

C³

Comstock Commerce Center

850-Acre, Advanced Manufacturing,
Datacenter & Logistics Park Available
For Lease in the Tahoe Reno Industrial
Center (TRIC)



USA PKWY | MCCARRAN, NV | C3TRIC.COM

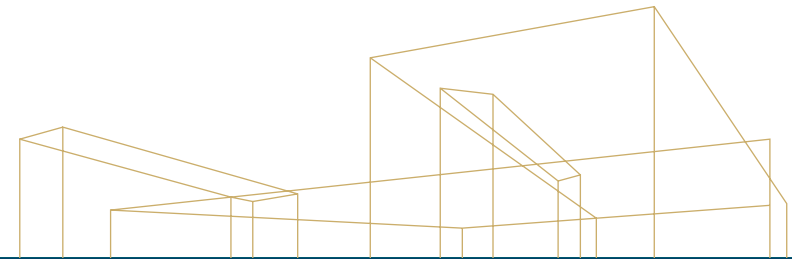
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LOCUS
DEVELOPMENT
GROUP

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Newest & Largest Industrial Park in the Tahoe Reno Industrial Center



**234,000 - 1,206,000 SF
AVAILABLE FOR LEASE**



**±850 ACRES
OF LAND**



**BUILD-TO-SUIT & GROUND
LEASES AVAILABLE**



**FULLY
ENTITLED**



**LOCATED IN THE HIGHLY
DESIRABLE TAHOE-RENO
INDUSTRIAL CENTER**



**EASY ACCESS TO
INTERSTATE 80**



**MASS GRADING IN
PROGRESS, ALLOWING FOR
A FAST DELIVERY TIME**



**STREAMLINED AND
AGGRESSIVE PERMIT
PROCESS**

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Speculative Site Plan

West

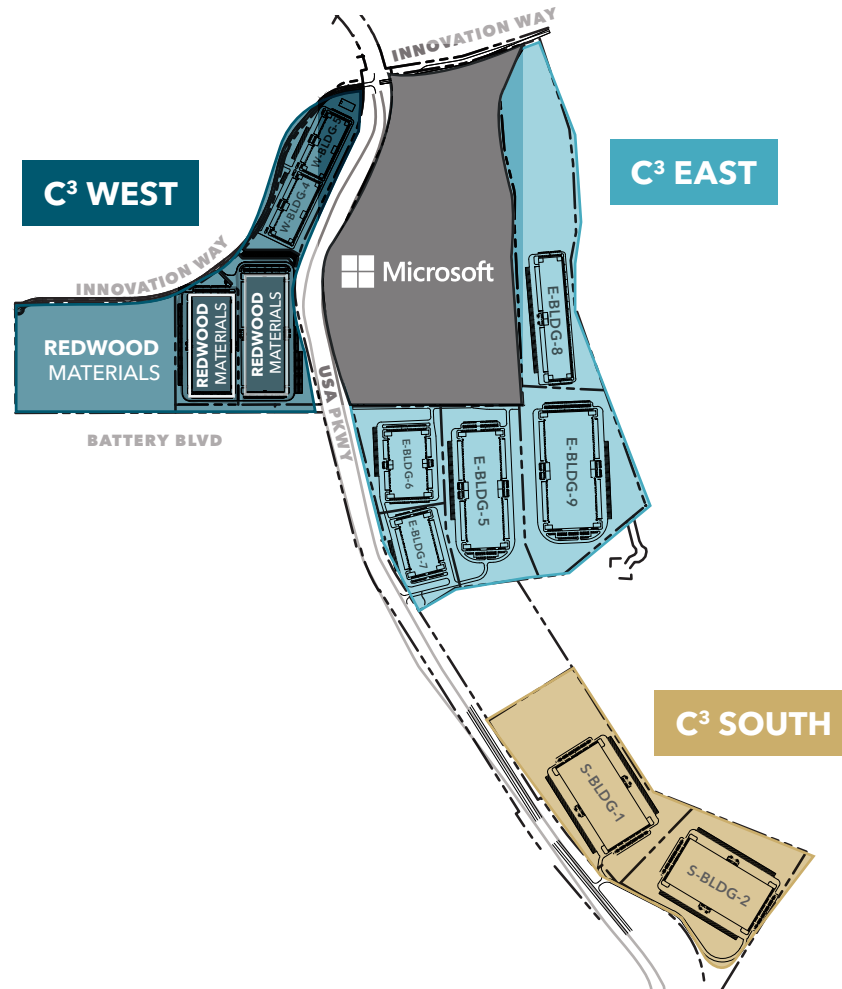
	SF	Status
Building 1		Sold
Building 2		Sold
Building 3		Sold
Building 4	274,040	Available
Building 5	257,920	Available

East

	SF	Status
Building 1-4		Sold
Building 5	815,360	Pad Ready with Bldg Plans
Building 6	465,920	Pad Ready
Building 7	329,280	Pad Ready
Building 8	477,040	Available
Building 9	1,050,560	Available

South

	SF	Status
Building 1	870,800	Available
Building 2	870,800	Available

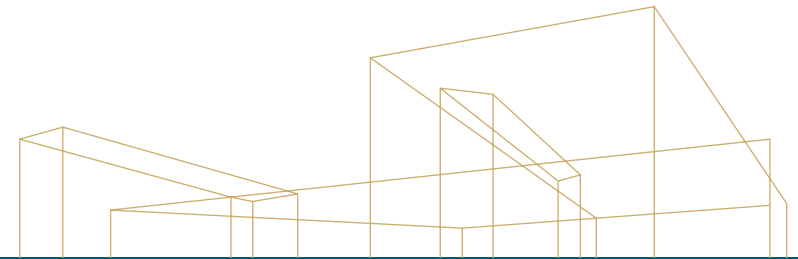


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Features

36'-40' clear height measured at the first column line

12' x 14' insulated drive-in truck doors

9' x 10' insulated truck doors, manual vertical lift

50' by 54' typical bay spacing (60' at speed bay)

"z" guard door track protection at each door

Concrete tilt-up walls (4,500 psi concrete, type V cement and W/C ratio of 0.45 max), steel truss roof structure with wood deck (Type III0B construction)

Interior walls painted white and columns painted safety yellow 10' AFF

Skylights 2% minimum

Roofing 60 mil TPO single-ply membrane

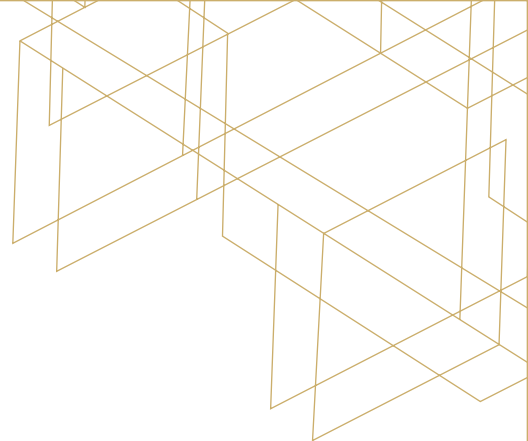
Foundation slabs min. of 8" thick, min. 4,500 psi reinforced

1,000 amps 277/480 volt 3-phase power per 100,000 SF

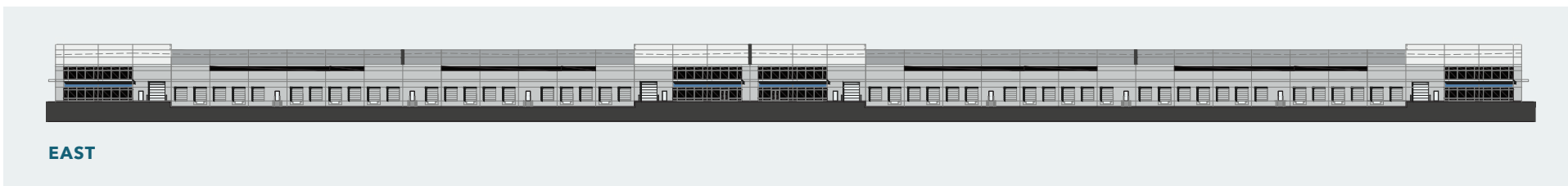
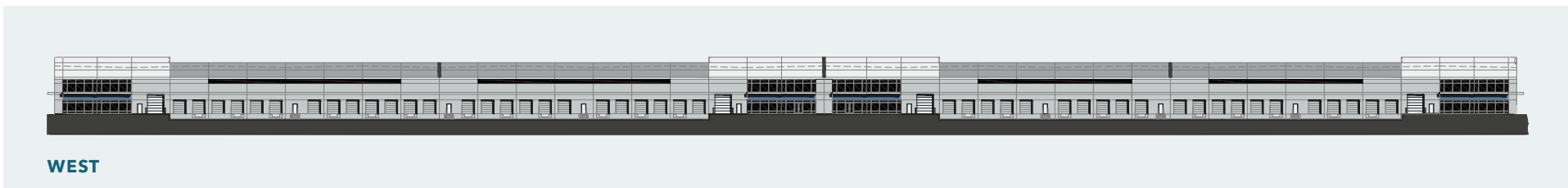
ESFR automatic fire prevention sprinkler system

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Elevations



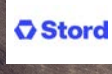
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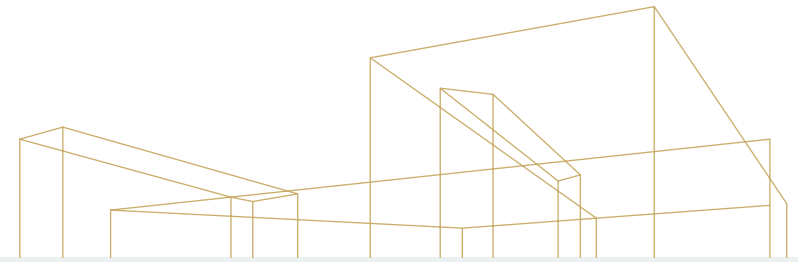


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Northern Nevada
Facts & Demographics

499,659
POPULATION

2.5
AVG HH SIZE

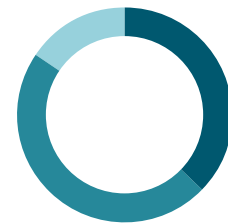
\$98,161
AVG HH INCOME

37.9
MEDIAN AGE

PROMINENT EMPLOYERS



EMPLOYMENT



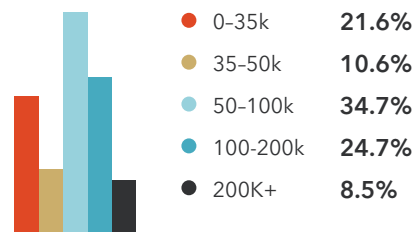
- Blue Collar 44.1%
- White Collar 55.9%
- Services 18.4%

96.5%
EMPLOYED

2.1%
UNEMPLOYED



INCOME BY HOUSEHOLD



22.6%
SALES/OFFICE

20.3%
PROFESSIONAL/RELATED

18.4%
SERVICES

16.1%
PRODUCTION/TRANSPORTATION

13.1%
MANAGEMENT/BUSINESS

9.4%
CONSTRUCTION



*Source: Sites USA

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1ST

BEST SMALL CITY

Bestcities.org in 2022

3RD

**MOST ENTREPRENEUR
FRIENDLY STATE**

Small Business &
Entrepreneurship Council
in 2019

6TH

**BEST STATE FOR
BUSINESS**

CNBC in 2020



**FAVORABLE TAX
CLIMATE**

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



TRUCK SERVICE

In just 1-day truck service can reach 60-million customers.

Greater Reno-Sparks area is centrally located in the Western United States and is within 1-day truck service to over 60 million customers and 2-day truck service to 11 states.



**COMPETITIVE
COMMERCIAL UTILITY
RATES**

Companies are more profitable when they keep operating costs low. In Nevada, the commercial utility rates are less than half California's. That means companies relocating from California can save over half on their monthly utility costs.



**NEVADA BUSINESS TAX
INCENTIVES**

The Nevada Governor's Office of Economic Development (GOED) offers tax incentives to companies that relocate or expand their businesses, subject to meeting the criteria for job creation, average wage, and capital investment, medical benefits.



**SILVER STATE WORKS
TRAINING ASSISTANCE
AND FINANCIAL
INCENTIVES**

Nevada's Silver State Works program incentives workforce training for companies that relocate or expand in our region and offers three types of funding options.

Including employer-based training, employer incentive job program & incentive-based employment.



**OPPORTUNITY ZONE
TAX BENEFITS**

The Opportunity Zone tax incentive program is designed to encourage new equity, long-term capital investment in low-income areas

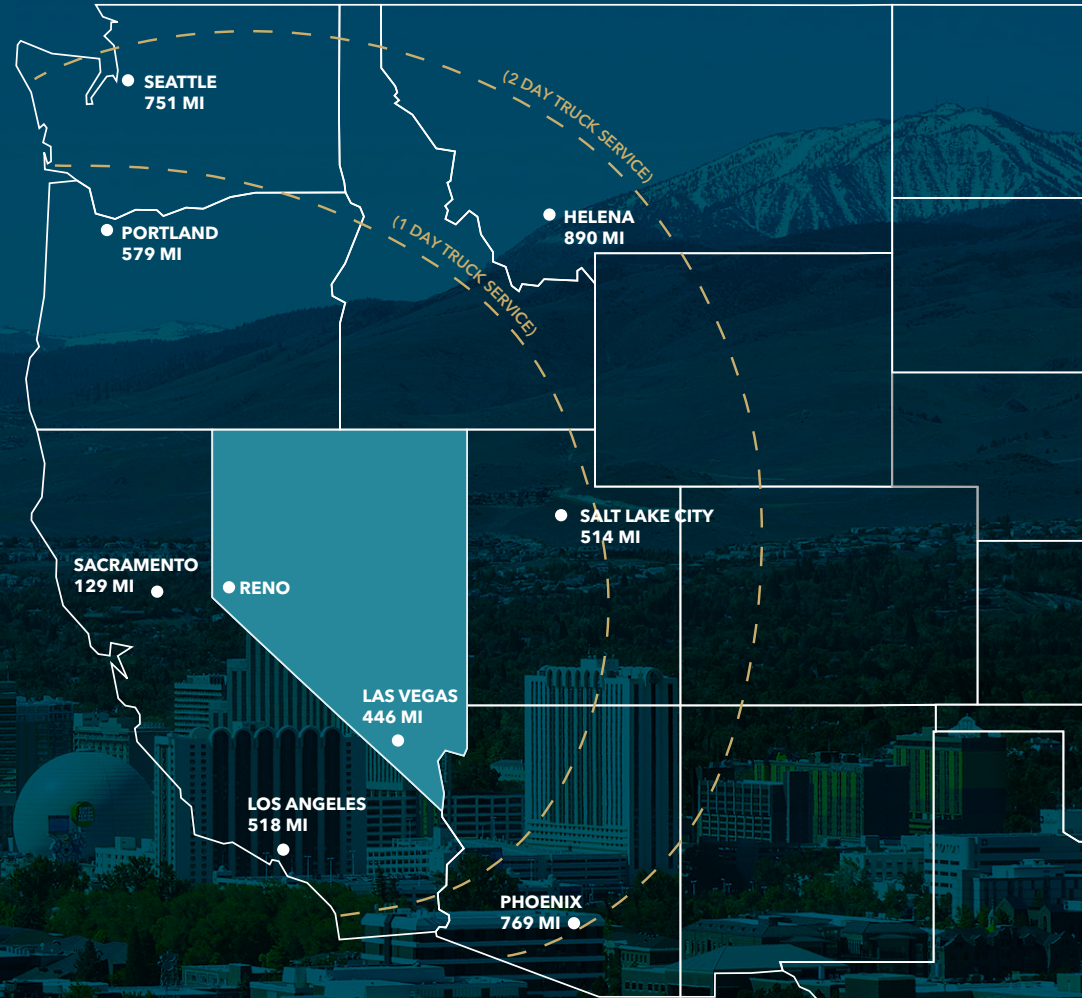
The three core incentives include: temporary deferral of capital gain, step-in basis, & permanent exclusion from taxable capital gains income.



**GREEN BUILDING
ABATEMENTS**

Created to promote energy efficiency in Nevada. Partial property abatement for up to ten years are awarded by the Governor's Office of Energy to owners who build or renovate buildings to be more energy-efficient and create significant energy savings may be eligible for partial property tax abatement.

Northern Nevada is centrally located next to major markets with easy access to the following cities: San Francisco, Sacramento, Portland, Boise, Salt Lake City, Phoenix and Los Angeles.



TRANSPORTATION



AIRPORTS

McCarran Int'l Airport
Reno-Tahoe Int'l Airport



RAILROADS

Transcontinental
Railroad



HIGHWAYS

I-80 corridor,
US-395 corridor,
US-50 corridor,
US-95 corridor



LOGISTICS & DISTRIBUTION

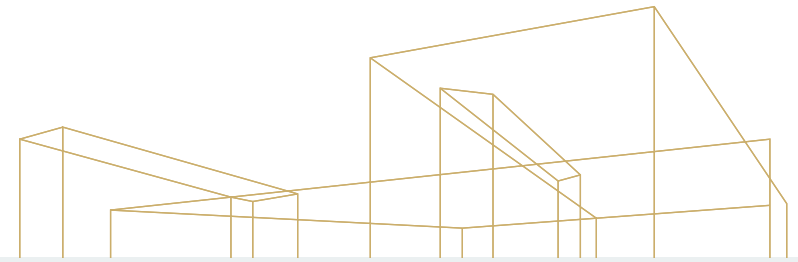
One or two day trucking
service from Nevada to
major markets with more
than 50 carrier services
available

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Key Industries



TECHNOLOGY

Named "Silicon Bridge" for its proximity to San Francisco (about 218 miles), the Reno metro area has emerged as a capital of big tech investments. Many of the tech giants, such as Apple, Google, Tesla, & Microsoft moving to the Reno-Sparks area, creating many new opportunities for jobs, business, and the economy.



ADVANCED MANUFACTURING

The Greater Reno-Sparks-Tahoe region's economic growth in recent years can be attributed to the manufacturing industry.



DISTRIBUTION LOGISTICS & E-COMMERCE

With an expansive network of transportation services, warehousing, and fulfillment outsourcing, businesses large and small have established themselves in Greater Reno-Sparks-Lake Tahoe to take advantage of these services and gain quick, affordable access to the 11 western states that include over 60 million customers reachable in one day's truck drive.



BACK OFFICE, OFFICE SUPPORT

Back office operations provides critical and essential functions in every company. Data processing, accounting, payroll, human resources, IT services, regulatory compliance, and cyber-security are just a few of these functions and centered around optimizing processes, improve efficiencies, reducing costs and mitigating potential areas of risk.



RENEWABLE ENERGY

Renewable energy is an important and integral part of the energy industry in Nevada. Mainstream energy companies in Nevada utilize geothermal, solar, biofuels, wind, and hydropower. Ormat, a recognized leader in geothermal energy and Fulcrum Sierra Biofuels which is building a facility in Storey County that will generate transportation fuel from MSW are located in Northern Nevada.



FINANCIAL SERVICE

Financial services and transactions have evolved dramatically to look nothing like the traditional "brick and mortar" banks or loan office services of past generations. Innovations in mobile banking, artificial intelligence (AI) and blockchain are transforming the financial services sector.



AEROSPACE & DEFENSE

The aerospace and defense industry in Northern Nevada is home to a number of private and public sector businesses at the leading edge of research and technology, including almost 70 years in aerospace flight testing. Projects like "Dream Chaser®" and the "International Space Station" have significant ties to our region through research by Sierra Nevada Corporation.



HEALTH & MEDICAL

Companies such as Charles River Laboratories which is dedicated to developing safe and effective drug therapies and newcomers like Grand Rounds, MOBE, DayaMed and Presidio Medical are located here in the Greater Reno-Tahoe-Sparks.

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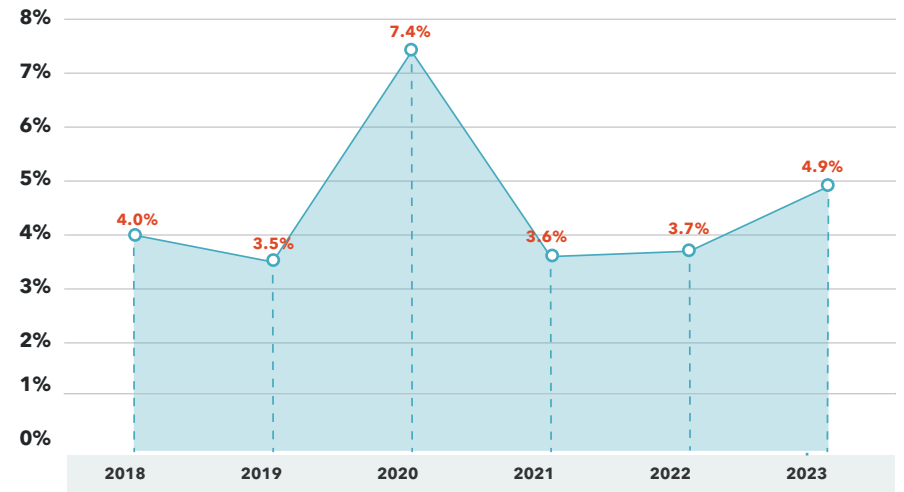
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WORKFORCE STATISTICS

Year	Labor Force	Employed	Unemployed
2023	288,814	275,600	13,214
2022	287,393	277,613	9,780
2021	279,733	268,064	11,669
2020	276,044	253,957	22,087
2019	283,244	273,699	9,545
2018	275,346	265,470	9,876

UNEMPLOYMENT RATE



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Comstock Commerce Center

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