

NEW DEVELOPMENT | ±341,000 SF OF INDUSTRIAL SPACE AVAILABLE

125 ELECTRIC AVENUE

125 Electric Avenue, McCarran, NV 89437



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TPAGROUP



Welcome to

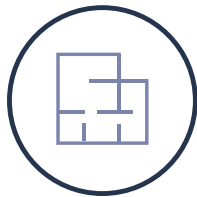
125 ELECTRIC AVENUE

Executive Summary

TPA is pleased to announce the development of 125 Electric Avenue, a Class A Single Loaded Industrial Facility at the entrance to Tahoe Reno Industrial Center. The asset is strategically located at the front of TRI Center on USA Parkway less than a mile off Interstate 80 on the intersection of USA Parkway and Electric Avenue. This Class A concrete tilt construction boasts many amenities including superior access, strong parking, and energy efficiency.



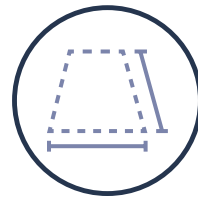
Building Area
±341,000 SF
1,100'x310'



Office Space
SF TBD



Clear Height
36'



Column Spacing
50'x54'



Interior Flooring
7" 4,000 PSI
10 Mil Vapor Barrier



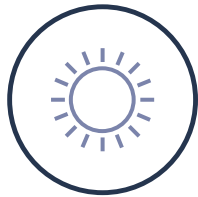
Loading
±58 Dock Positions
±35 Installed /
±23 KOs for Future
2 Drive-in Doors



Truck Courts
125'
With 60' Trailer
Parking Stalls



On-Site Parking
Trailer: ±73
Auto: ±193



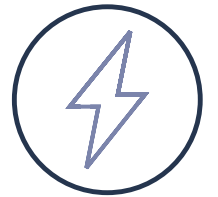
Skylights
1.5%



Sprinklers
ESFR

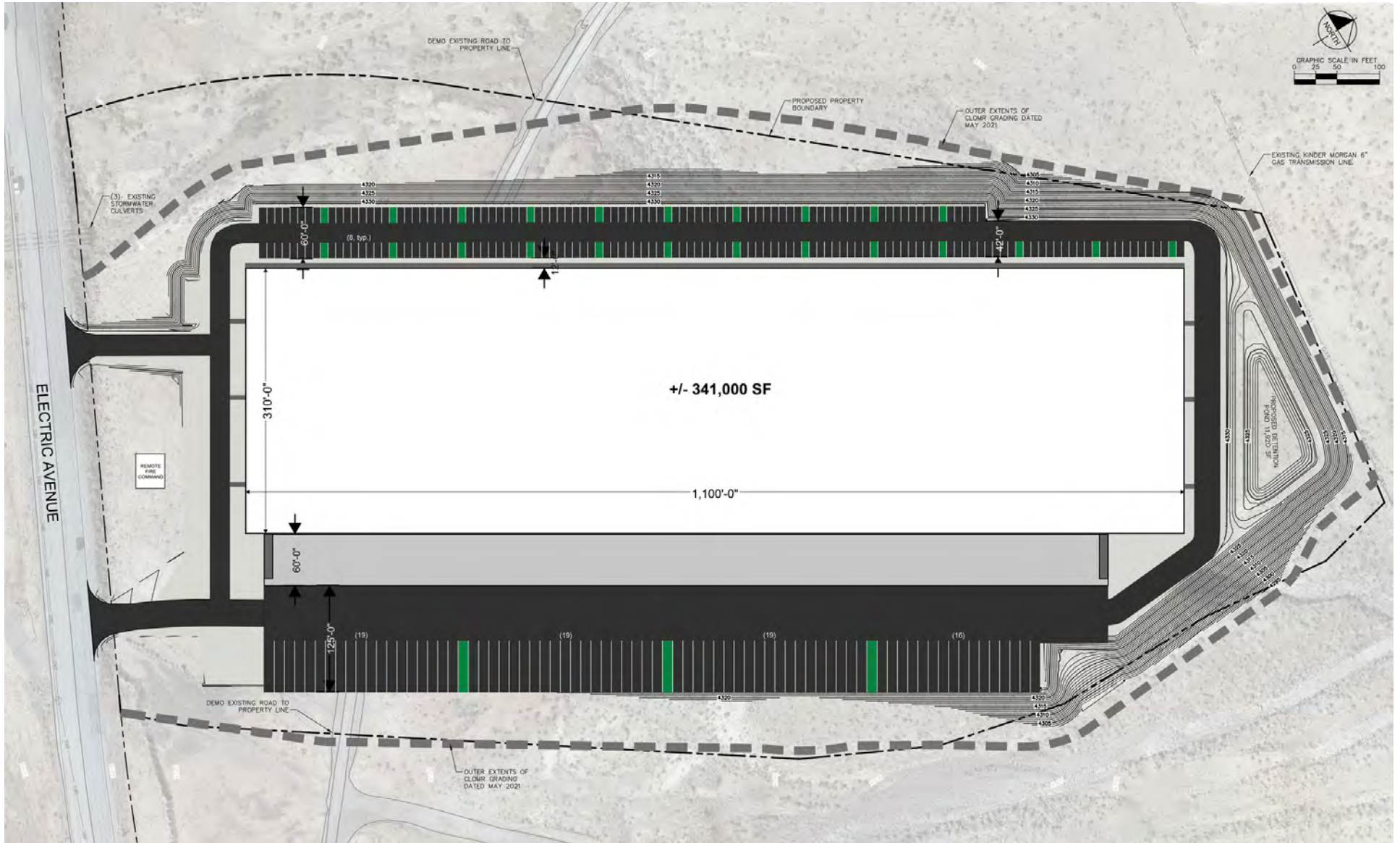


Lighting
Per Tenant
Requirement



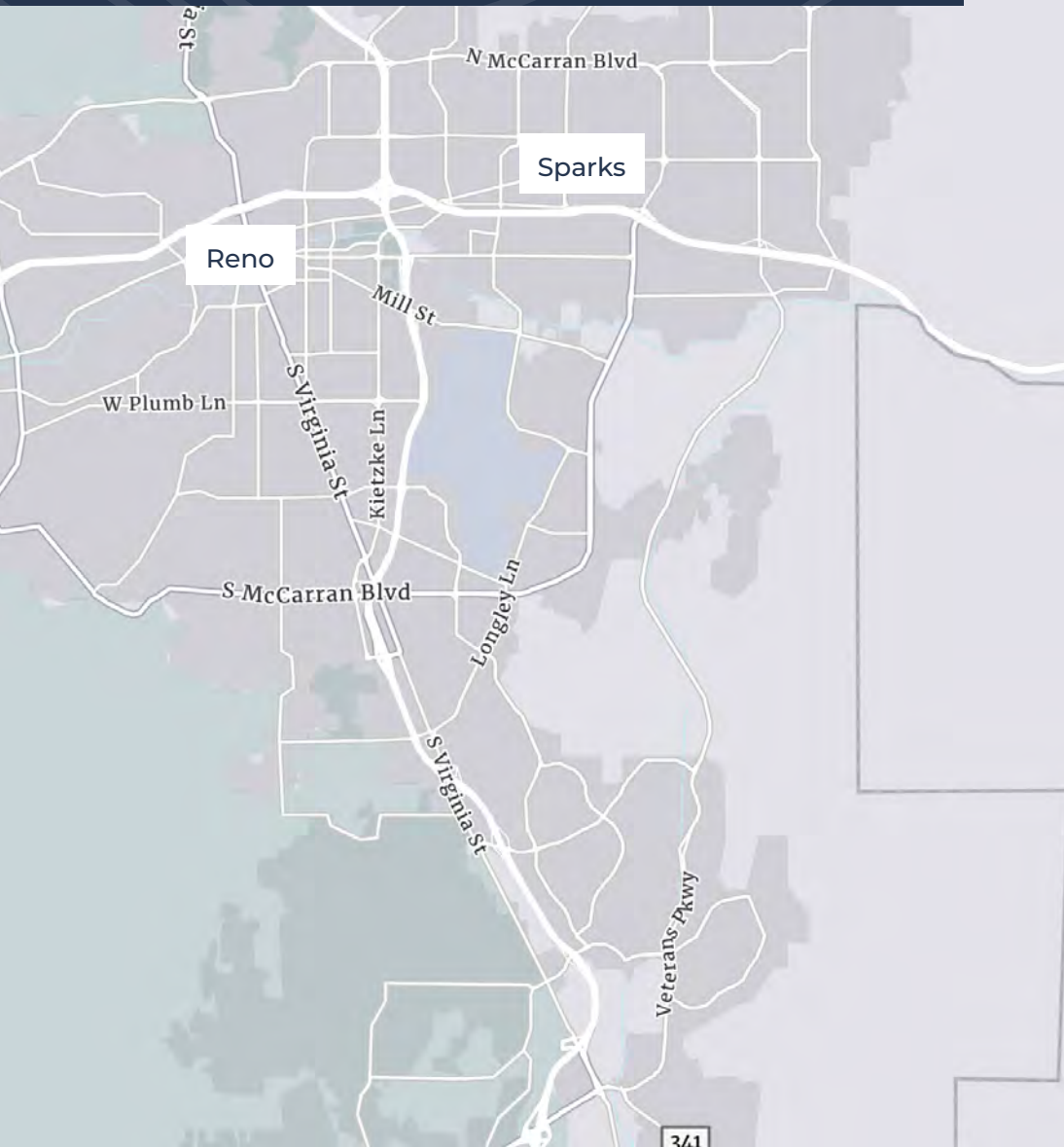
Power
NV Energy
4,000A Service

Site Plan



Location Map

- Strategically Located at the entrance to Tahoe Reno Industrial Park
- The first Industrial asset off USA Parkway
- Interstate 80 less than 1 mile away



125 ELECTRIC AVENUE



Notable Locations

| | |
|----------------------------------|------------|
| Sparks | 19.3 miles |
| Reno | 22.9 miles |
| Reno-Tahoe International Airport | 24.3 miles |
| California Border | 51.7 miles |
| Carson City | 51.0 miles |
| Lake Tahoe | 57.2 miles |



On/Off Ramps

125 ELECTRIC AVENUE

On/Off Ramps



MARS
Petcare

RARANDA
LEADING WITH ACCESSORIES

HD SUPPLY

Panasonic
THRIVE
- MARKET -

OMNICABLE

TIRE RACK
.com

TRIVIUM
PACKAGING

JamesHardie

PPG

PETSMART

TESLA

RADIO SYSTEMS CORPORATION
GEODIS
NDS
National Distribution Service, Inc.
Bentall
Dental Centers
SYMBIA
LOGISTICS

NE Nanotech
Energy

Walmart

Schluter
Systems

CASS
Industries
Limited

cannon
EQUIPMENT
KUEHNE+NAGEL

BATTERY SUPPLIES

EDGE CORE
INTERNET REAL ESTATE

1-800 flowers.com
Walmart
ROCKY
STORD
COMPLEMAR

Fulcrum
BIOENERGY

zulily

switch

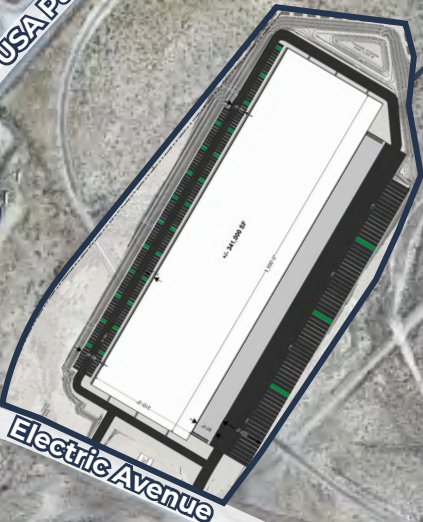
REDWOOD
MATERIALS

Google

Site Location



125 ELECTRIC AVENUE



Britain Drive

USA Parkway

Electric Avenue



Reno/Sparks
19.3 Mi

USA Parkway

125 ELECTRIC AVENUE

Electric Avenue





125 ELECTRIC AVENUE

80
INTERSTATE

USA Parkway

Electric Avenue

**Facing North
Building Rendering**

125 ELECTRIC AVENUE

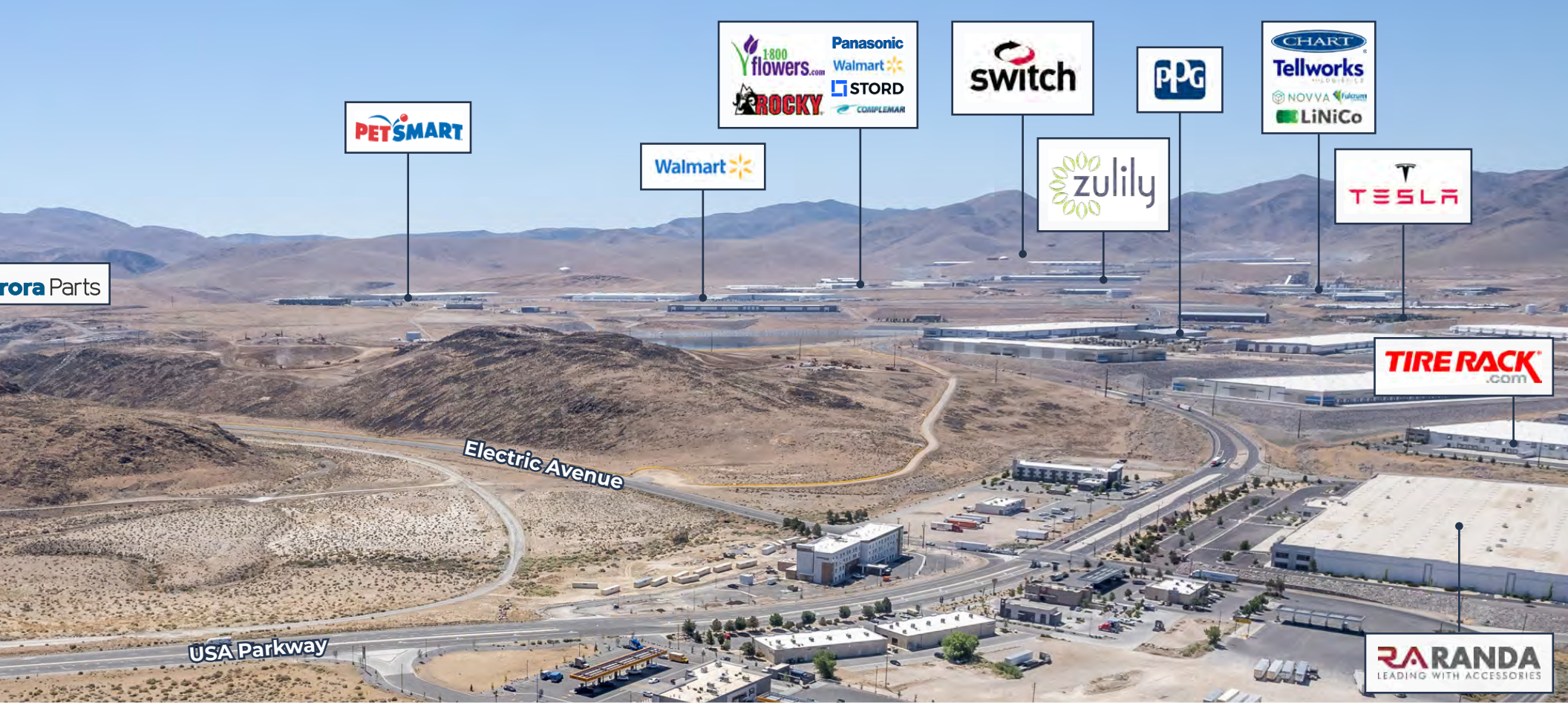
Electric Avenue

USA Parkway

Facing South
Building Rendering







Why Reno/Sparks

Nevada and Tahoe Reno Industrial Center Operating Advantage

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location
- All industrial uses pre-approved within the Tahoe Reno Industrial Center



Nevada Taxes

- No Personal Income Tax
- No Corporate Income Tax
- No Franchise Tax
- No Estate Tax
- No Inventory Tax
- No Unitary Tax
- No Inheritance Tax

How Reno Ranks Nationally

Ranked #1 America's
Best Small City

Bestcities.org

Ranked #8 Best Cities
for Young Professionals

SmartAsset

Ranked #6 State
Economic Growth

US News

Ranked #4 Top 10
Leading Metros

Area Development

Ranked #7 State
Business Tax Climate

State Business Tax Climate

Ranked #5 Best Cities
for Outdoor Recreation

SmartAsset

Populations Density & Drive Times



Nevada is the fifth fastest-growing state over the past decade and now boasting 3.1 million residents



In 2023, Nevada had the highest Job growth in the country with a 3.2% increase and a total of net addition of 57,700 jobs

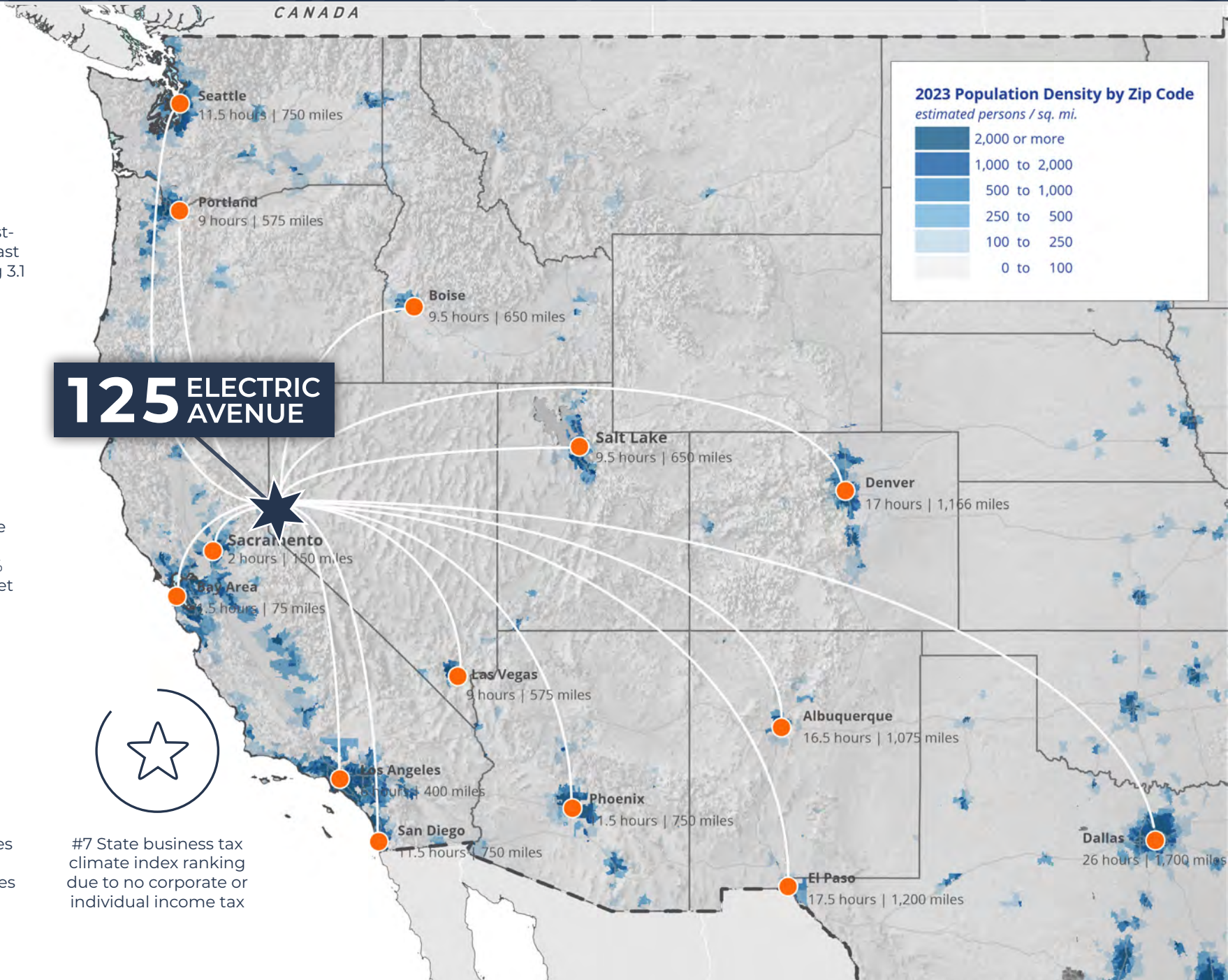


1 Day Shipping to 7 States and 60 Million People
2 Day Shipping to 11 States and 75 Million People



#7 State business tax climate index ranking due to no corporate or individual income tax

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