



Colliers

Reno Tahoe Industrial Center

75 Italy Drive, McCarran, NV 89437

New Construction For Lease | ±36,900 SF Available

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75 Italy Drive




Available Space	±36,900 SF
Office	±2,131 SF
APN	005-091-03
Clear Height	32'
Column Spacing	50'-60'x52'
Grade Level Doors	1 (12'x14')
Dock Doors	6 (9'x10') - 3 with Levelers
Floor Slab	6.5"
Year Built	New Construction - Delivering Q2 2025
Sprinklers	ESFR
Electrical Service	1,000 Amp 480/277 Volt (Adjustable)

Property Overview

Located at 75 Italy Drive in McCarran, NV, within the Reno Tahoe Industrial Center, this ±81,952 square foot industrial building has ±36,900 square feet available for lease and is set to deliver in Q2 2025. The building offers modern features tailored for logistics and manufacturing. The facility includes ±2,131 square feet of office space and sits on a 5.42-acre lot. With 32' clear height, the building features 1 grade-level door (12'x14'), 6 dock doors (9'x10') with 3 equipped with levelers, and a durable 6.5" reinforced floor slab. It is outfitted with an ESFR sprinkler system, 1,000-amp 480/277-volt electrical service that is adjustable, and other advanced specifications to support a variety of industrial uses.

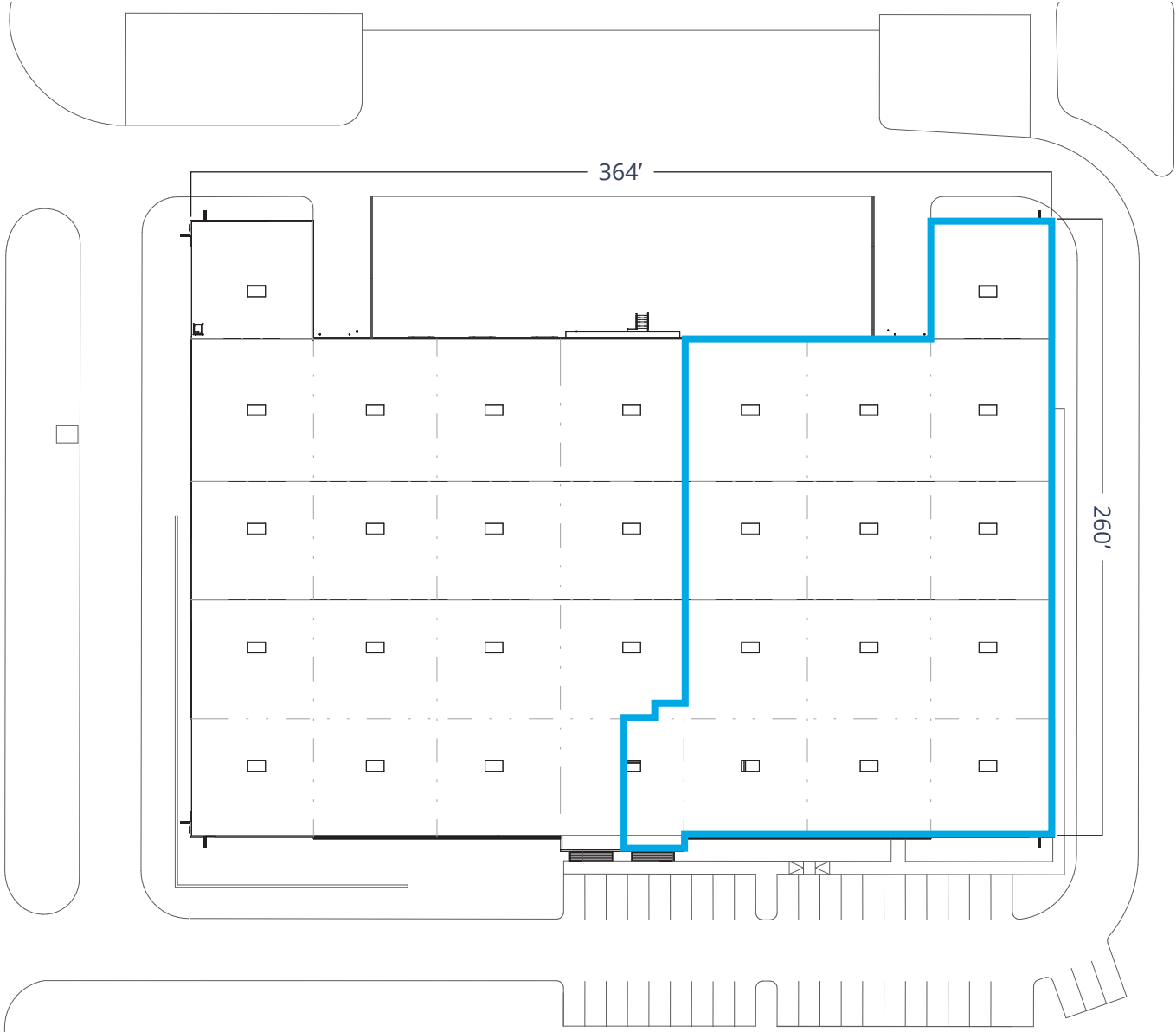
Modified Gross Lease Structure

Area Demographics

	 Total Population	 Average Household Income	 Local Workforce
15 Mile	153,626	\$118,576	61,594
20 Mile	438,692	\$109,898	237,156
25 Mile	542,156	\$113,478	260,958

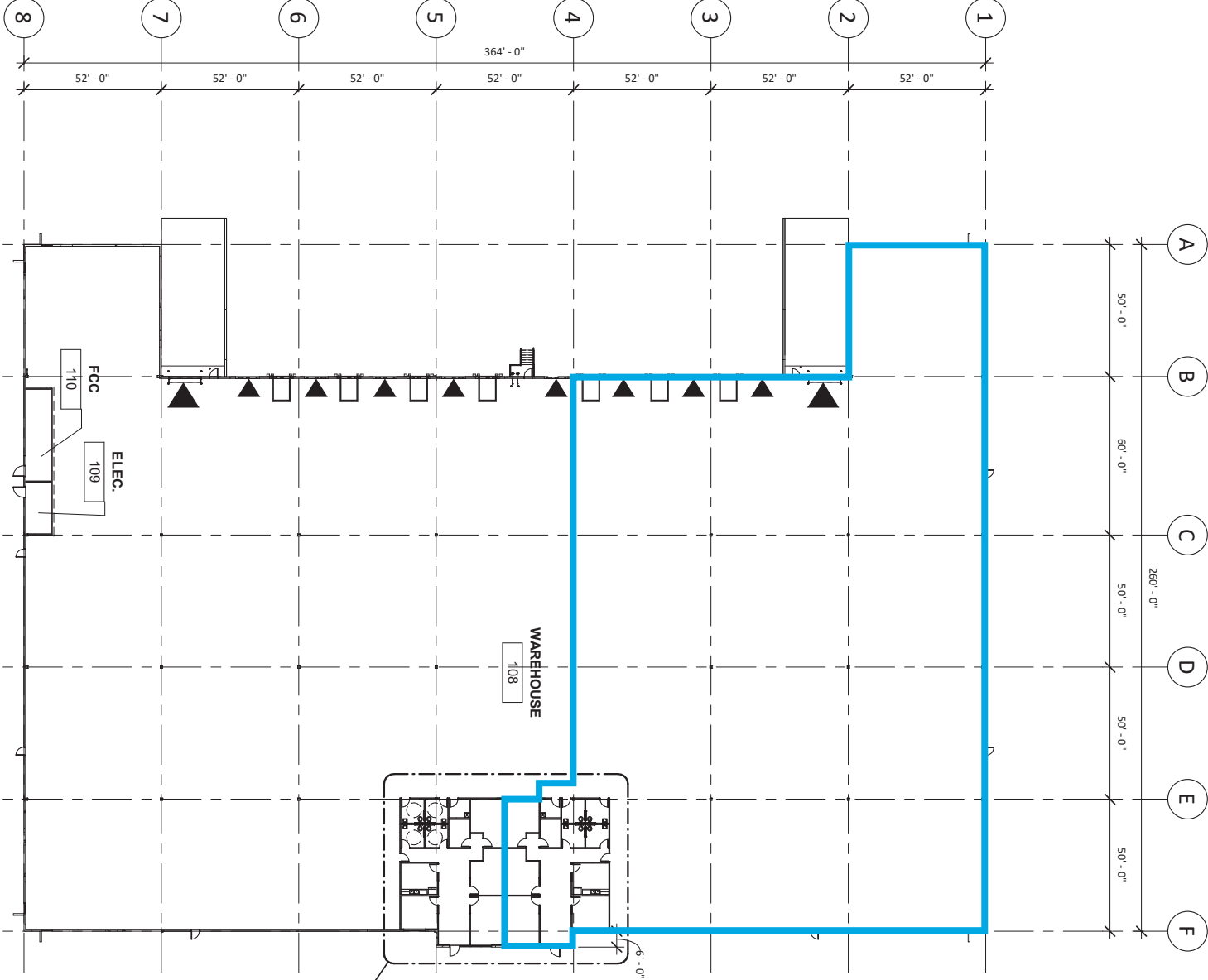
75 Italy Drive – Site Plan

Available Space – 36,900 SF



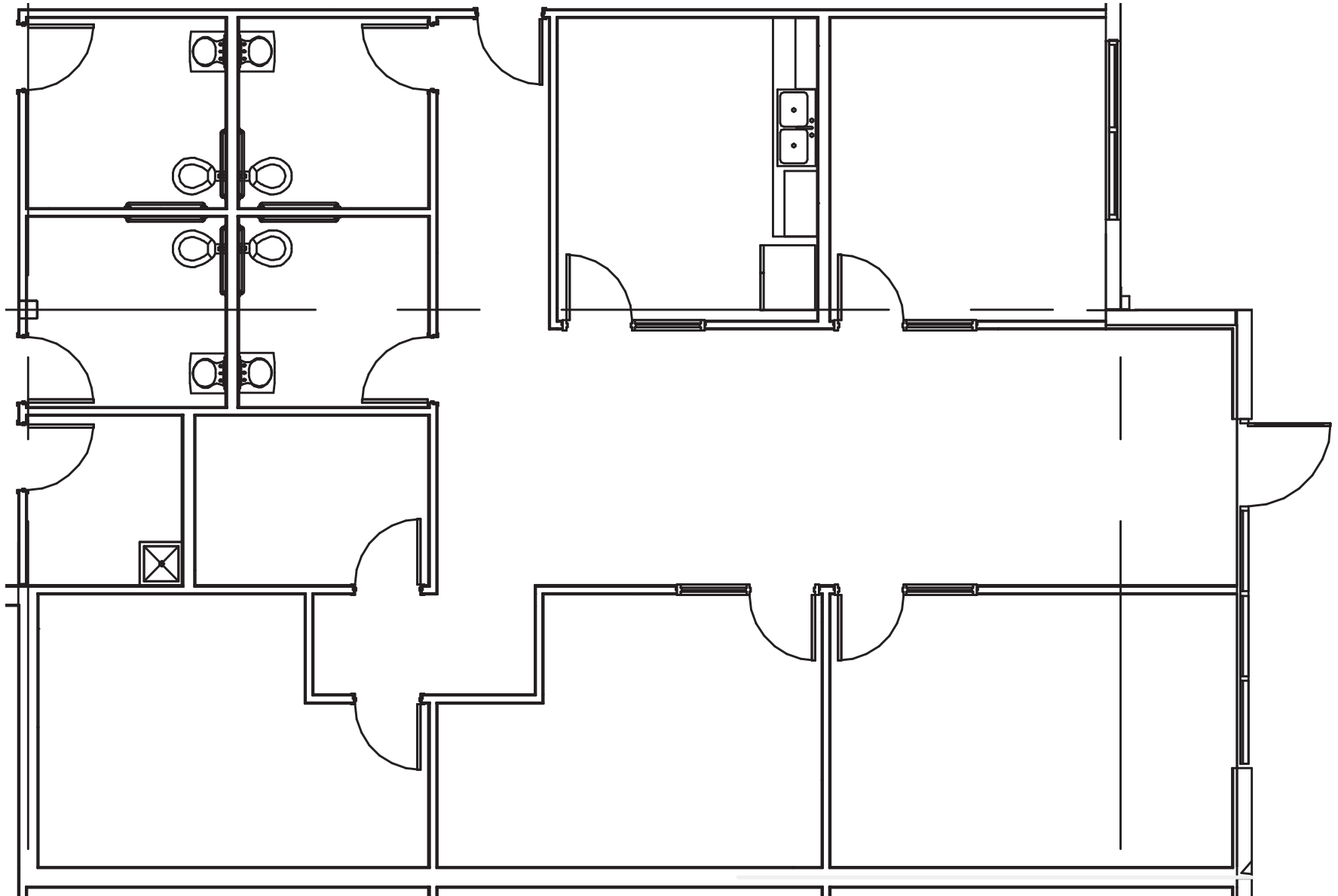
75 Italy Drive – Dimensions

Available Space – 36,900 SF



75 Italy Drive

Office Plan - ±2,131 SF



Property Photos



Property Photos



Location Overview



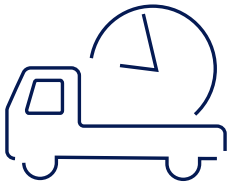
Regional Location



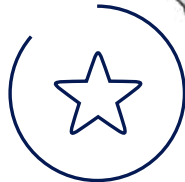
Nevada is the fifth fastest-growing state over the past decade and now boasting 3.1 million residents



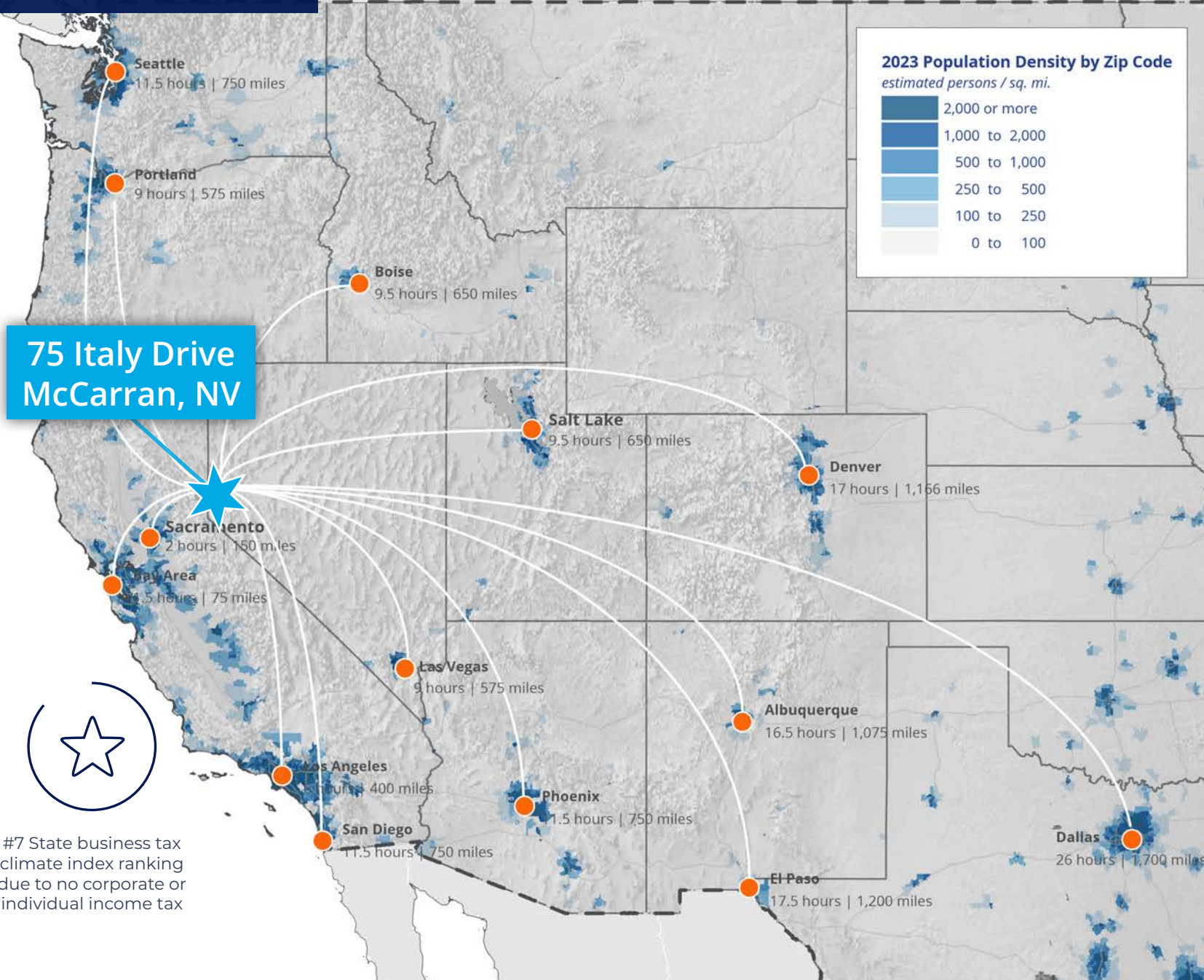
In 2023, Nevada had the highest Job growth in the country with a 3.2% increase and a total of net addition of 57,700 jobs



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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