SPARKS, NEVADA

Regional Map

395

580

Fernley

Reno

80

3200 USA
PARKWAY

395

580

50

Truckee

80

50

Lake Tahoe

KEY DISTANCES



±3.0
miles

Reno/
Sparks
Area
±16.0
miles



±21.0
miles



±21.0
miles

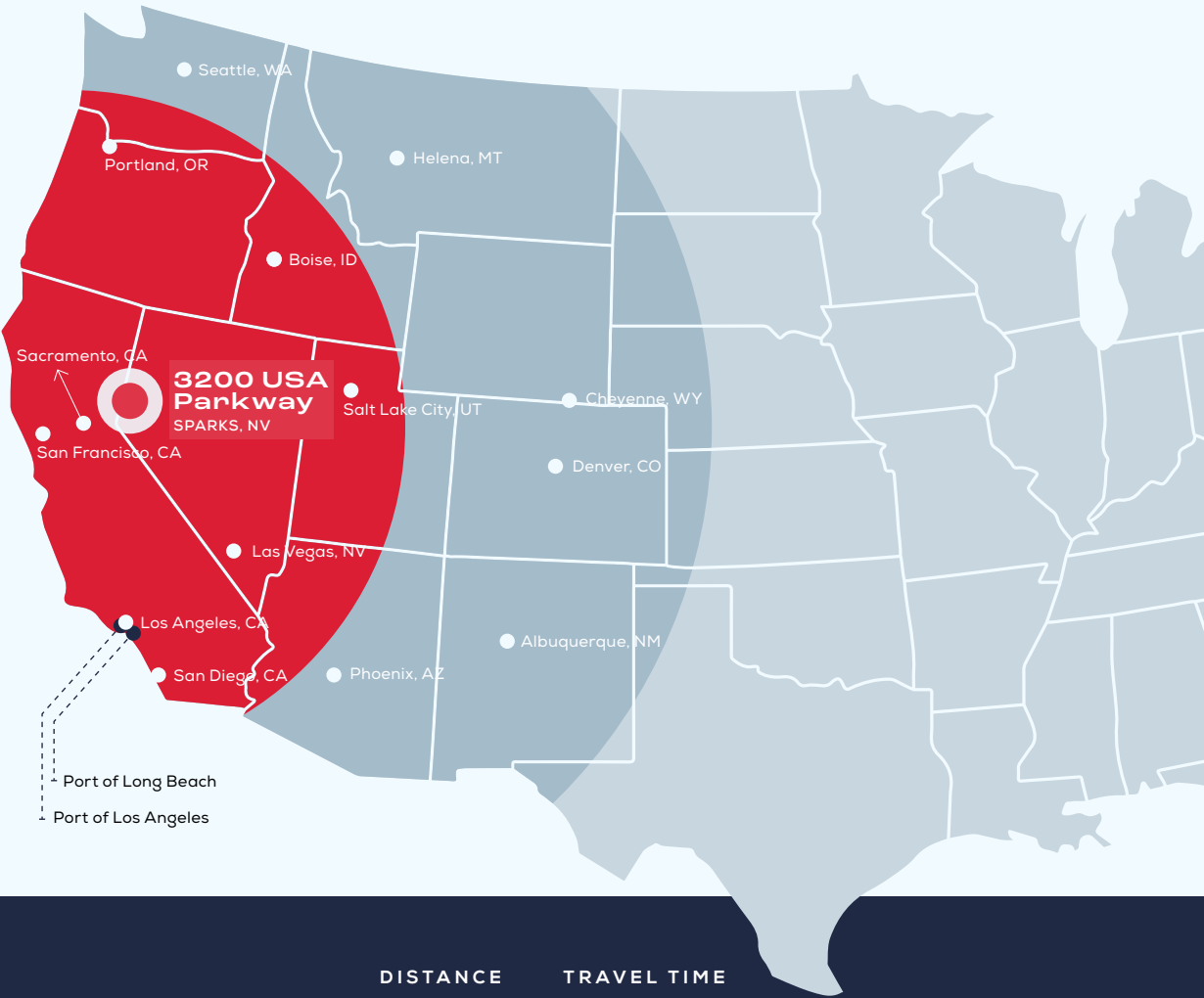
Reno-Tahoe
International
Airport
±24.0
miles

Reno
Stead
Airport
±31.0
miles

California
Border
±36.0
miles

Transit Analysis from Sparks

- One-Day Truck Service
±60M PEOPLE
- Two-Day Truck Service
±75M PEOPLE



	DISTANCE	TRAVEL TIME		DISTANCE	TRAVEL TIME
RENO	25 miles	30 min	PHOENIX	719 miles	11 hr, 7 min
SAN FRANCISCO	242 miles	4 hr, 14 min	SEATTLE	725 miles	11 hr, 53 min
BOISE	406 miles	6 hr, 8 min	HELENA	867 miles	12 hr, 37 min
LOS ANGELES	495 miles	8 hr, 14 min	CHEYENNE	937 miles	13 hr, 33 min
SALT LAKE CITY	503 miles	6 hr, 55 min	DENVER	1,018 miles	14 hr, 46 min
PORTLAND	552 miles	9 hr, 12 min	ALBUQUERQUE	1,045 miles	16 hr, 28 min

The Best in the West

ADVANTAGES OF DOING BUSINESS IN NEVADA

- Nevada ranks #7 for best business tax climate
- Low-cost startup, regulatory, licensing and annual fees
- Supportive ecosystem for entrepreneurs, startups and corporations
- Right-to-work state with able and willing workforce
- Flexible & pro-business environment
- Nevada has a relatively streamlined incorporation process

NEVADA IS NATIONALLY RANKED

- **#1** in clean energy
- **#4** best infrastructure
- **#6** best business climate
- **#9** best economy
- **#9** best performing cities
- **#21** Reno best cities for outdoor activities
- **#25** Reno/Sparks largest Gen Z workforce

The Tax Foundation's 2024 State Business Tax Climate Index named Nevada the 7th best in the country.

The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

- Reno named "Happiest Place to Live" by Outdoor Magazine
- UNR-designated Tech Hub – EV Battery Lithium Loop
- Tourism to Reno helps make the transportation sector Nevada's biggest energy consumer

NEVADA TAX ADVANTAGES:

- No corporate income tax
- No personal income tax
- No capital gains tax
- No inventory tax
- No franchise tax
- No special intangible tax



Source: EDAWN





CAPROCK
PARTNERS

LEASING INFORMATION

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