

FOR SALE
INDUSTRIAL & LAND

2200 USA Parkway
MCCARRAN, NV 89437

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

15,669± SF INDUSTRIAL BUILDING ON 15 ACRES FOR SALE



PROPERTY DESCRIPTION

- 15,669± SF Metal Industrial Building for Owner/User or Investment—Tenant will vacate upon sale
- Building is fully built out with 1,306± SF office with high-end finishes, 2 bathrooms and break room
- 4 Docks—2 at 8'w x 10' h; 2 at 4'w x 10'h
- 2 Grade Doors at 14'h x 22' w
- 400 Amps Power 120/208 Volts, 3 Phase
- 27' Clearance—Fully Sprinklered
- Covered Drive around area in back
- Approximately 13± Acres available for additional development
- Verkada Control Camera System (30 Cameras)
- Uline Pallet Racks with Wire Decking 100 Feet Long & 12 Feet High—May be made available

PROPERTY HIGHLIGHTS

- Strategically located in close proximity between Tesla and Switch facilities
- Just north of the intersection of USA Parkway and Italy Drive/Germany Circle Intersection—Across from Walmart Distribution
- Approximately 20 minutes to Reno/Sparks
- Brand New Construction in Nevada's most prominent Industrial Park
- Approximately 715'± of USA Pkwy frontage

OFFERING SUMMARY

BUILDING

15,669± SF

LAND ACRES

15.0± Acres

SALE PRICE

\$8,700,000

YEAR BUILT

2024

ZONING

I-2 Industrial

APN

005-061-61

Full Drone Tour of Property
Please Click Here



ADAM CARLSEN



775.825.4400

NVLICENSE #: S.185945

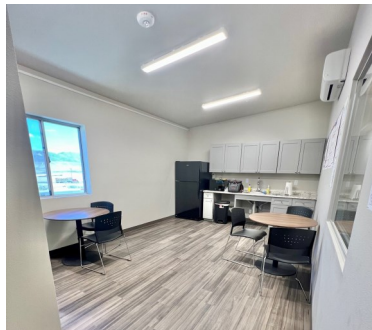
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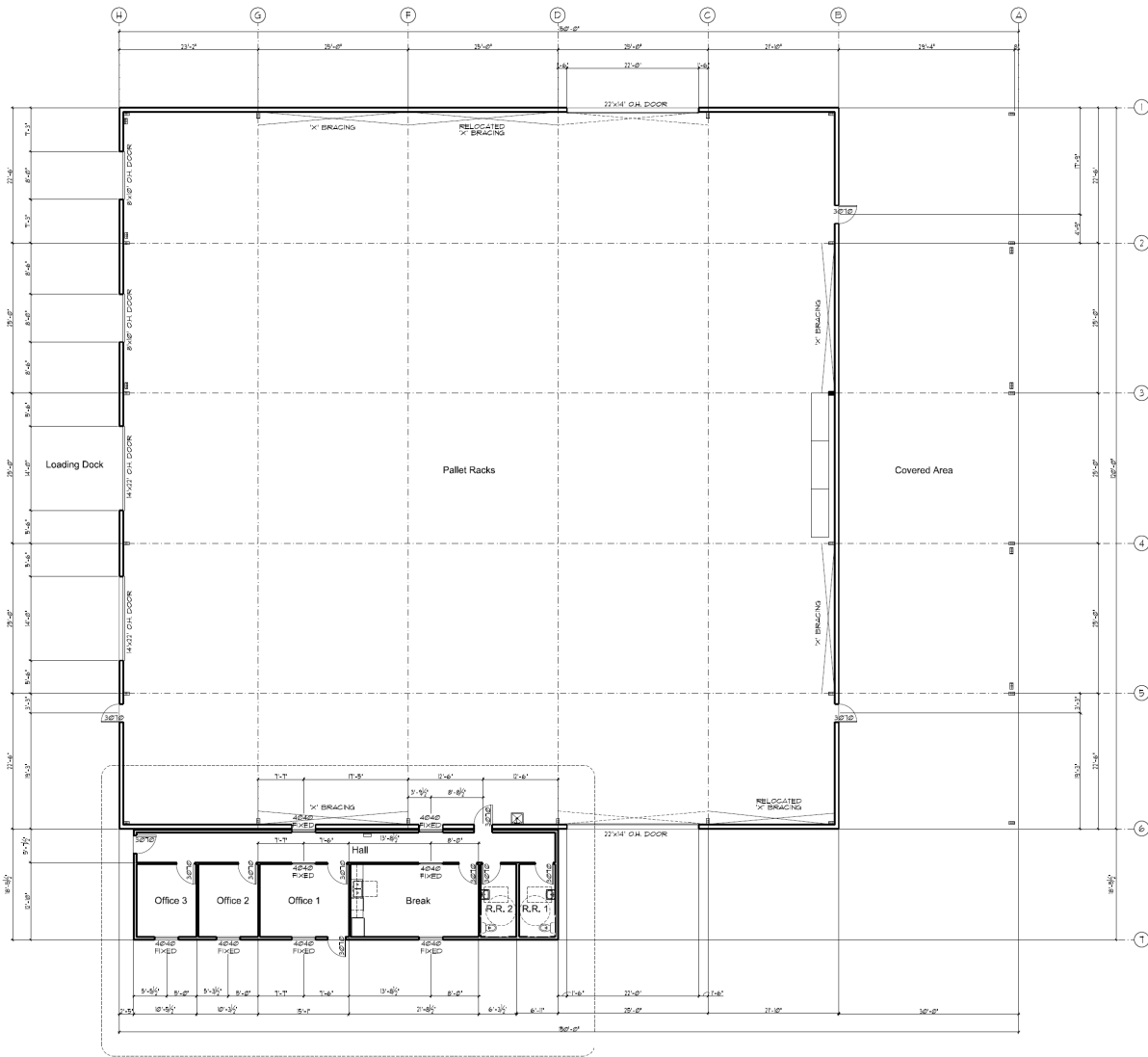
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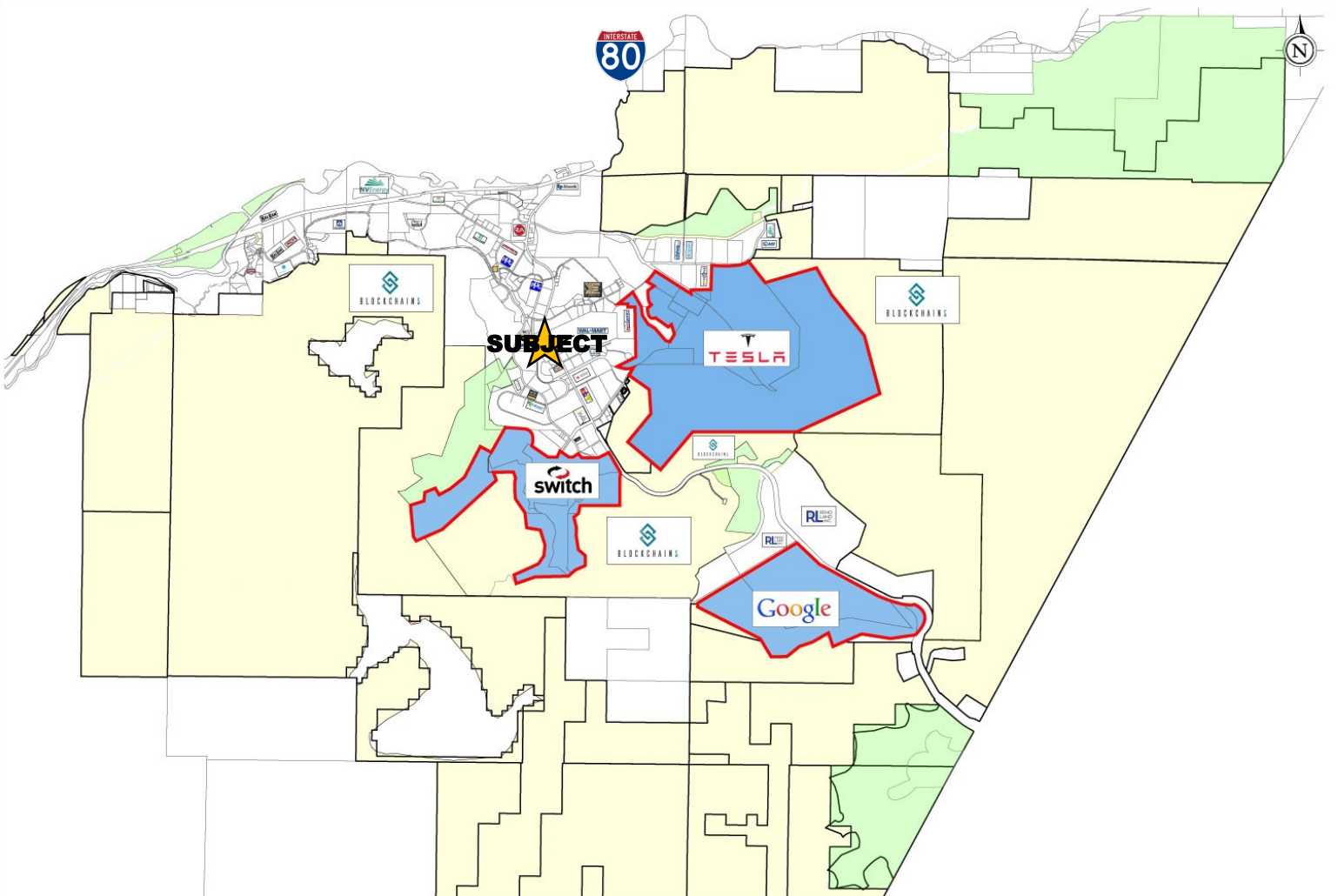
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