



Colliers

SCOUAL RUBBER  
CORPORATION

PETSMART

Walmart

PACIFIC  
STEEL & RECYCLING

McCarran, NV

# 343 Denmark Dr For Sale

For more leasing information, contact:

**Steve Kucera, SIOR, CCIM**  
Vice Chair  
+1 775 823 4665  
Steve.Kucera@colliers.com  
NV Lic. S.0172550

**Makenna Backstrom**  
Associate  
+1 775 823 6622  
Makenna.Backstrom@colliers.com  
NV Lic. S.0194236

NEGOT

List Price

±2.85

Acres For Sale

APN

(005-101-06)  
Parcel Number

ALL

Utilities To Site

CUSTOM

Build-To-Suit  
Opportunities

ZONING

12 Heavy Industrial

# Property Highlights

- Negotiable list price
- ±2.85 acres available
- 005-101-06 APN
- Zoning 12 (heavy industrial)
- Water rights included - 1/2 acre foot, per acre purchased
- 21' clear height

## TRIC (Tahoe Reno Industrial Center) 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
- The park has three power plants & at the location of two interstate transmission lines
- TRIC consists of 107,000 acres located just 11 minutes east of Reno/Spark

## Nevada State Incentives

- No state, corporate, or personal income tax
- No estate tax, no inventory, or unitary/franchise tax
- Moderate real estate cost
- Low workers' comp rates

