

75

Italy Drive
SPARKS, NV 89437

FOR LEASE

±36,893 SF
AVAILABLE

NEW CLASS A INDUSTRIAL BUILDING



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CORFAC
INTERNATIONAL

Negotiable
Lease Rate

±36,893 SF
Available Space

±2,162 SF
Office Size

±81,952 SF
Building Size

Zoning | (I) Industrial

APN | 005-091-03

Property Features

±36,893 SF available space

±2,162 SF office with high end industrial finishes

1 (12'x14') grade level door

6 (9'x10') dock doors (3 with levelers)

50'x52' column spacing

60' speed bays

400 Amp, 480/277 Volt power*
(*Up to 1,000 Amps total available)

32' clear height

6.5" floor slab

2025 year built

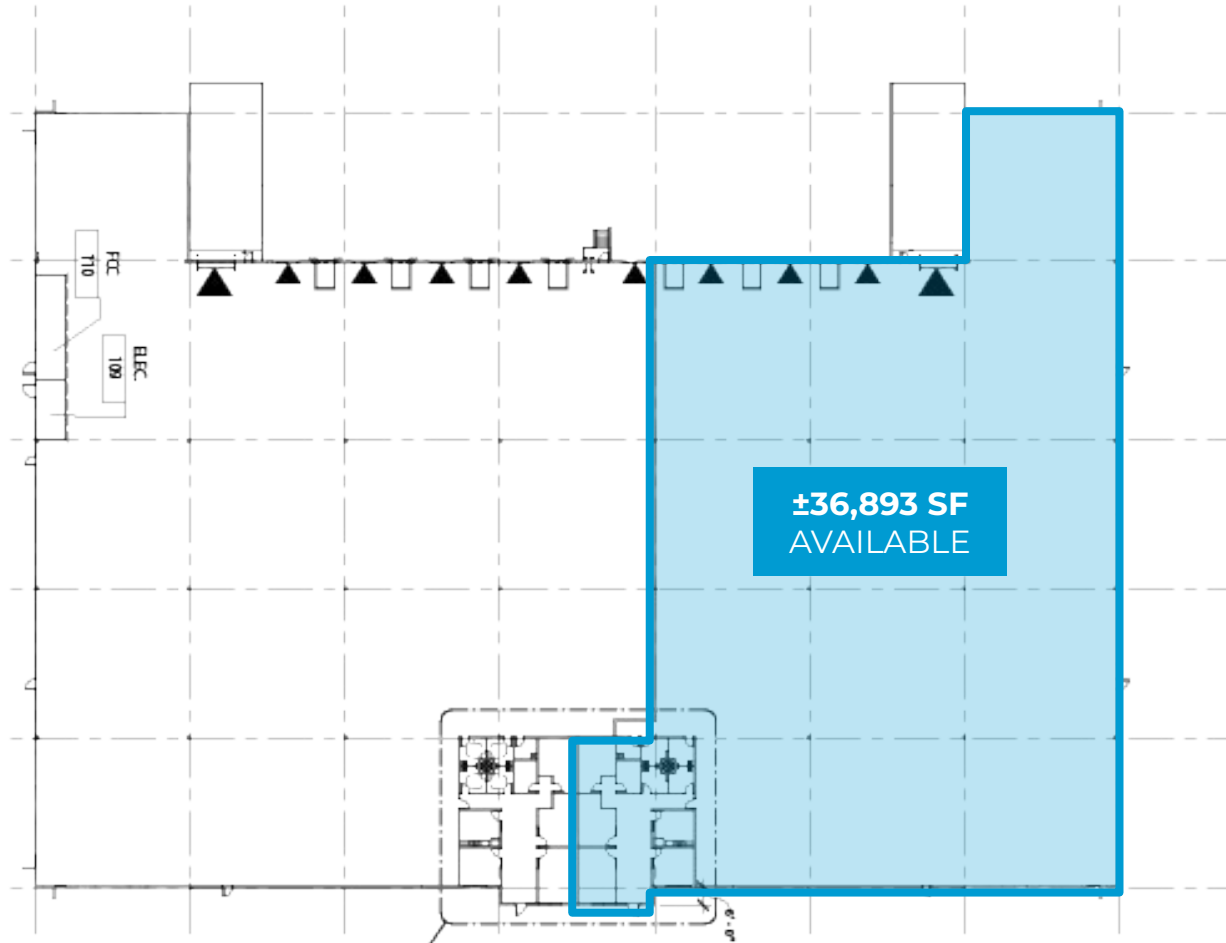
ESFR sprinklers

Rear load

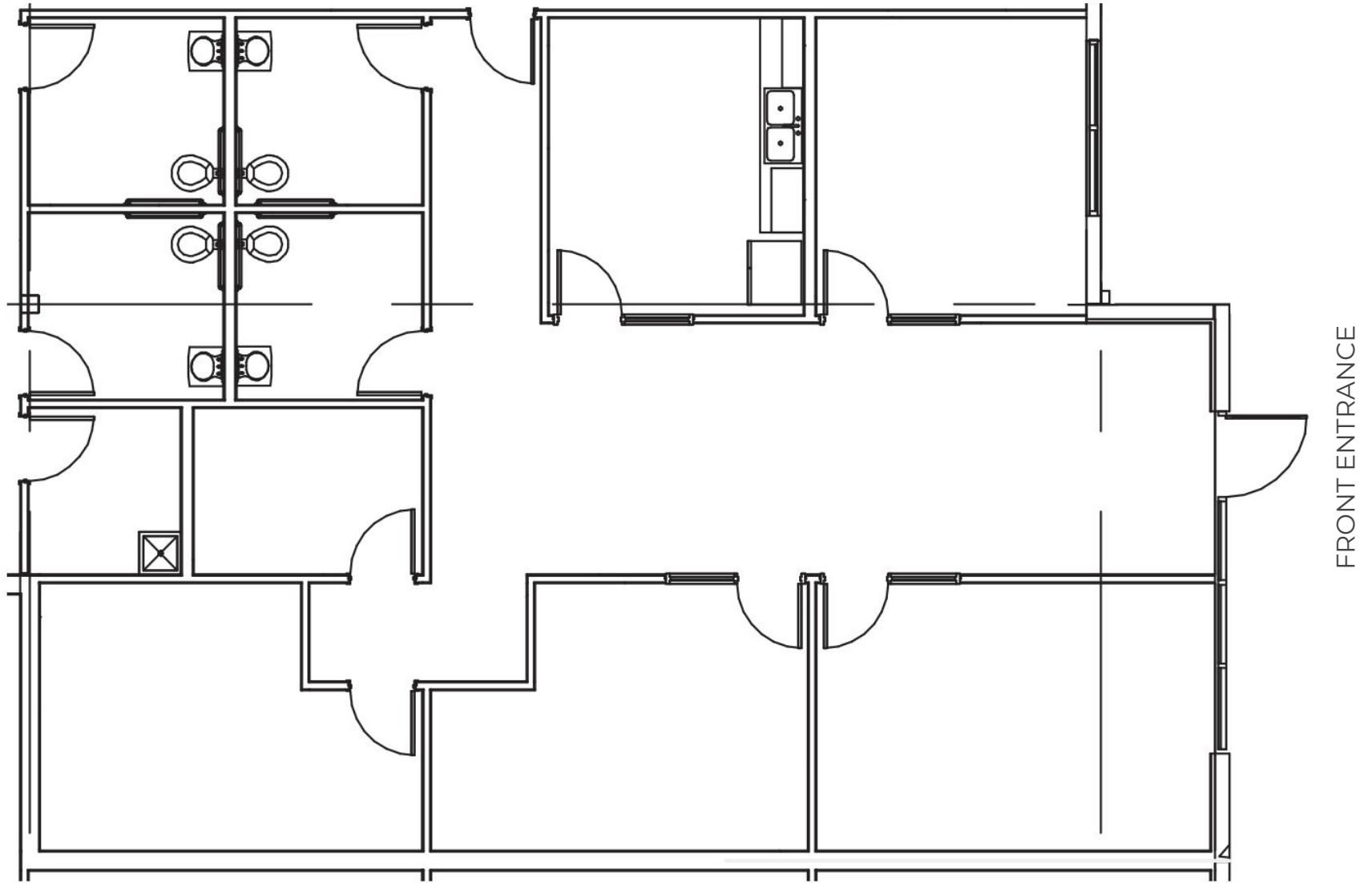
Located in an **Opportunity Zone**



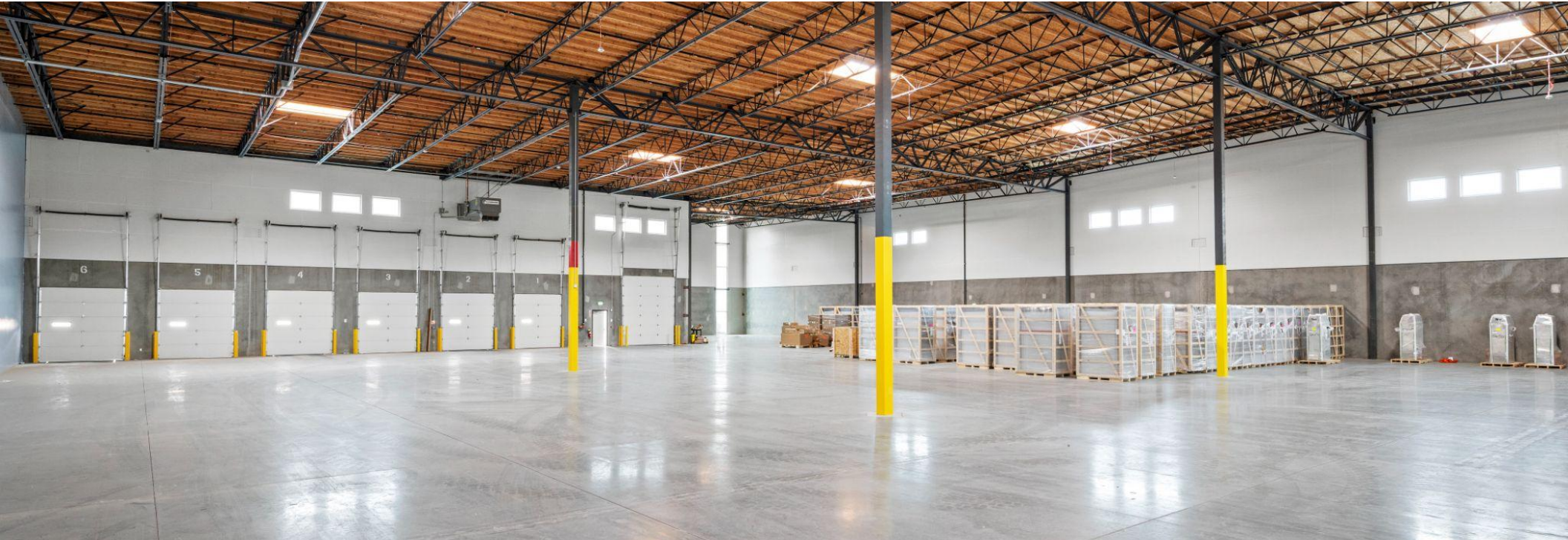
SITE PLAN



OFFICE FLOOR PLAN



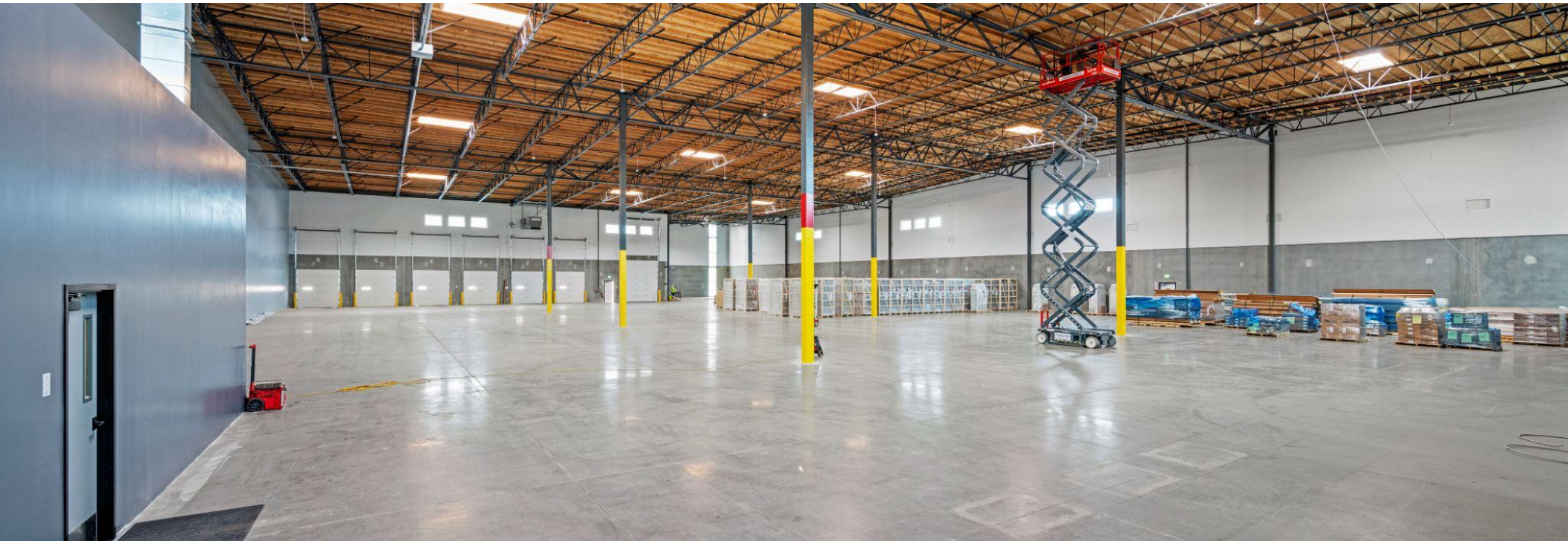
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TRI Overview Visit TahoeReno.com

- Tahoe Reno Industrial Center (TRI) is a 107,000 acre park that encompasses a developable 30,000 acre industrial complex with pre-approved industrial and manufacturing uses.
- Located along I-80, 15 minutes East of Reno/Sparks in Storey County.
- Area is designed as large industrial park, supporting both manufacturing and distribution.
- Municipal water and sewer utility companies.
- Water - TRI General Improvement District
- Gas/Electric - NV Energy
- High-pressure gas to all sites.
- Superb access to Interstate 80.
- Resident Companies include - Tesla, Switch, Google, Walmart, Tire Rack, Panasonic, PPG, Schluter Systems, U S Ordnance, James Hardie.
- Extremely short process in permitting, planning, and licensing.
- Located within the Opportunity Zone

75 ITALY DRIVE

USA Pkwy/439



LOCATION & TRANSPORTATION

MAJOR DISTRIBUTION LINK

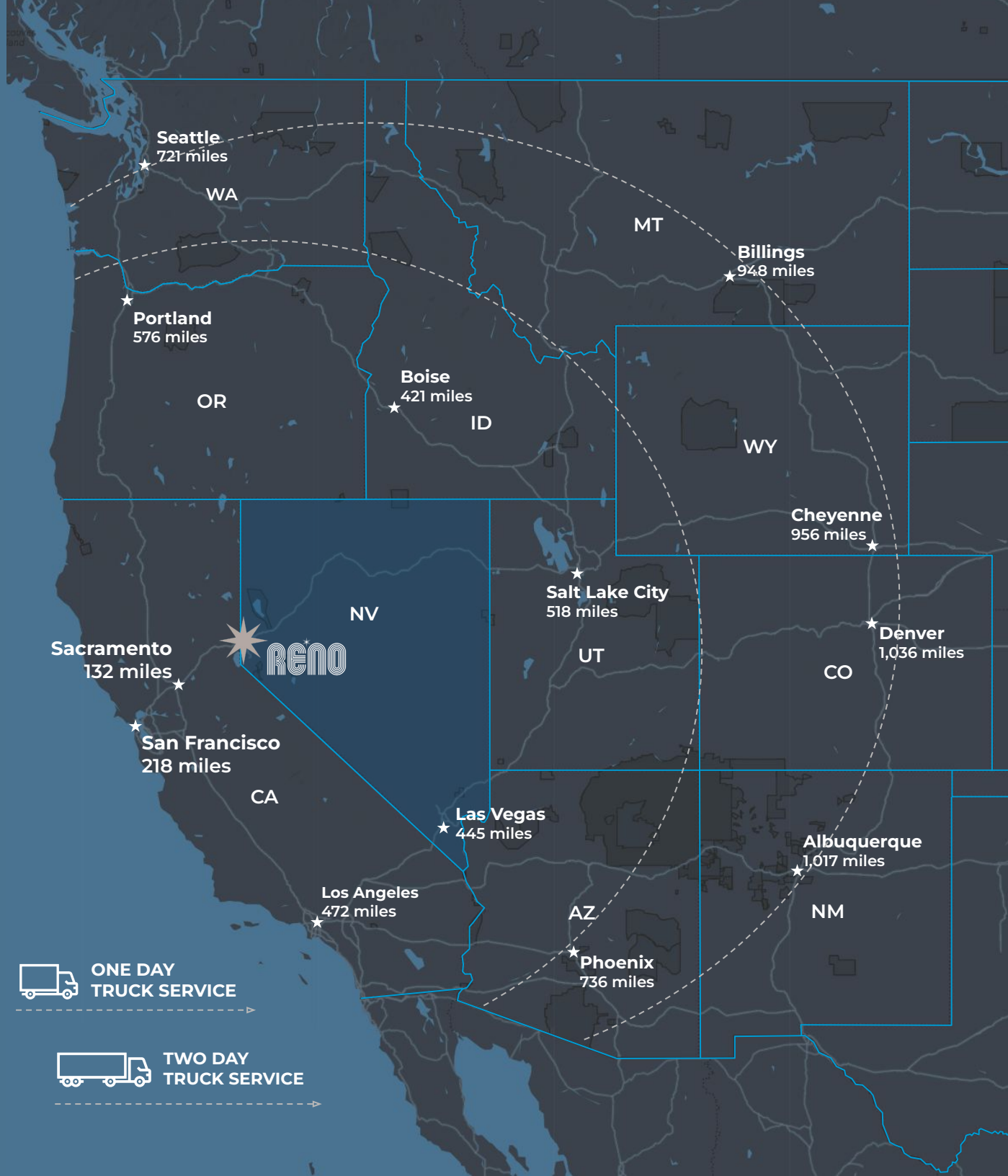
2,900 miles in length, I-80 is the backbone of U.S. logistics, linking West Coast ports with the Midwest and East Coast.

- Located ± 57 miles from the California border
- I-80 and I-580 interchange is ± 2.19 miles from subject property
- Reno Tahoe International Airport is ± 26 miles from subject property
- Downtown Reno is ± 25 miles from subject property

Distribution Hubs	Miles
FedEx Freight	22.6
FedEx Ship Center	23.1
FedEx Air Cargo	24.1
FedEx Ground	15.6
UPS Freight Service Center	27.7
UPS Customer Center	24.4
US Post Office	21.4

 ONE DAY TRUCK SERVICE

 TWO DAY TRUCK SERVICE



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF
Tesla Gigafactory

1.3M SF
7.2M SF Planned
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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