

C³

Comstock Commerce Center

C³ South Building 1

AVAILABLE FOR LEASE

850-ACRE, ADVANCED MANUFACTURING, DATACENTER
AND LOGISTICS PARK IN THE TAHOE RENO INDUSTRIAL
CENTER (TRIC)



USA PKWY | MCCARRAN, NV | C3TRIC.COM

DEVELOPED BY



LOCUS
DEVELOPMENT
GROUP

EXCLUSIVELY LEASED BY



±870,800 SF

BULK INDUSTRIAL BLDG
DIVISIBLE TO ±291,200 SF

78

DOCK HIGH DOORS

78

KNOCK OUT PANELS
AVAILABLE

8

GRADE LEVEL DOORS

Q2 2024

ESTIMATED DELIVERY



Bldg 1 Features

BTS office

ESFR sprinkler system

56' x 50' column spacing (typical)

8,000 amps of 277/480 volt, 3-phase power

36' clear height

60' speed bays

LED lighting (30 FC @ 36" AFF
unobstructed) with motion sensors & photo
cells for daylight harvesting

W-Flange steel beam and column structure
with metal deck roofing

7" slab on grade over 5" structural base

366 auto parking spaces

93 trailer parking spaces

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TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	28.0
Reno-Stead FBO	35.6
UPS Regional	20.8
FedEx Express	24.9
FedEx Ground	15.9
FedEx LTL	24.2

DEMOGRAPHICS

2023 Estimates	10 mi	20 mi	30 mi
Population	1,932	327,792	580,606
Households	793	126,808	231,613
Avg HH Income	\$164,647	\$111,659	\$118,247
Total Employees	253	132,151	217,165

Source: Sites USA

BUSINESS COST COMPARISONS

Tax Comparisons	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	4.9%	4.95%	6.925%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	4.95%	1.125%-6.925%	5%-9.9%	No
Payroll Tax	1.378% > \$50K/Q	0.380% (2019)	No	No	No	0.73%-0.7537%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$26,041	\$68,096	\$31,850	\$34,792	\$50,000	\$21,125
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-12.76%	0.10%-7.10%	0.26%-5.4%	0.70%-5.4%	0.13%-5.72%
Capital Gains Tax	No	13.3%	4.5%	4.95%	6.93%	9.9%	No

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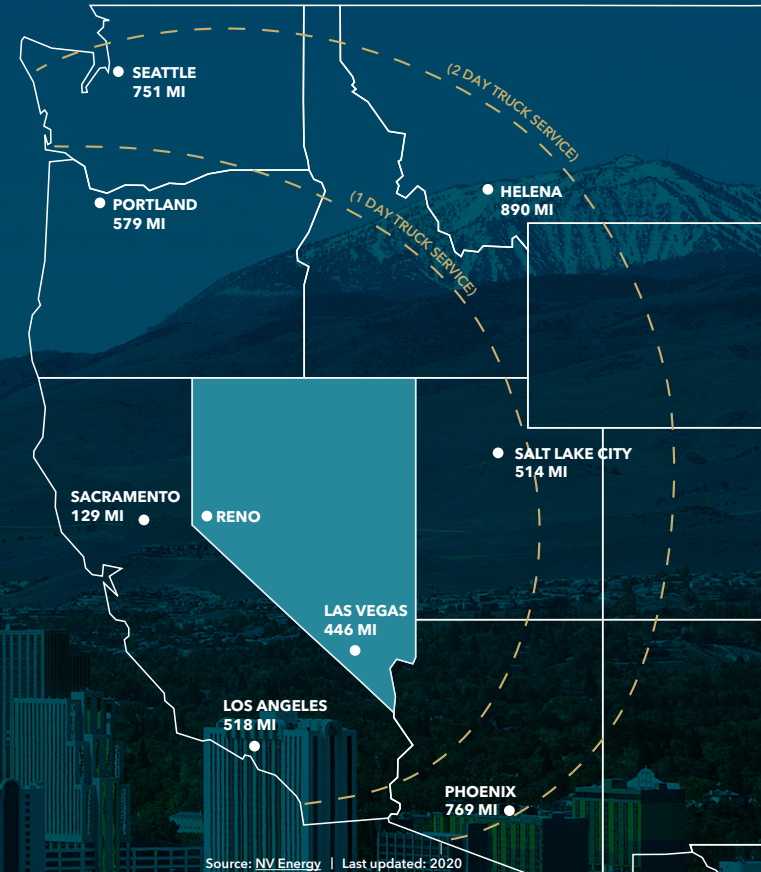


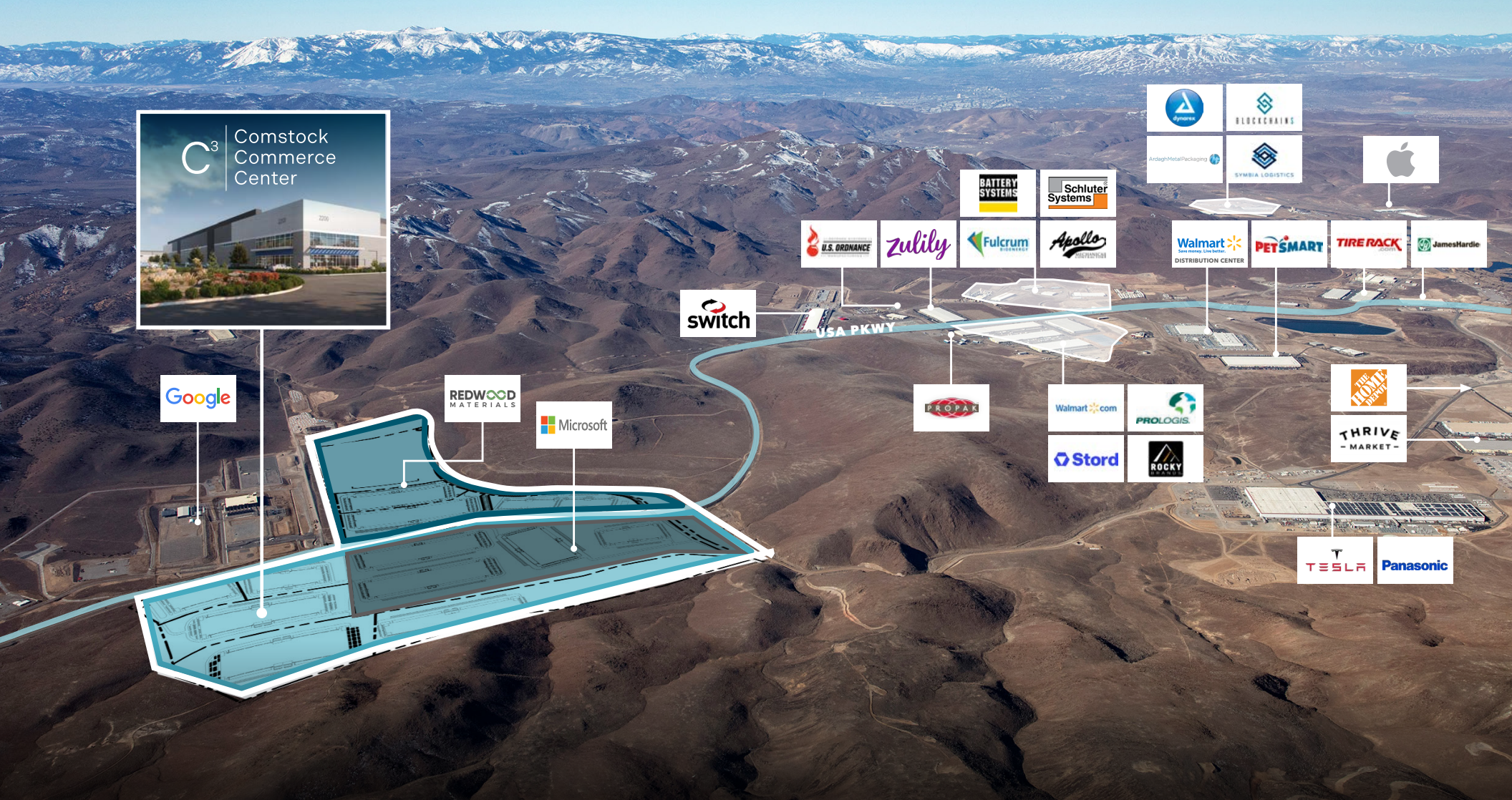
NEVADA STATE INCENTIVES

- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workers' compensation rates
- State-qualified employee hiring incentive

HELPFUL LINKS

- Business Costs** www.edawn.org/site-selector/business-relocation-advantages/
- Business Incentives** goed.nv.gov/programs-incentives/incentives/
- Cost of Living** www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.pdf
- Quality of Life** <http://edawn.org/live-play/>





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