

75 GERMANY CIRCLE

MCCARRAN, NV 89437



FOR SALE

STATE-OF-THE-ART MANUFACTURING FACILITY

±15,283 SF



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PROPERTY DETAILS

Property Address:	75 Germany Cir, McCarran, NV 89437
APN(s):	005-061-50
County:	Storey
Available SF:	±15,238
Office SF:	±2,200
Zoning:	I2
Property Type:	Heavy Industrial
Year Built/Renovated:	2021
Parking:	(20) Dedicated
Clearance Height:	33'
Grade Level Doors:	(3) Grade Level Doors (oversized)
Power:	1200 amps TBV
Asking Price:	\$4,900,000

PROPERTY HIGHLIGHTS:

- Newly construction metal building, on 4.30 AC
- 8" Slab on Grade
- 33' Clear to Crane Rail, 43' Clear to Eave
- Heavy Power, 1200 amp panel
- 3 oversized grade level doors - (1) 12'x14', (2) 16'x16'
- Building to include crane - Konecranes 50,000kg Bridge capacity

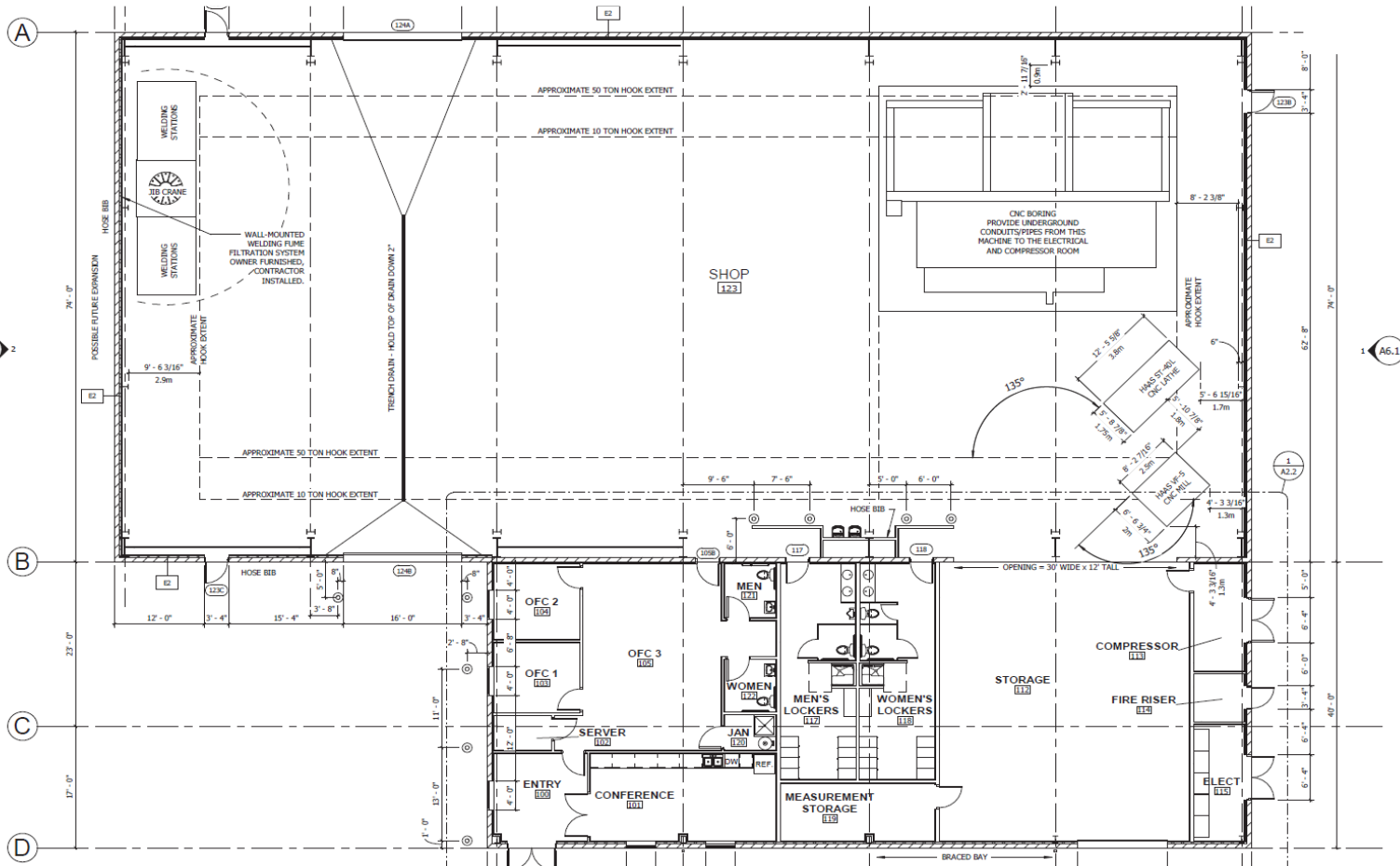
Presenting 75 Germany Circle, a state-of-the-art heavy manufacturing facility located in McCarran, Nevada. This newly constructed ±15,238 SF metal building sits on ±4.30 acres and is designed to accommodate a variety of manufacturing and industrial operations. Featuring ±2,200 SF of modern office space, an 8" slab on grade, and a clearance height of 33' to the crane rail (43' to Eave), this property is built for efficiency and scalability. This facility also boasts heavy power with 1,200 amp panel, three oversized drive-in doors, and ample space for yard or future expansion. Konecranes (50MT-Metric Tonn) bridge capacity is included with the building; other heavy equipment may be purchased separately. Priced at \$4,900,000, this property is a premier opportunity for any industrial operation seeking high-end infrastructure and ample space for growth.

The facility is strategically located in McCarran, Nevada, within the renowned Tahoe Reno Industrial Center (TRI), a prime hub for industrial development known for its business-friendly environment and access to a robust labor pool. Positioned just 2.8 miles from I-80 and within a 17-mile radius of major transportation routes such as US Highway 50 and US395/580, this property offers excellent logistical advantages for distribution and manufacturing operations. The proximity to key highways ensures convenient access to both regional and national markets, making this an ideal location for businesses seeking efficient transportation and operational scalability.



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SITE PLAN



PROPERTY PHOTOS



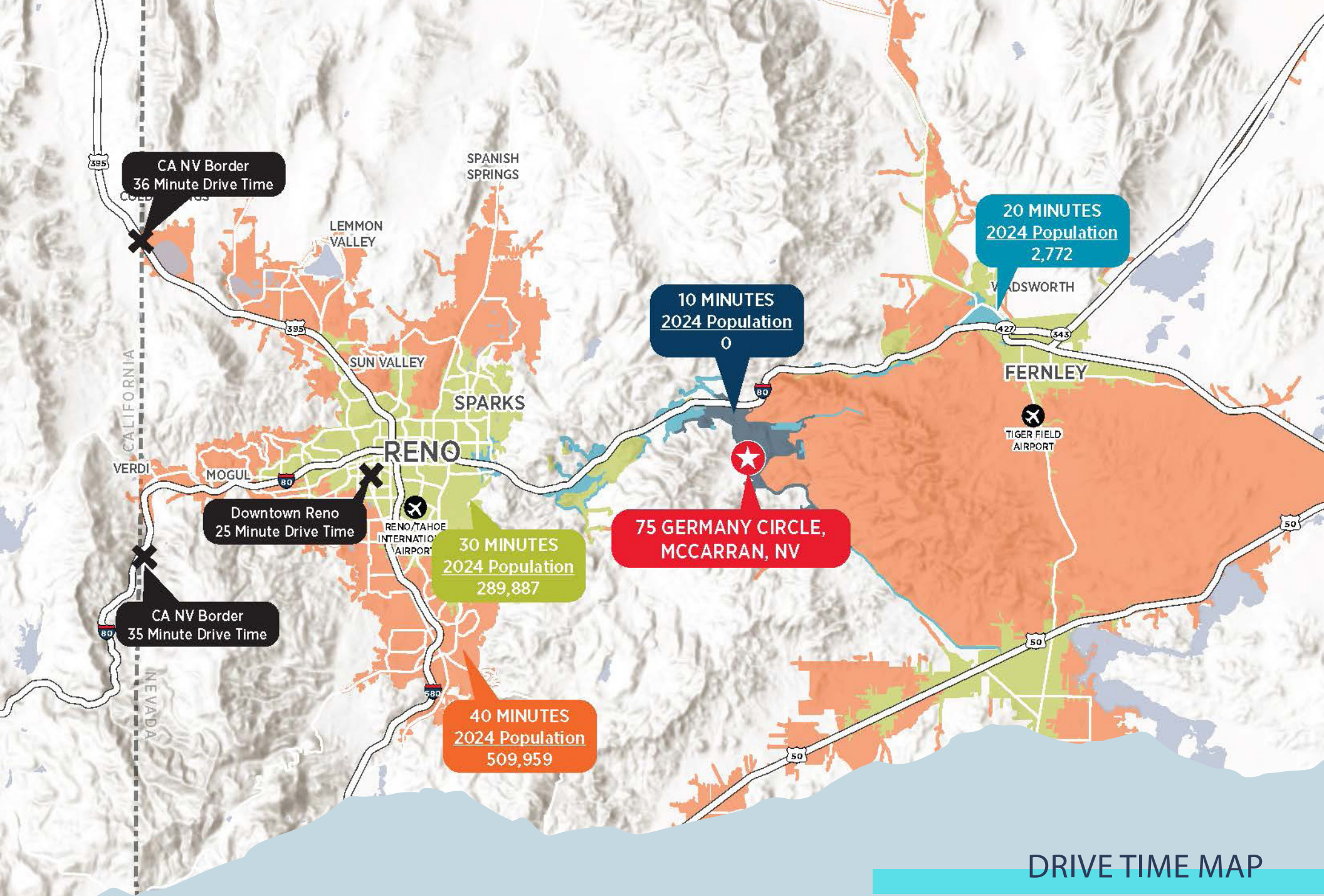
PROPERTY PHOTOS



**75 GERMANY
CIRCLE,
MCCARRAN, NV**

NEARBY TENANTS





DRIVE TIME MAP

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FOR MORE INFORMATION, PLEASE CONTACT:

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