

**McCARRAN
BUSINESS
PARK**
RENO NEVADA

**INDUSTRIAL
FLEX
FOR LEASE**

LEASE RATE | NEGOTIABLE

BUILDING A | ±6,260 - ±31,603 SF AVAILABLE

BUILDING B | ±6,335 - ±19,007 SF AVAILABLE

ZONING | PD - PLANNED DEVELOPMENT

1900 & 1950 SOUTH MCCARRAN BLVD



LOCUS DEVELOPMENT GROUP

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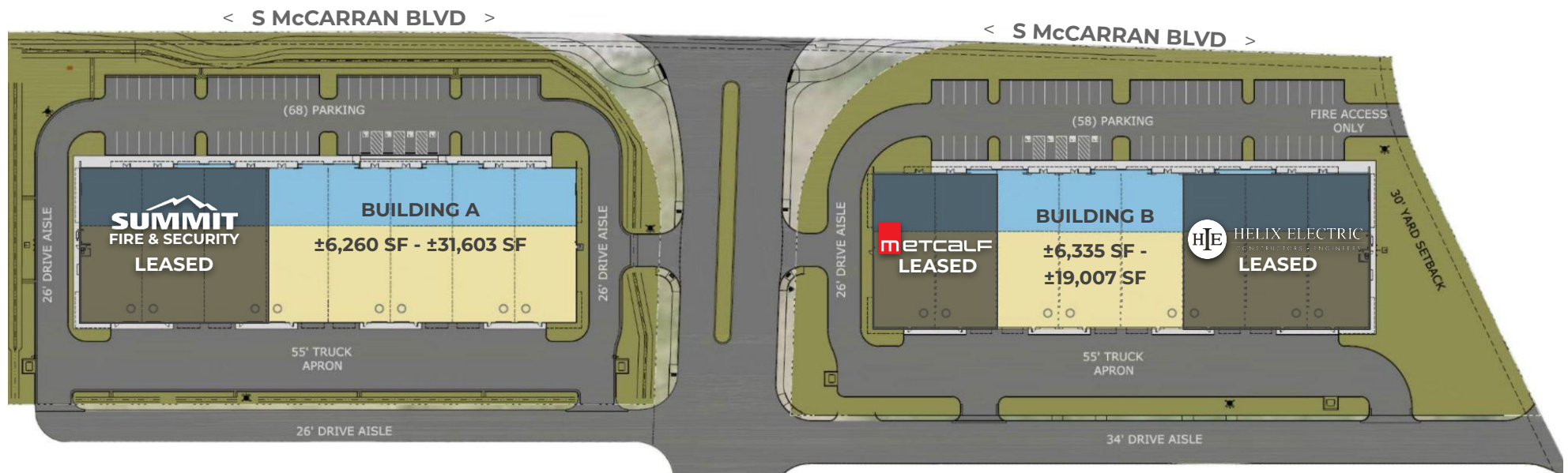
NICK KNECHT, CCIM
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BS.145559

PROPERTY FEATURES

- **Two 50,450 SF** Class A Industrial - Flex Buildings
- **Building A divisible to** $\pm 6,260$ SF - $\pm 31,603$ SF
- **Building B divisible to** $\pm 6,335$ SF - $\pm 19,007$ SF
- **High-end storefronts** facing McCarran Blvd, excellent for office-showroom related uses
- **Build-to-Suit** office / showroom
- **8 (12'X14')** grade level doors
- **1600 amp 277/480 volt 3-phase** power (per bldg.)
- **ESFR** sprinklers
- **Non-combustible** metal deck construction
- **24'** clear height
- **Motion sensor LED** lighting throughout

PROPERTY HIGHLIGHTS

- Centrally located in the Airport Submarket
- Located at the signalized intersection of McCarran Blvd. & Mill Street with 35,020 vehicles per day
- Approximately 1,100 linear feet of frontage on McCarran Blvd
- Easy freeway access to I-80: 1.6mi & I-580: 2.4mi
- Close proximity to services, labor and amenities
- Public transportation nearby



LOCATION MAP



CA
NV ← INTERSTATE 80 WEST

DOWNTOWN

RENO-TAHOE
INTERNATIONAL
AIRPORT

US 395 INTERSTATE 580

US 395 INTERSTATE 580

HENRY SCHEIN®

NV Energy

FedEx®

HAMILTON®

LUX
dynamics

CINTAS®
READY FOR THE WORKDAY®

S McCARRAN BLVD

MILL ST

McCARRAN BUSINESS PARK

PROJECT ZEPHYR
2022 EST DELIVERY
1 Building = 997,004 SF

PARK AT McCARRAN
2022 EST DELIVERY
2 Buildings = 351,696 SF

CLEAN WATER WAY

DCG



MILL STREET
AVG. DAILY TRAFFIC - 7,560

S McCARRAN BLVD
AVG. DAILY TRAFFIC - 27,370

LEASED

LEASED

LEASED





AREA MAP



Reno-Tahoe
International
Airport

S MCCARRAN BLVD

MILL STREET

MCCARRAN BUSINESS PARK

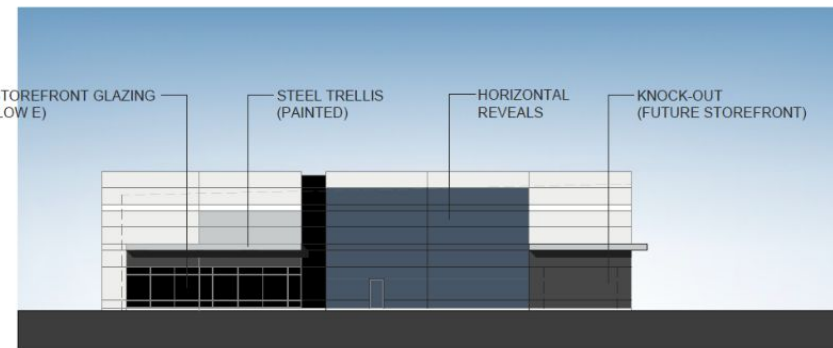




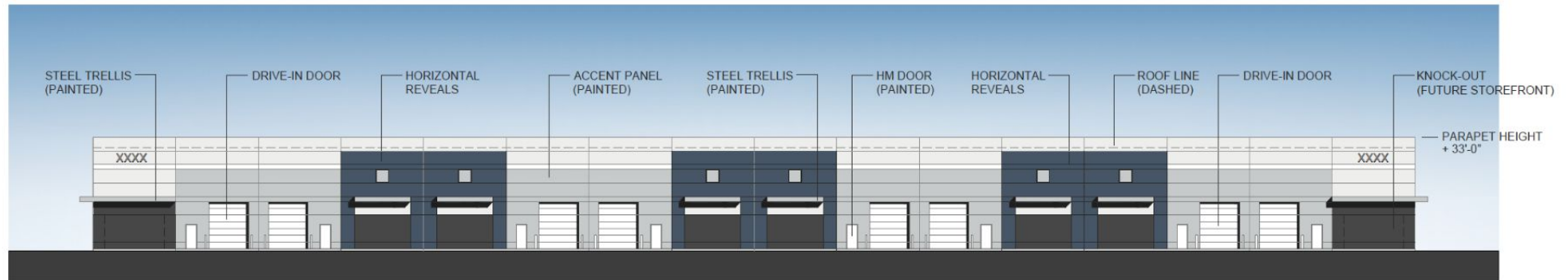
West Elevation (S McCarran Blvd)



North Elevation (Mill Street)



South Elevation



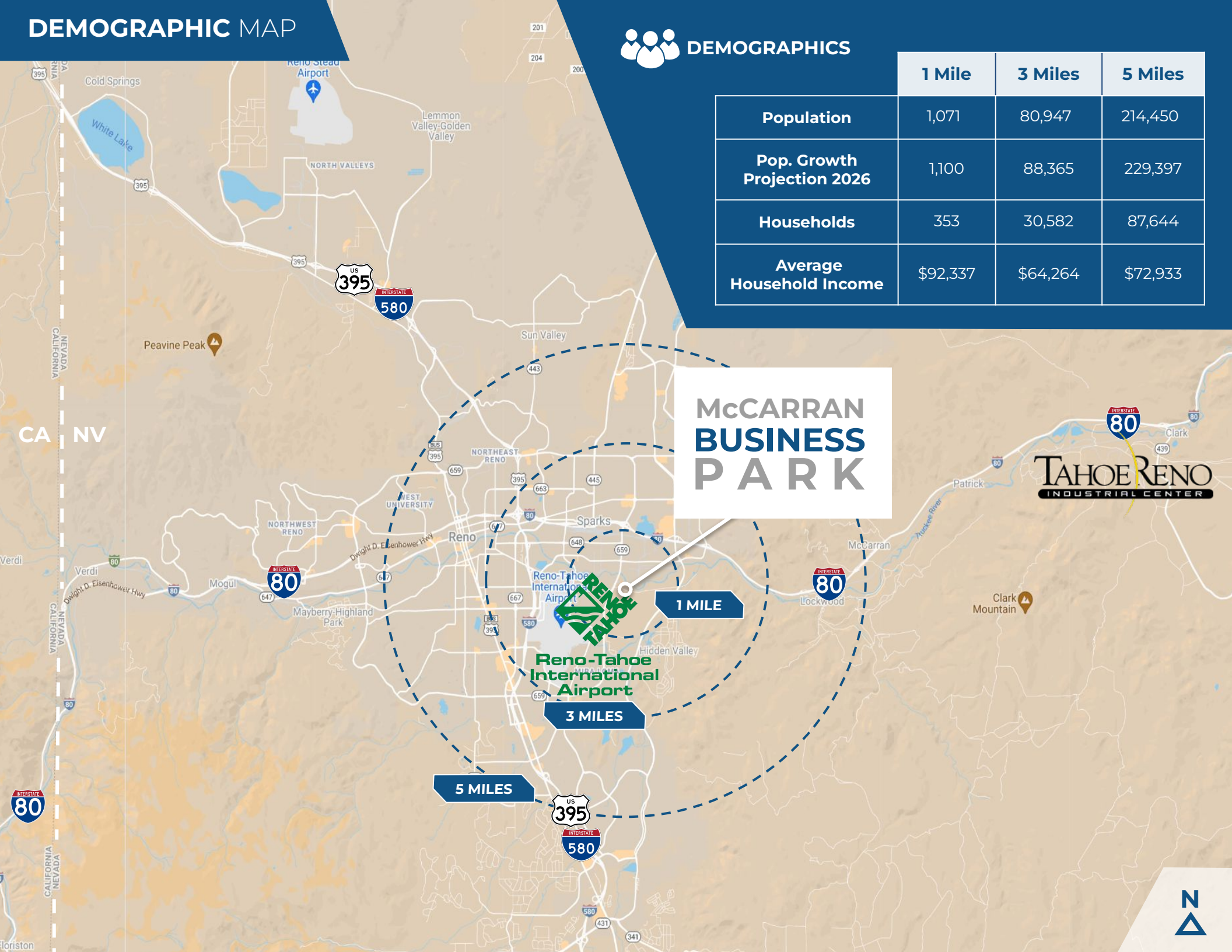
East Elevation

DEMOGRAPHIC MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,071	80,947	214,450
Pop. Growth Projection 2026	1,100	88,365	229,397
Households	353	30,582	87,644
Average Household Income	\$92,337	\$64,264	\$72,933



**McCARRAN
BUSINESS
PARK**

**TAHOE RENO
INDUSTRIAL CENTER**

1 MILE

3 MILES

5 MILES



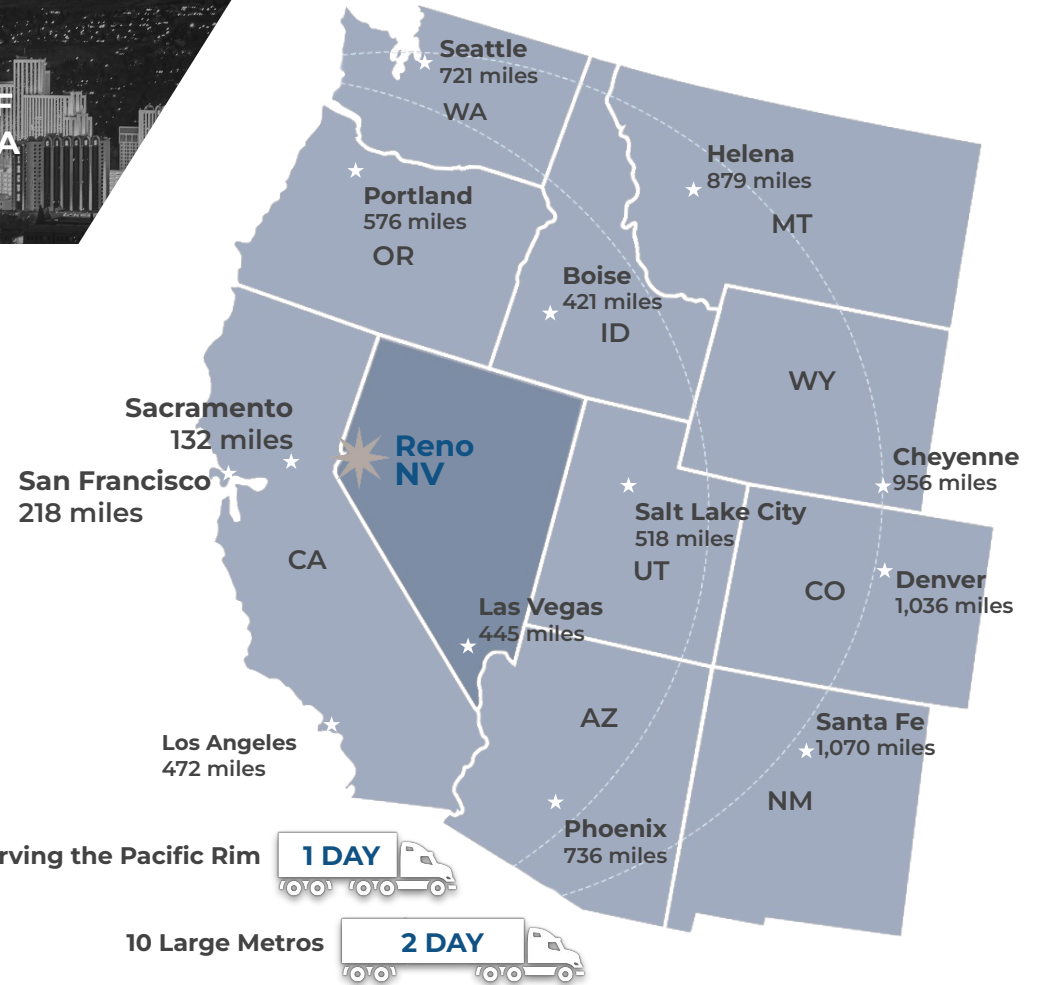
3 HRS
TO BAY AREA



1/2
THE PRICE OF
THE BAY AREA



**WHY NORTHERN NEVADA
A DISTRIBUTION HUB**



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%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO

https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/business_cost_comparisons.pdf

Sources:
www.ballotpedia.org
www.nvenergy.com/economicdevelopment

Business Costs:
<http://www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business>

THE NEW NEVADA

Grow Your Business Here.

NORTHERN NEVADA



CITY OF RENO

- Over **100 new start up companies** have set up shop in Northern Nevada in the past 2 years.
- Ranked in **TOP 10** places to live.
- Ranks **6TH** in Gen Z City Index for best places to live.
- Average commute time is **20 MINUTES**.

BUSINESS FRIENDLY



- Ranked in **TOP 10** states for best business tax climate.
- Ranked in **TOP 10** states for business incentives.

TECHNOLOGY INFRASTRUCTURE



- Major data centers: **Switch, Apple, Rackspace**.
- Research Collaboration.
- Home to **New Deantronics, Panasonic, Sierra Nevada Corporation**
- **“Super-Loop”** Fiber Network in Progress.

REAL ESTATE, LAND, RESOURCES



- Affordable large-scale real estate and water available.
- Large Industrial Space.
- (**Tesla Gigafactory** in the Tahoe Reno Industrial Center).

ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**

SHIPPING HUB



- Less Than **1-Day** Truck Service To > **60 M Customers, 8 States, 5 Major Ports**.
- **2-Day** Truck Service to **11 States**.

TAX ADVANTAGES



- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax

TIER 1 UNIVERSITY



- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications

WORKFORCE DEVELOPMENT



- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.



ICONIC COMPANIES IN **NORTHERN NEVADA**

Tesla plans to invest \$3.6 billion to expand Gigafactory, introducing two new factories; a battery manufacturing facility and a truck factory that can support approximately 3,000 new team members.



TESLA

Gigafactory Nevada currently spans 5.4 million square feet and represents a \$6.2 billion investment for Tesla to date. Annually Tesla produces 7.3 billion battery cells, 1.5 million battery packs, 3.6 million electric vehicles and 1 million energy modules, employing over 11,000 staff members.

Switch is the largest, most advanced data center campus in the world encompassing up to 1.3 million square feet on 2,000 acres in the Tahoe Reno Industrial Center. The facility is powered 100-percent by renewable energy.



Google/Alphabet owns 1,210 acres in The Tahoe Reno Industrial Center a few miles south of Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company.



ITS Logistics is a premier Third-Party Logistics company that provides creative supply chain solutions. ITS logistics headquarters is located in Sparks, Nevada. ITS logistics also has a 40,000 square foot office located in the heart of Downtown Reno and over 1.5 million square feet of warehouse in Reno/Sparks.



New Deantronics built a 200,00 square foot medical device technology campus in the Spanish Springs Industrial Park in 2021. The industrial park is home to well known companies like U-Haul, San Mar and Foot Locker.



Panasonic

Panasonic added 94,483 square foot campus located in Reno's airport submarket. The location is the PENA's division headquarters and features state of the art engineering labs, employee recruitment and training facilities and other functions.



Dragonfly Energy has a 99,000 square foot facility in Reno Nevada and has created over 150 jobs. Dragonfly Energy is an industry-leading manufacturer of deep cycle lithium-ion batteries and is spearheading conventional and solid-state lithium-ion battery research and development worldwide.



Apple's \$1 Billion data campus at the Reno Technology Park continues to expand years after its announcement in 2017 with over 100 employees and claims to get 100% of its power from renewable energy sources.



Redwood Materials is creating a closed-loop, domestic supply chain for lithium-ion batteries across collection, refurbishment, recycling, refining, and remanufacturing of sustainable battery materials. Headquartered in Carson City, with a 173 acre battery recycling operation at the Tahoe-Reno Industrial Center and leasing 670,000 square feet of Class A industrial space inside the Comstock Commerce Center. Redwood expects to invest \$3.5 billion in Northern Nevada over the coming decade and hire more than 1,500 people at their Tahoe-Reno Industrial Center site.

THE NEW NEVADA

Grow Your Business Here..

GREATER RENO - SPARKS



- **100 companies** have relocated here in 3 years.
- Cost of living .9% lower than national avg.
- Ranked in **Top 100** places to live.
- Ranked in **35 best cities** for millennials to work.
- Average commute **22 min.**

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