

DECEMBER 2024

COMPLETION

64,480 TOTAL SQ. FT.

UNDER CONSTRUCTION



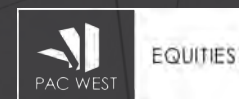
1575 VENICE DRIVE MCCARRAN, NV

EAST VALLEYS SUBMARKET

CONCEPTUAL RENDERING

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1575 VENICE DRIVE MCCARRAN, NV

EAST VALLEYS SUBMARKET

SITE

PLAN

PROPERTY DETAILS

TOTAL BUILDING:	64,480 SF
OFFICE:	±2,560 SF
SPRINKLER TYPE:	ESFR
DOCK DOORS:	11 (9' X 10')
GRADE LEVEL DOORS:	5 (12' X 14')
CLEAR HEIGHT:	30'
COLUMN SPACING:	50' x 52'
LOADING:	Single
POWER:	2,000 Amps, 277/480V
AUTO PARKING:	57 Stalls
TRAILER PARKING:	15 Stalls
TRUCK COURTS:	182'
SKYLIGHTS:	1% Single Dome
LIGHTING:	30' FC, 36' AFF



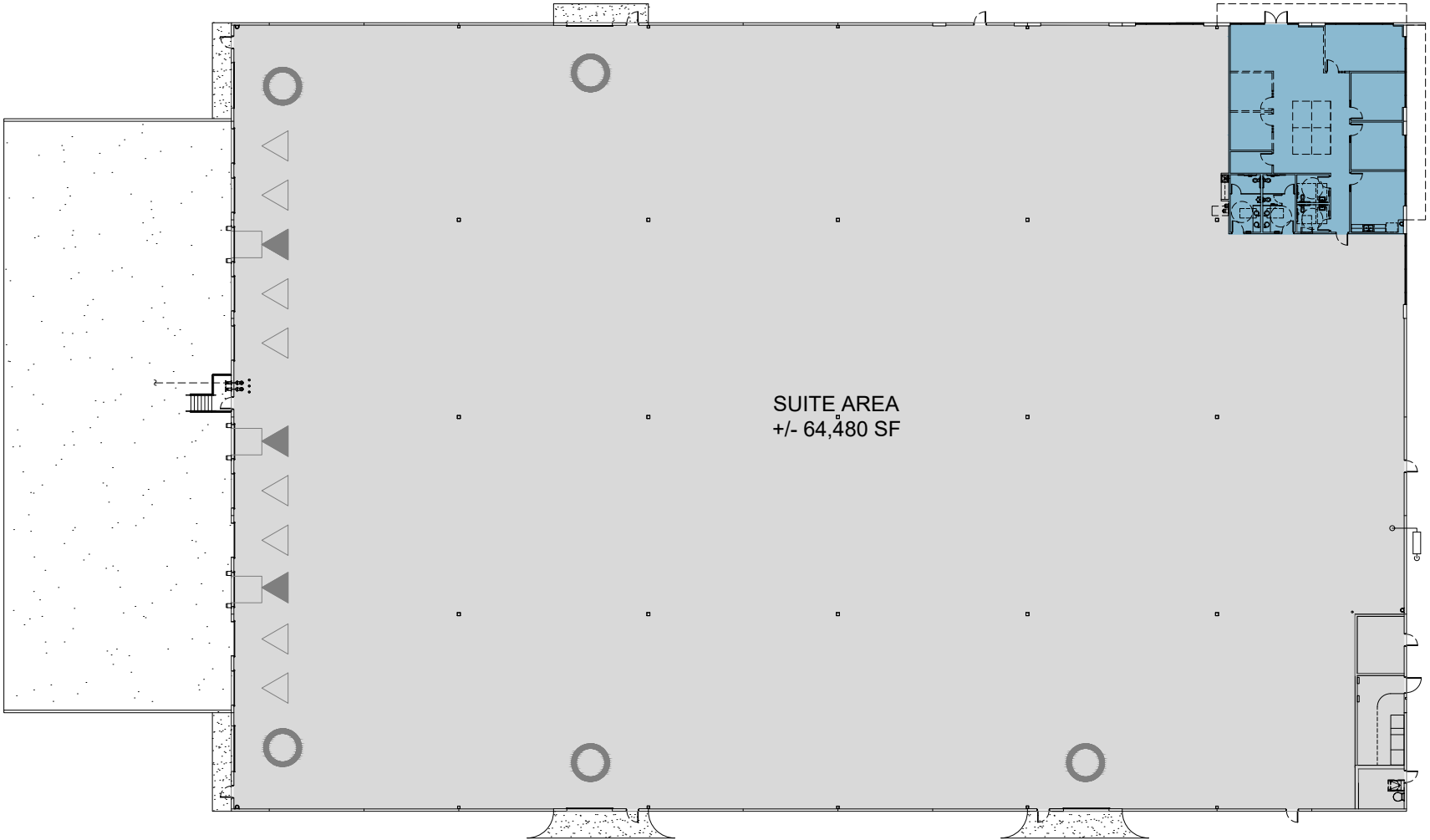
1575 VENICE DRIVE
MCCARRAN, NV
EAST VALLEYS SUBMARKET

SPEC T.I.

BUILDING FLOOR PLAN

OFFICE AREA
±2,560 SF

[Click to view plan](#)

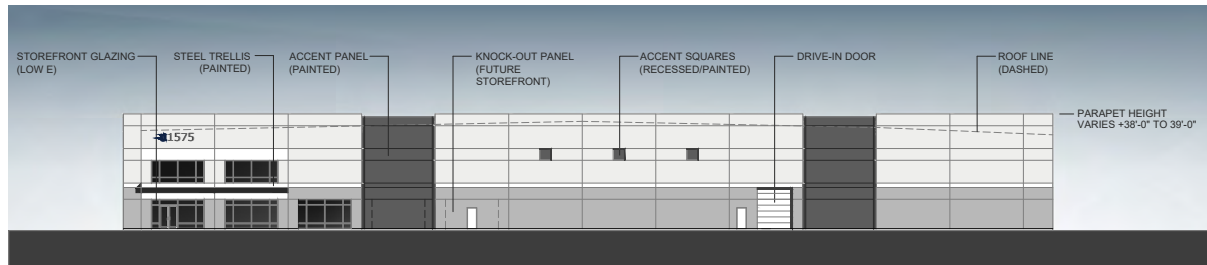
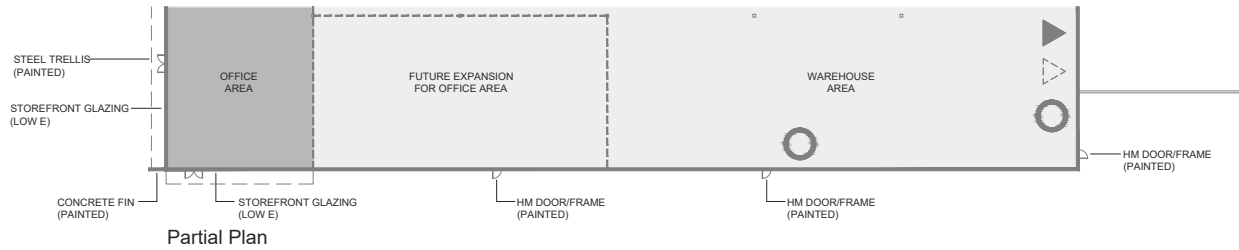


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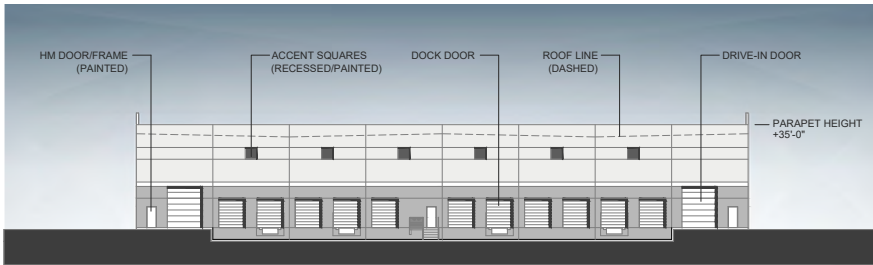
EAST VALLEYS SUBMARKET

CONCEPTUAL

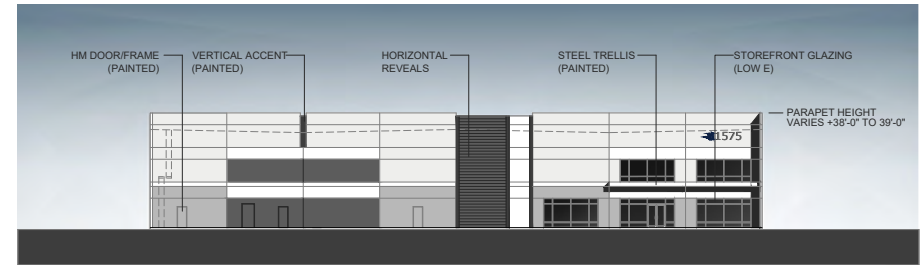
ELEVATIONS



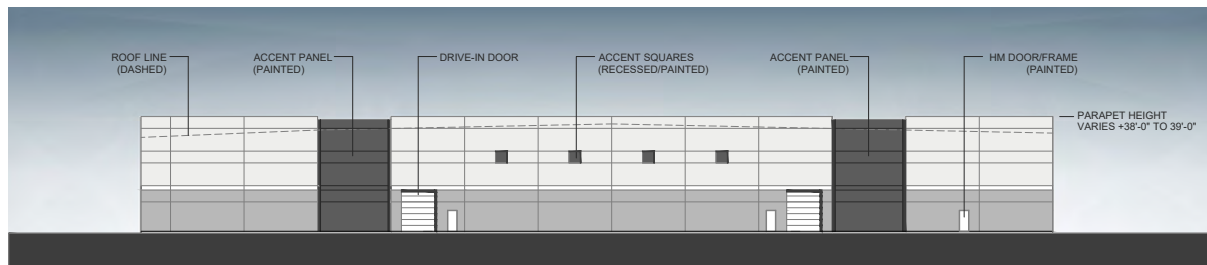
East Elevation (Electric Ave)



North Elevation



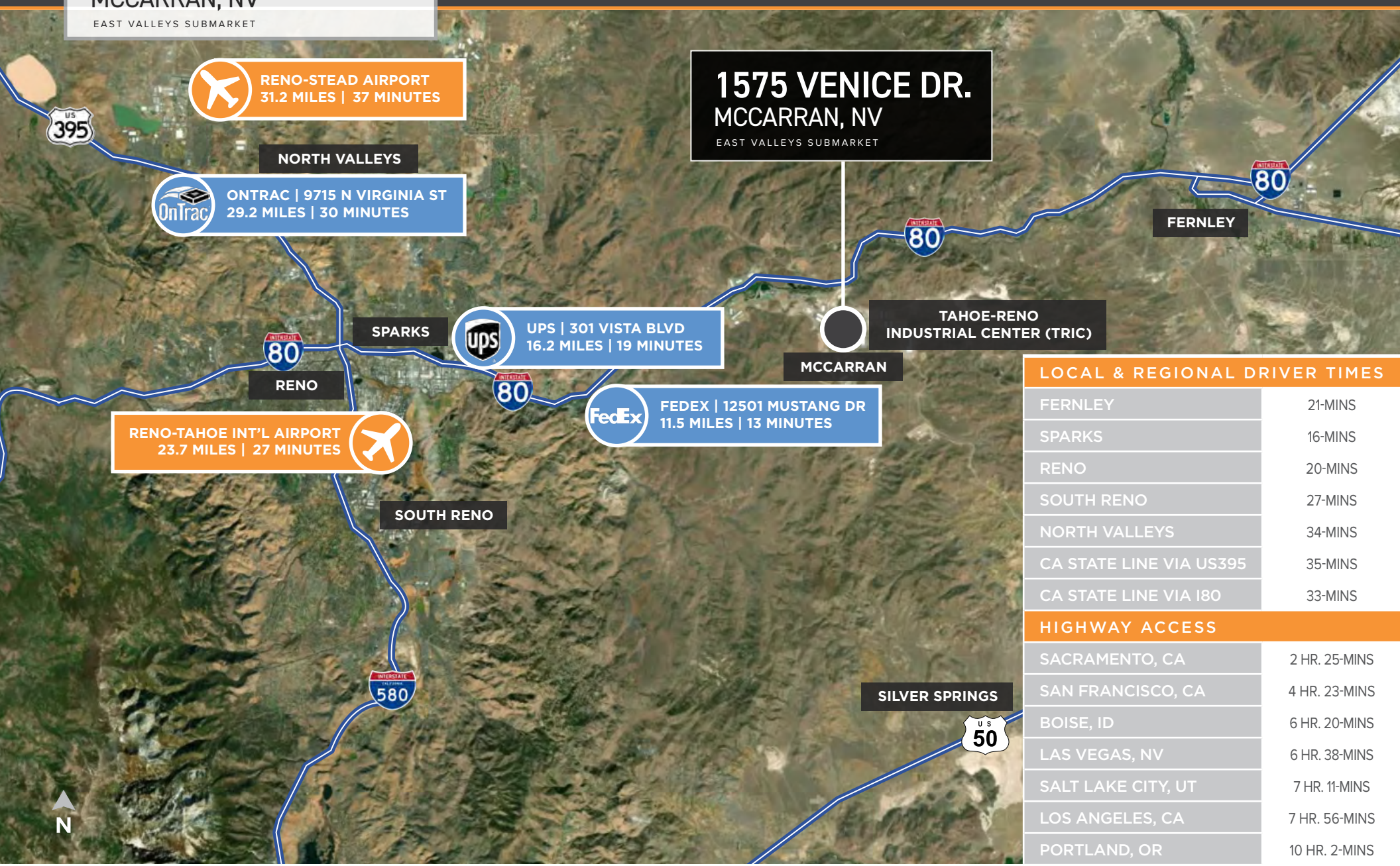
South Elevation



West Elevation

1575 VENICE DRIVE MCCARRAN, NV

EAST VALLEYS SUBMARKET



1575 VENICE DR. MCCARRAN, NV

EAST VALLEYS SUBMARKET

LOCAL & REGIONAL DRIVER TIMES

FERNLEY	21-MINS
SPARKS	16-MINS
RENO	20-MINS
SOUTH RENO	27-MINS
NORTH VALLEYS	34-MINS
CA STATE LINE VIA US395	35-MINS
CA STATE LINE VIA I80	33-MINS

HIGHWAY ACCESS

SACRAMENTO, CA	2 HR. 25-MINS
SAN FRANCISCO, CA	4 HR. 23-MINS
BOISE, ID	6 HR. 20-MINS
LAS VEGAS, NV	6 HR. 38-MINS
SALT LAKE CITY, UT	7 HR. 11-MINS
LOS ANGELES, CA	7 HR. 56-MINS
PORTLAND, OR	10 HR. 2-MINS



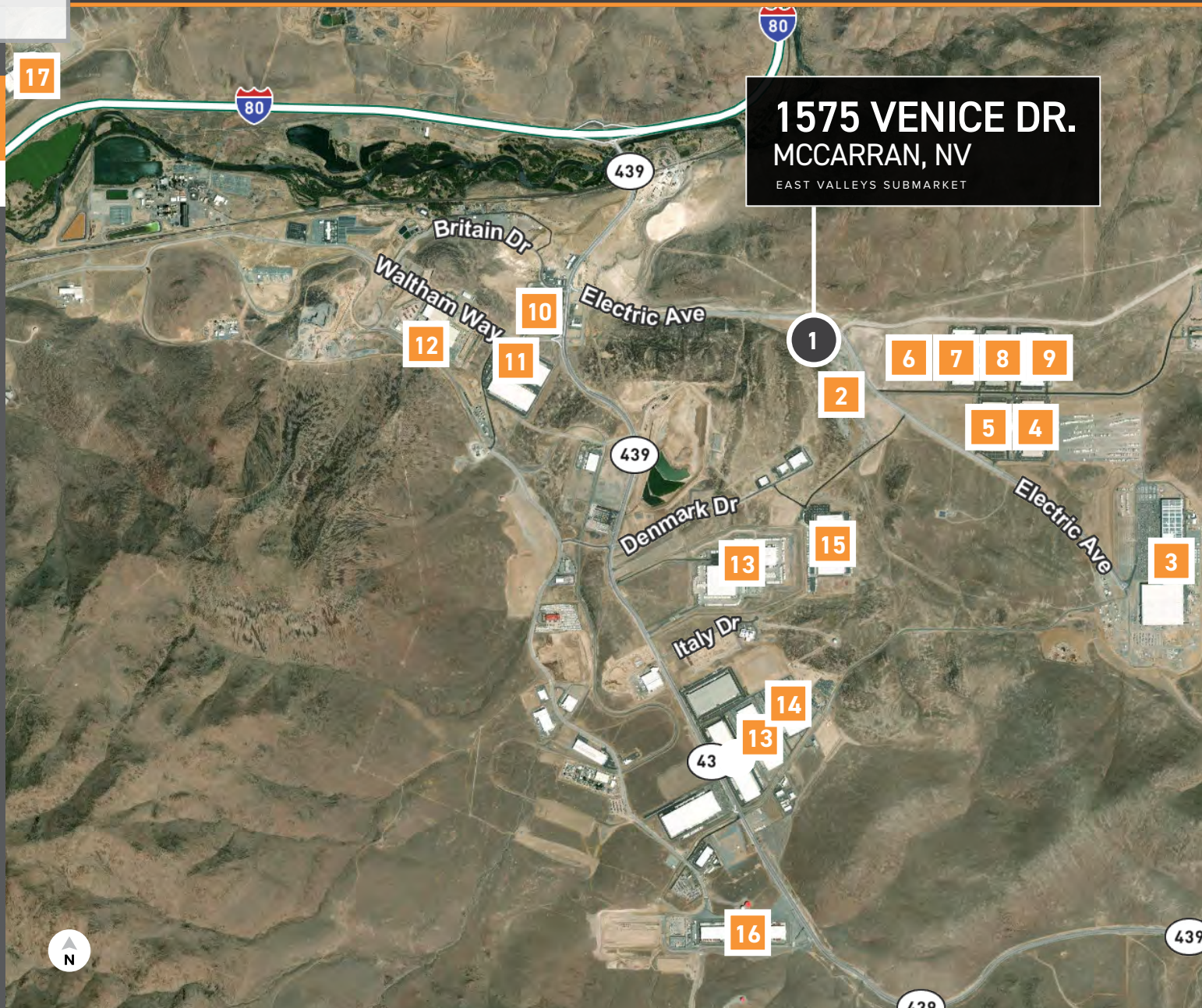
1575 VENICE DRIVE MCCARRAN, NV

EAST VALLEYS SUBMARKET

LOCAL

BUSINESSES

1. SUBJECT PROPERTY
1575 VENICE DRIVE
2. AURORA PARTS
3. TESLA GIGAFACTORY
4. PANASONIC/THRIVE
5. TESLA
6. WEBSTRAUNT
7. TESLA
8. HOME DEPOT
9. PREGIS/STORD/NOVA
10. RANDA
11. TIRE RACK
12. JAMES HARDIE
13. WALMART
14. ROCKY BRANDS/STORD
15. PETSMART
16. SWITCH
17. APPLE



1575 VENICE DR. MCCARRAN, NV

EAST VALLEYS SUBMARKET



1575 VENICE DRIVE
MCCARRAN, NV
EAST VALLEYS SUBMARKET

2023
DEMOGRAPHICS

WHY RENO?



506,152
POPULATION



\$18-20/HR
WAREHOUSE ASSOCIATE



\$103,887
AVERAGE HOUSEHOLD INCOME



21.7%
OF MILLENNIALS IN AREA



247,317
EMPLOYEES WITHIN RENO



1,821

COMPANIES WHO
MAKE STUFF IN RENO AREA

1.46%

POPULATION GROWTH RATE
FROM 2021-2026

10.0%

OF EMPLOYEES IN PROFESSIONAL,
SCIENTIFIC, AND TECHNICAL SERVICES

14.6%

OF EMPLOYEES ARE IN
HEALTH CARE AND SOCIAL ASSISTANCE