

TAHOE / RENO INDUSTRIAL CENTER

1050 WALTHAM WAY
MCCARRAN, NV 89434

FOR LEASE OPPORTUNITY



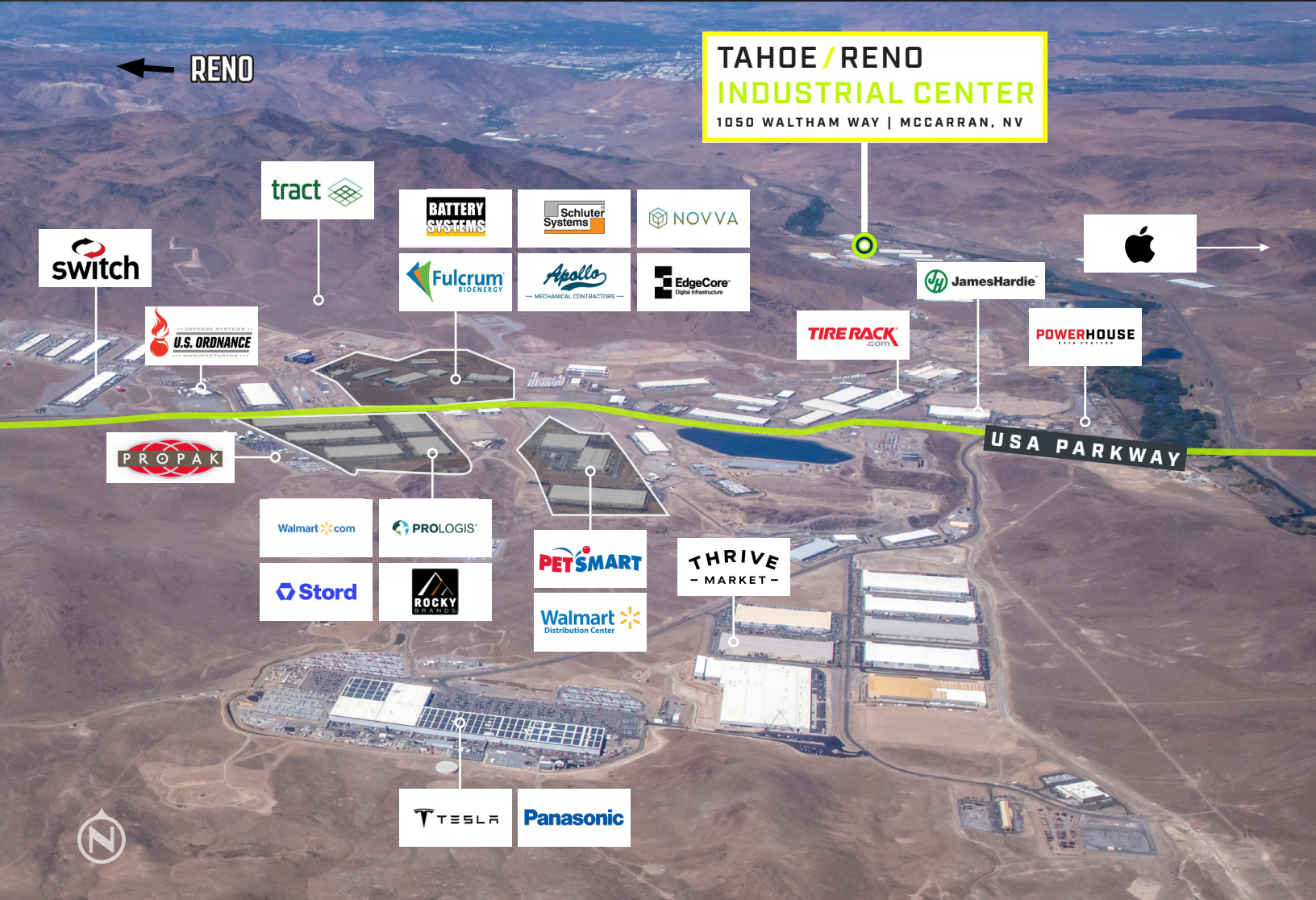
334,800
SQUARE FEET



CBRE

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NEW EMPLOYERS



Less than 2 miles (4 min.)
to access I-80



15 miles (16 min.) east of US 395/
Interstate 580 Interchange

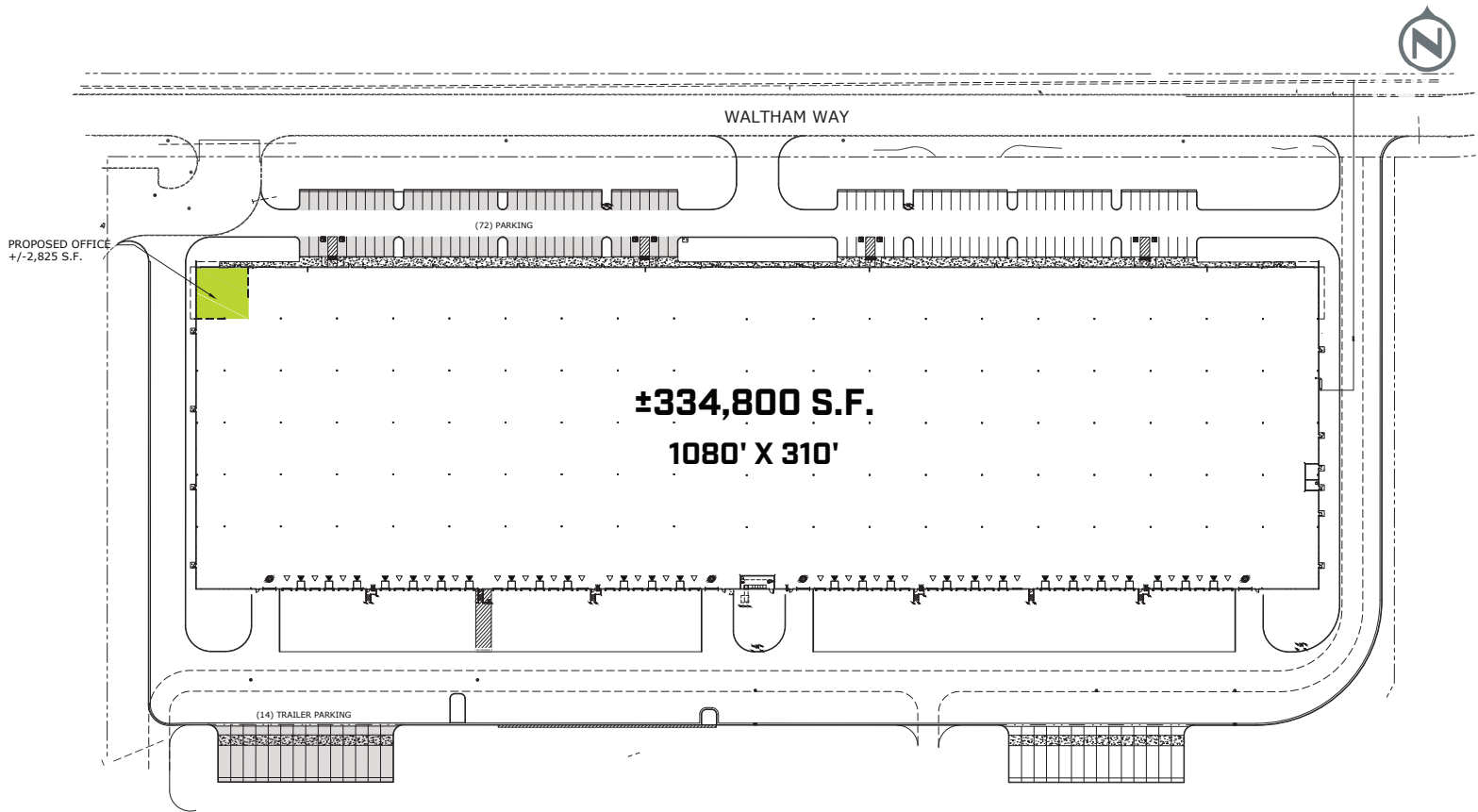


18.5 miles (22 min.) east of
the Reno-Tahoe International
Airport



30 miles (29 min.) to the California
border and 240 miles east of the
Port of Oakland/San Francisco

SITE PLAN



PROPERTY FEATURES



±334,800 SF Available (Divisible to 100,000 SF)



±2,825 SPEC OFFICE



ESFR



36' CLEAR



60 MIL TPO ROOF



54 DOCK DOORS W/ 28 KNOCKOUTS



2% SKYLIGHTS



4 DRIVE-IN DOORS



130' TRUCK COURTS



4,000 AMPS 277/480V POWER



146 AUTO PARKING SPACES



**PURPLE PIPE/RECLAIMED WATER
ADJACENT TO SITE FOR TENANTS USE**



28 TRAILER PARKING



OFFICE TI SPEC FLOOR PLAN



OFFICE SPECS



TI AREA ±2,825 SF



LOBBY/RECEPTION AREA



LARGE CONFERENCE ROOM



4 PRIVATE OFFICES



1 MEN'S RESTROOM



2 PRIVATE RESTROOMS



4 WORK STATIONS



LARGE BREAKROOM

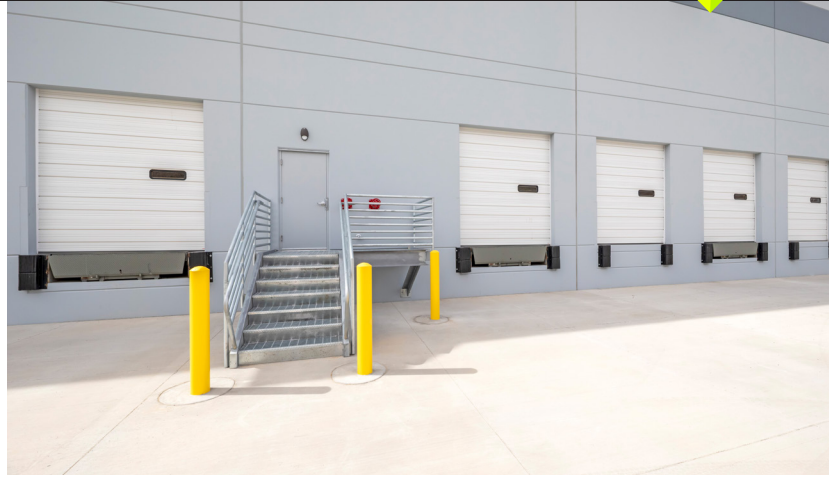
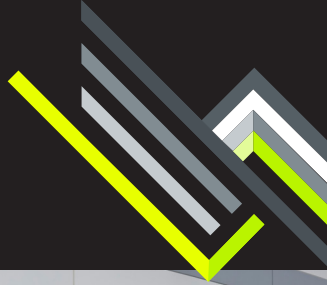


IT ROOM



1 WOMEN'S RESTROOM

PROPERTY HIGHLIGHTS



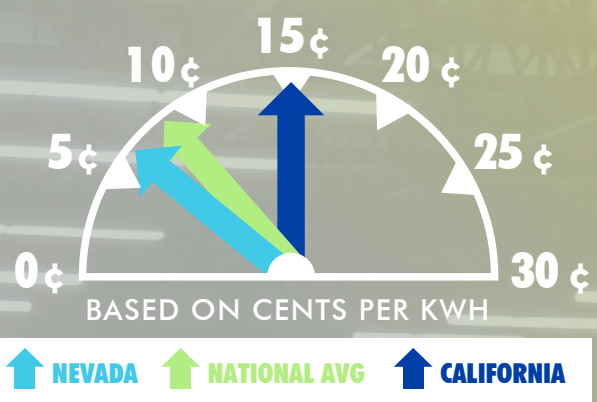
NV ENERGY



Greenlink Nevada

“
Greenlink Nevada is a new renewable energy and electrical infrastructure initiative that will make Nevada a leader in the clean energy economy.”
 – NV Energy

RELIABLE AND LOW COST ENERGY



NEVADA UTILITY RATES ARE SUBSTANTIALLY CHEAPER



Source: NV Energy.

RELIABILITY

Nevada Energy ranks among the best in the nation, as measured by the company’s “system average interruption frequency index” and it’s “system interruption duration index.”

ENERGIZED

NORTHERN NEVADA IS WELL SUITED FOR A VARIETY OF RENEWABLE ENERGY SOURCES



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FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE

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