

FOR LEASE

2555 USA PARKWAY



Industrial
PRODUCT TYPE



±182,000
AVAILABLE SF



Class A
PRODUCT CLASS



Now
AVAILABLE



NAI Alliance



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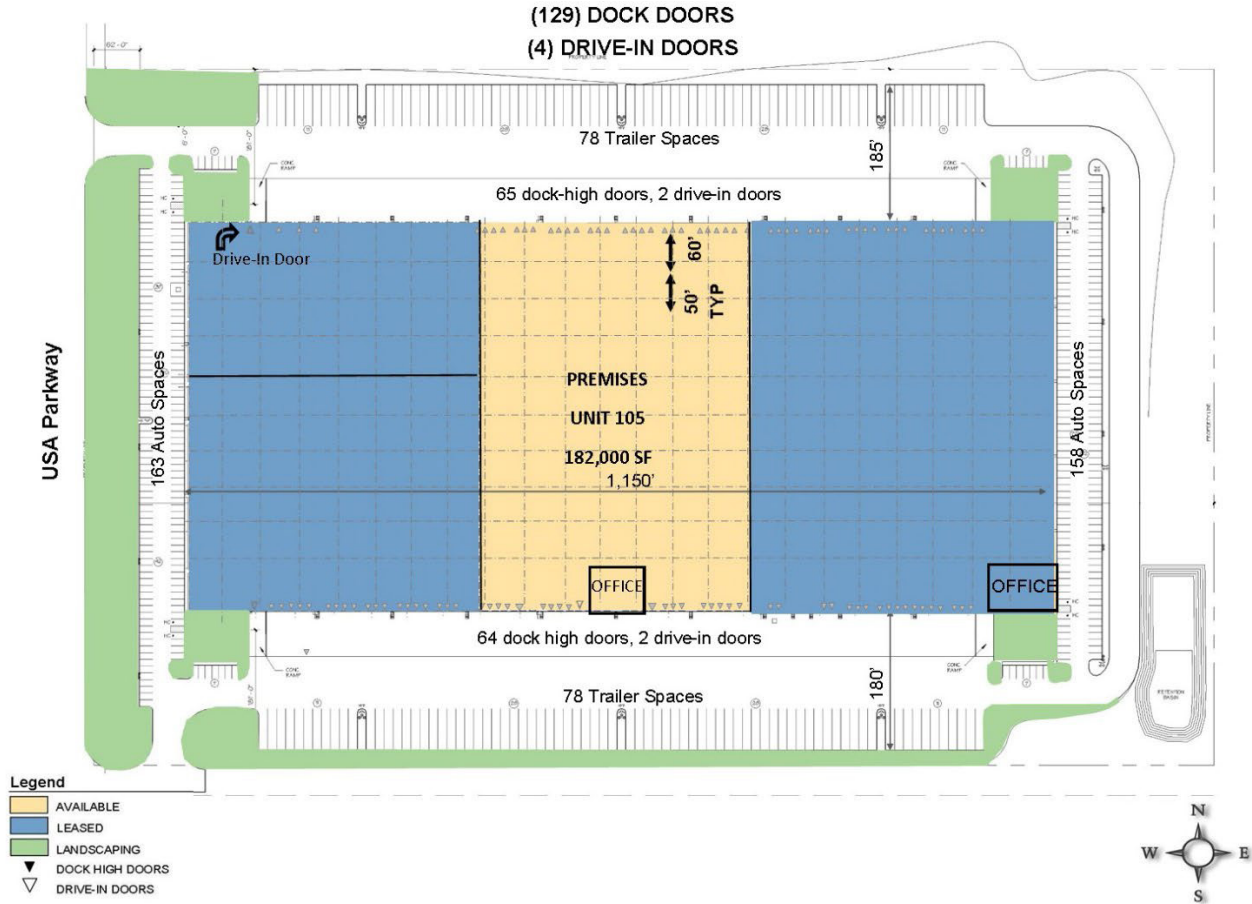
Property Highlights

The subject property is uniquely located in the heart of the Tahoe Reno Industrial Center (TRIC). This 601,750 square foot industrial building is cross-docked with multiple industrial users. ±182,000 square feet available for sublease expiring 5/31/2029.


Property Details

Address	2555 USA Parkway, McCarran, NV 89434
Available SF	±182,000 SF
Office SF	±3,330 SF
Lease Type	NNN
Lease Rate	Negotiable
Parking Spaces	87 Auto / 46 Trailer
APN	005-091-11
Year Built	2007
Zoning	I2 - Heavy Industrial
Dock Doors	45 (9 in-pit levellers / 6 Edge of Dock)
Clear Height	32'
Column Spacing	50'x50' w/ 60' Speed Bays
Truck Court	185'
Fire Suppression	ESFR Sprinkler System
Power	1,000 Amps 480 Volt 3 P (TBV)



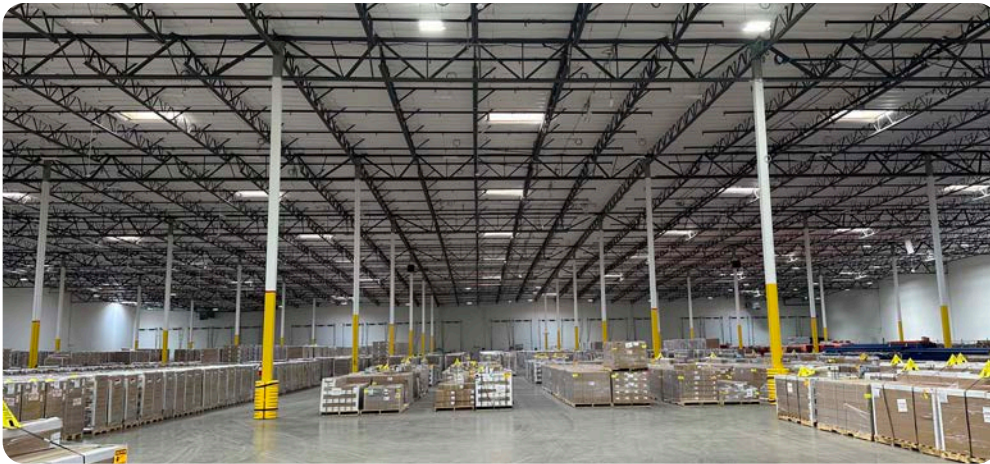
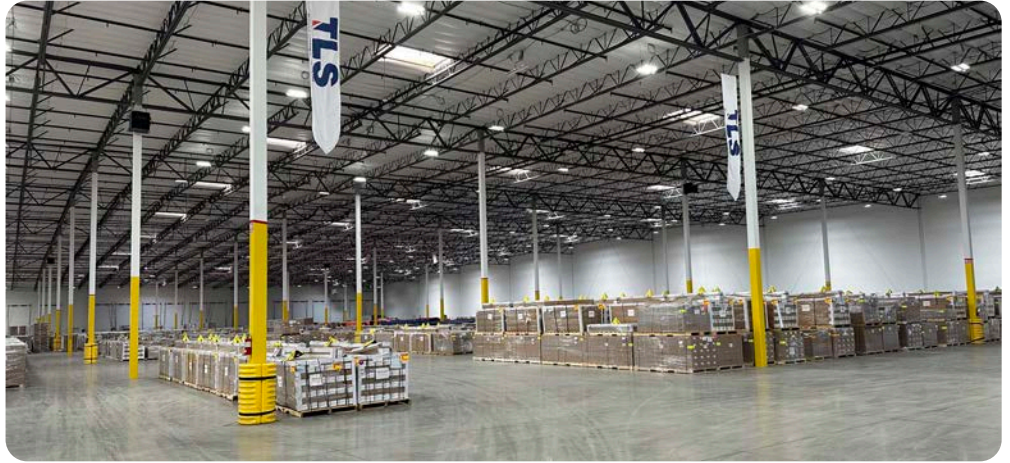



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Property Photos

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Nearby Businesses

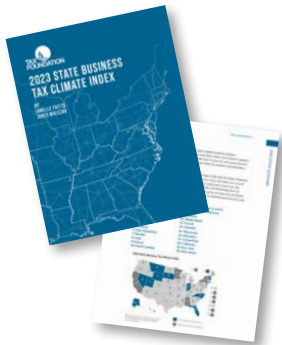

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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

KEY FACTS



825,388
POPULATION



4.6%
UNEMPLOYMENT



2.4
HOUSEHOLD
SIZE (AVG.)



41
MEDIAN
AGE

INCOME FACTS



\$81,681

MEDIAN
HOUSEHOLD
INCOME



\$44,630

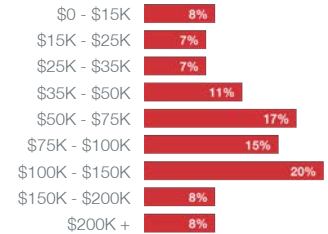
PER CAPITA
INCOME



\$250,597

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



BUSINESS FACTS



30,137
BUSINESSES



378,661
EMPLOYEES

EDUCATION FACTS

10%

NO HIGH
SCHOOL
DIPLOMA



27%

HIGH
SCHOOL
GRADUATE



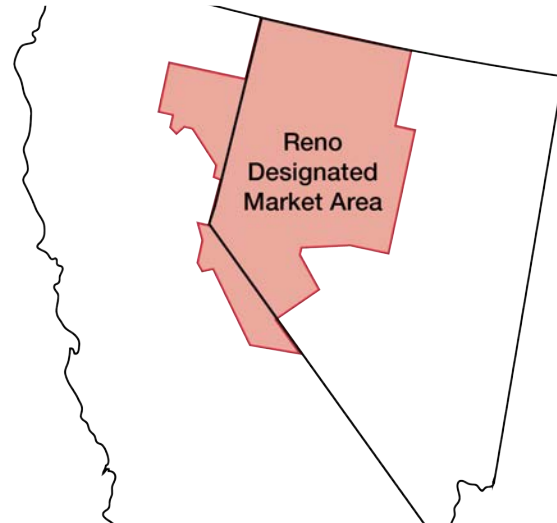
33%

SOME
COLLEGE



30%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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