



FOR SALE

343 Denmark Drive

MCCARRAN, NV



SUBJECT PROPERTY

Owner/User or Build-to-Suit Site

±2.85 acres available for sale

APN 005-101-06

FOR SALE (price negotiable)

UTILITIES all utilities to site

WATER RIGHTS included - 1/2 acre foot per acre purchased

ZONING I2 (Heavy Industrial)

BUILD-TO-SUIT opportunities available

STEVE KUCERA, SIOR, CCIM

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LIC N°S.0172550

KIDDER.COM

OWNED BY



NEGOTIABLE

LIST PRICE

±2.85

ACRES FOR SALE

I2

ZONING HEAVY INDUSTRIAL

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Kidder Mathews

FOR SALE

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MCCARRAN, NV

PROPERTY FEATURES

2.85 AC available

LIST PRICE negotiable

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TAHOE RENO INDUSTRIAL CENTER (TRIC) HIGHLIGHTS

RAIL served master planned park zoned for industrial use, served by Union Pacific & BNSF

TWO I-80 interchanges, including Patrick & the USA Parkway interchanges

PARK has three power plants & is the location of two interstate gas transmission lines

TRIC consists of 107,000 acres located just 11 minutes east of Reno/Sparks

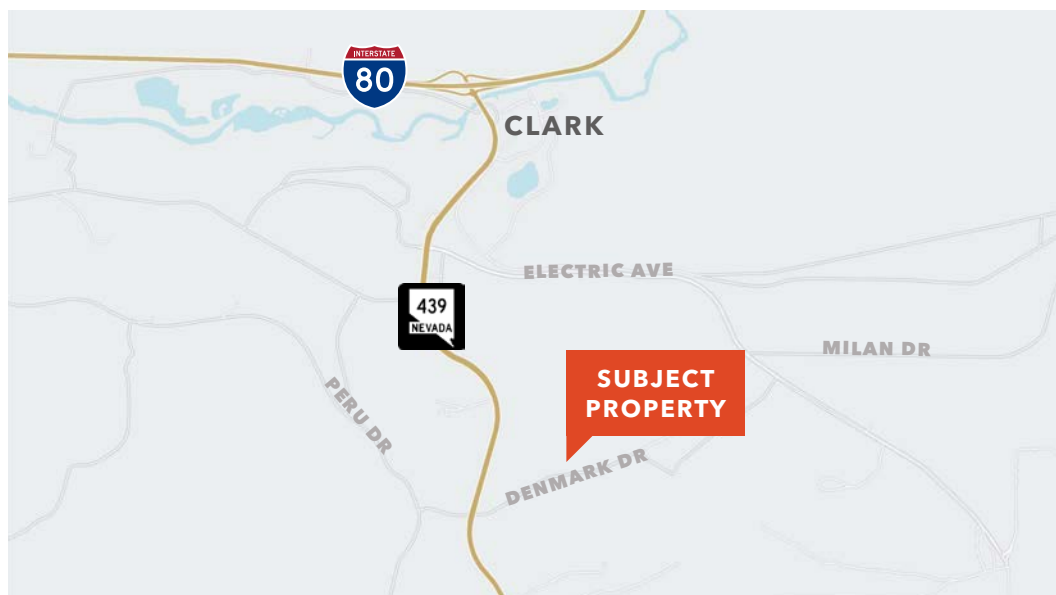
NEVADA STATE INCENTIVES

NO STATE corporate or personal income tax

NO ESTATE TAX no inventory or unitary/franchise tax

MODERATE real estate costs

LOW WORKERS' comp rates



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