

# PALISADE WILDHORSE COMMERCE CENTER TAHOE RENO INDUSTRIAL CENTER



Easily Accessible Highways



**NEW DEVELOPMENT - DEMISING OPTIONS AVAILABLE**  
**161,093 SF INDUSTRIAL BUILDING FOR LEASE**



**NORTH PALISADE**  
PARTNERS



# SITE PLAN



## BUILDING HIGHLIGHTS



Total Building Size  
±161,093



Demise Options  
58k, 75k,  
86k, & 103k



Dimensions  
252'x658'



7.94 Acre  
Site



Class A Concrete  
Tilt-Up Construction



36'  
Clearance



79 Parking  
Spaces



16 Trailer  
Parking  
Spaces



24 Dock High  
Loading Positions



Two (2) Grade  
Level Doors



2,000 AMP  
480/277 V-3 phase



3%  
Skylights



60 mil  
Roofing



7" Thick  
Floor Slab



Dock Bays  
63'x52



Wall Mounted  
Heating Units



ESFR  
Sprinklers



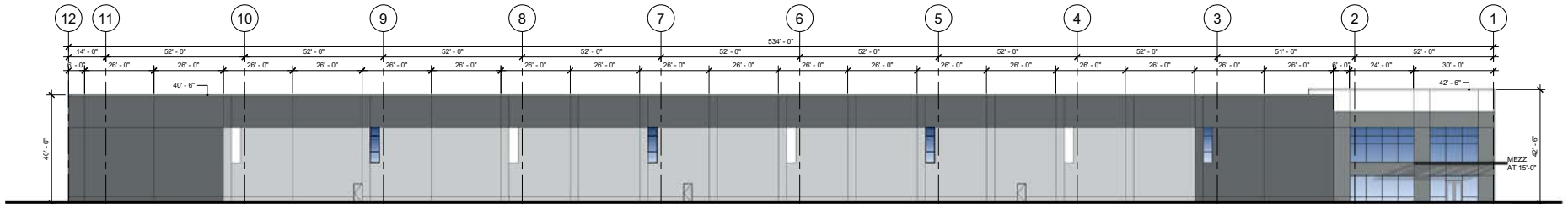
LED Lighting  
Throughout



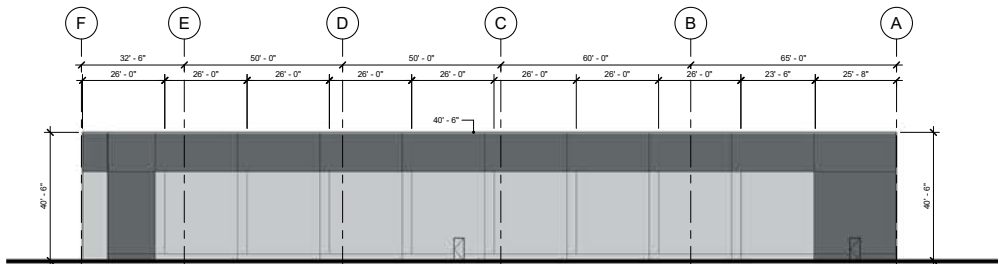
# SITE PLAN



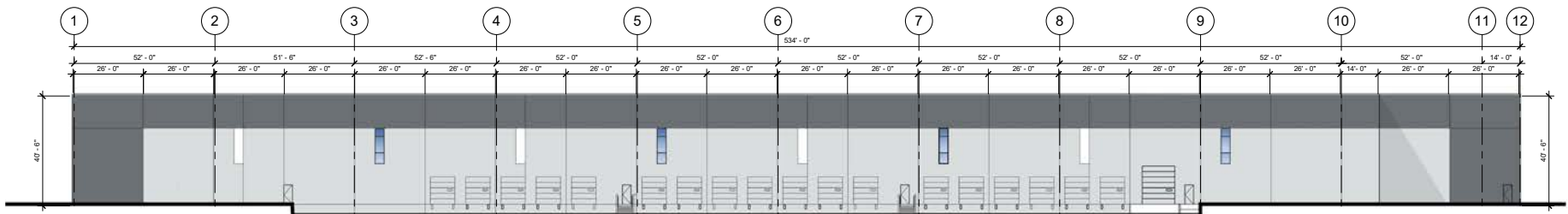
# PROJECT ELEVATIONS



1 PROPOSED NORTH ELEVATION  
1" = 20'-0"



2 PROPOSED EAST ELEVATION  
1" = 20'-0"



3 PROPOSED SOUTH ELEVATION  
1" = 20'-0"

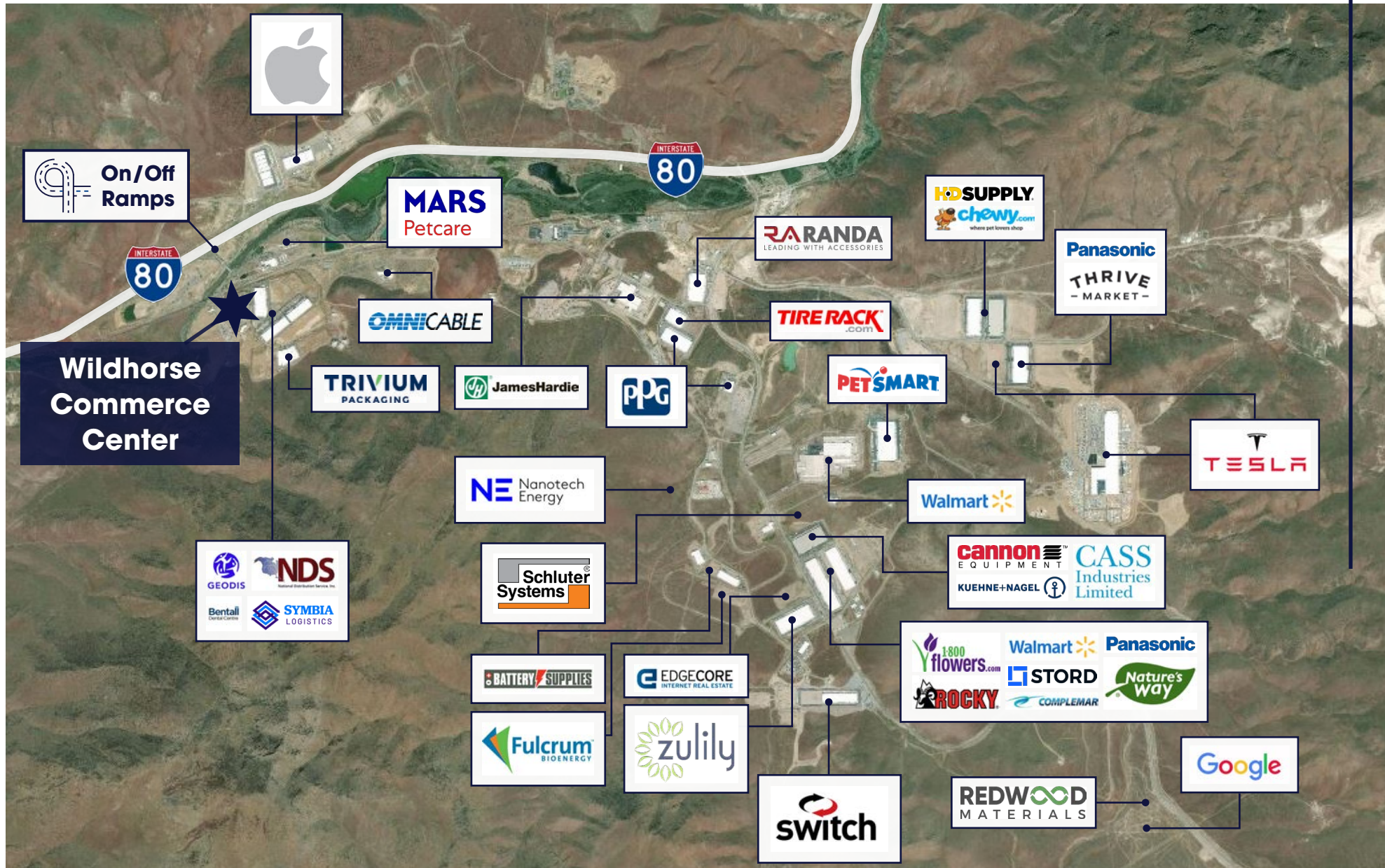


# STRATEGIC LOCATION TO INTERSTATE 80





# SUBMARKET - TAHOE RENO INDUSTRIAL CENTER



# LOCATION MAP





# POPULATIONS DENSITY & DRIVE TIMES

Reno stands-out against Boise, Las Vegas, Phoenix, Sacramento, Salt Lake City, Denver and Austin, Reno is quickly growing up. Long seen as a sleepy, casino-dominated Northern Nevada tertiary market, the Reno/Sparks region is one of the fastest-growing metropolitan areas in the country. While its growth has flown under the radar in recent years, statistics in 2021 show the true evolution of Reno into a viable market for investors, developers, residents, and companies. Reno's population growth has accelerated since the start of the pandemic, which has had a significant impact on the local workforce.

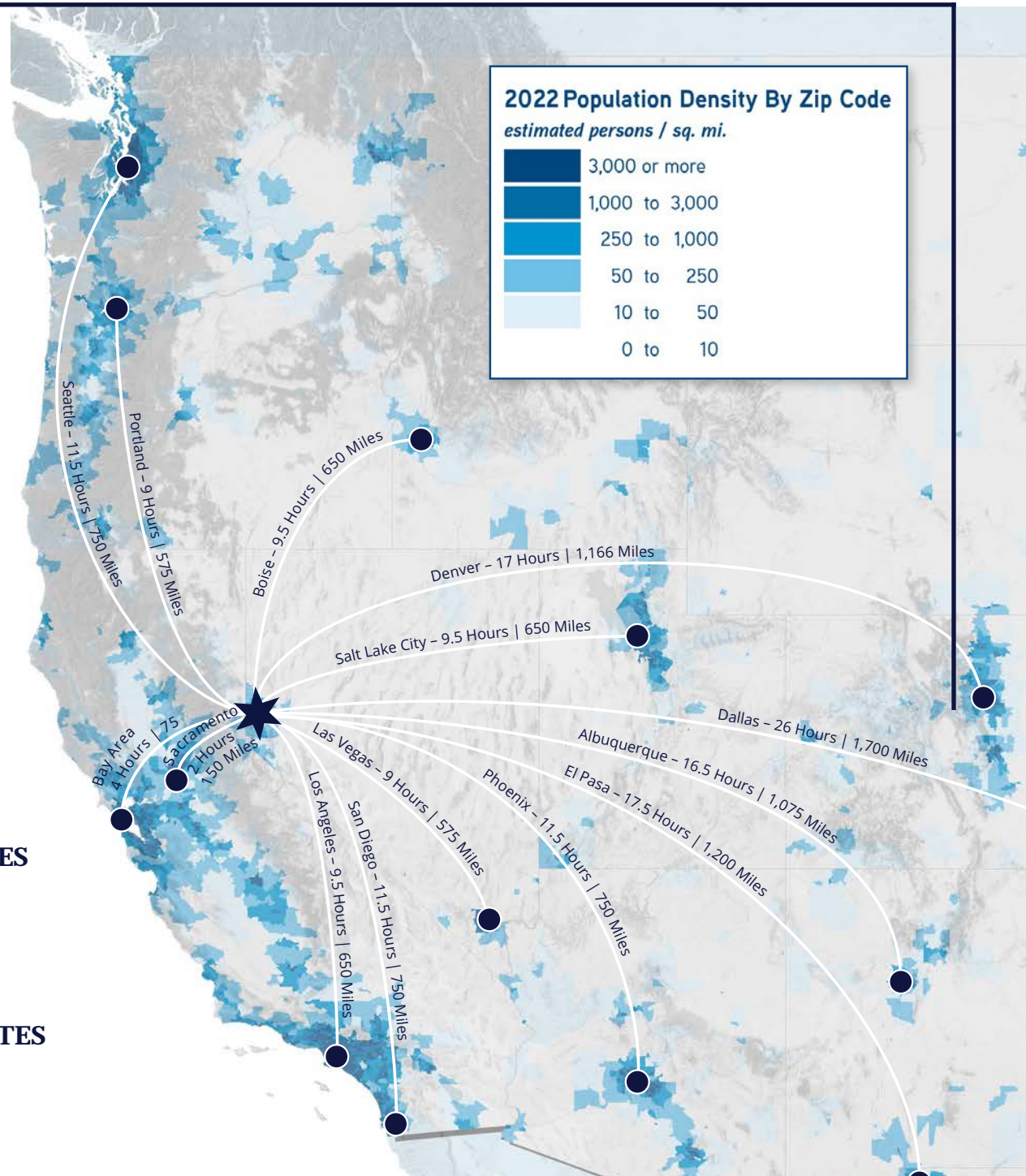
- The population in the region is projected to increase 7.3% percent over the next three years more than 550,000.
- The population of the Reno metro area in Nevada is projected to grow from 504,000 in 2022 to 764,100 in 2026. The 51.6% projected population growth in the metro area is the 40th highest of all 384 U.S. metro areas.
- Reno Sparks is a Hub location for many major freight carriers.
- Reno Sparks Industrial Market has grown from a tertiary to a strong secondary Industrial marketplace.



**1 DAY SHIPPING TO 7 STATES  
AND 60 MILLION PEOPLE**



**2 DAY SHIPPING TO 11 STATES  
AND 75 MILLION PEOPLE**





# WHY RENO/SPARKS

## NEVADA AND TAHOE RENO INDUSTRIAL CENTER OPERATING ADVANTAGE

- Strategic location – among the 11 Western states
- 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 #7 State  
Business Tax Climate

State Business Tax Climate

Ranked #6 State  
Economic Growth

US News

Ranked #4 Best  
Performing Large Cities

Milken Institute

Ranked #6 State for  
Overall Economy

US News

Ranked #4 Top 10  
Leading Metros

Area Development

Ranked #1 State  
Internet Access

US News

Top 100 Best  
Places to Live

Livability.com

Ranked #7 State  
Transportation

US News



## CONTACTS

### **CHRIS FAIRCHILD, SIOR, CCIM**

Executive Vice President

Lic: S.0071829

(775) 823 4662

[chris.fairchild@colliers.com](mailto:chris.fairchild@colliers.com)

### **CASEY SCOTT, CCIM**

Vice President

Lic: S.0173901.LLC

(775) 823 6630

[casey.scott@colliers.com](mailto:casey.scott@colliers.com)

### **MAKENNA BACKSTROM**

Associate

Lic: S.0194236

(775) 527 2542

[makenna.backstrom@colliers.com](mailto:makenna.backstrom@colliers.com)

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