

# PALISADE WILDHORSE COMMERCE CENTER TAHOE RENO INDUSTRIAL CENTER



Easily Accessible Highways



NEW DEVELOPMENT – DEMISING OPTIONS AVAILABLE  
161,093 SF INDUSTRIAL BUILDING FOR LEASE





NORTH PALISADE  
— PARTNERS —



# SITE PLAN



## BUILDING HIGHLIGHTS

								
Total Building Size ±161,093	Demise Options 58k, 75k, 86k, & 103k	Dimensions 252'x658'	7.94 Acre Site	Class A Concrete Tilt-Up Construction	36' Clearance	79 Parking Spaces	16 Trailer Parking Spaces	24 Dock High Loading Positions
								
Two (2) Grade Level Doors	2,000 AMP 480/277 V-3 phase	3% Skylights	60 mil Roofing	7" Thick Floor Slab	Dock Bays 63'x52	Wall Mounted Heating Units	ESFR Sprinklers	LED Lighting Throughout



# SITE PLAN



Architectural elevation drawing of a building facade, showing 12 numbered bays (1 through 12) along the top. The overall height is 40'-6". The drawing includes dimensions for each bay and the total width. The bays are defined by vertical dashed lines. The dimensions for the bays are as follows:

Bay	Width
1	26'-0"
2	52'-0"
3	26'-0"
4	51'-6"
5	26'-0"
6	52'-6"
7	26'-0"
8	52'-0"
9	26'-0"
10	52'-0"
11	14'-0"
12	26'-0"

The total width of the facade is 534'-0". The drawing shows various architectural details, including windows, doors, and interior furniture (chairs and tables) visible through the glass sections.

3 PROPOSED SOUTH ELEVATION  
1" = 20'-0"



# STRATEGIC LOCATION TO INTERSTATE 80





# SUBMARKET - TAHOE RENO INDUSTRIAL CENTER



# LOCATION MAP





# POPULATIONS DENSITY & DRIVE TIMES

Reno stands-out against Boise, Las Vegas, Phoenix, Sacramento, Salt Lake City, Denver and Austin, Reno is quickly growing up. Long seen as a sleepy, casino-dominated Northern Nevada tertiary market, the Reno/Sparks region is one of the fastest-growing metropolitan areas in the country. While its growth has flown under the radar in recent years, statistics in 2021 show the true evolution of Reno into a viable market for investors, developers, residents, and companies. Reno's population growth has accelerated since the start of the pandemic, which has had a significant impact on the local workforce.

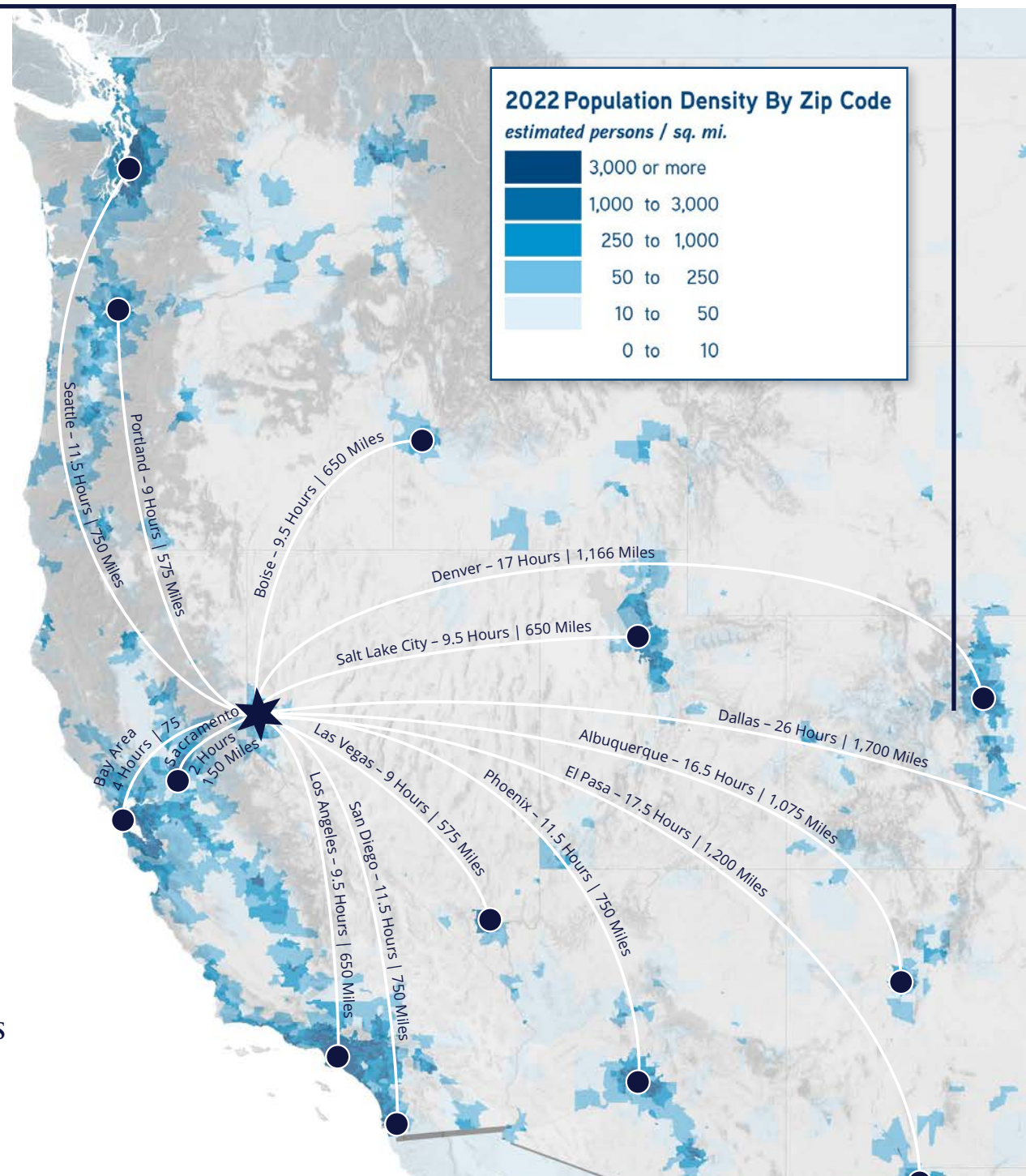
- The population in the region is projected to increase 7.3% percent over the next three years more than 550,000.
- The population of the Reno metro area in Nevada is projected to grow from 504,000 in 2022 to 764,100 in 2060. The 51.6% projected population growth in the metro area is the 40th highest of all 384 U.S. metro areas.
- Reno Sparks is a Hub location for many major freight carriers.
- Reno Sparks Industrial Market has grown from a tertiary to a strong secondary Industrial marketplace.



**1 DAY SHIPPING TO 7 STATES  
AND 60 MILLION PEOPLE**



**2 DAY SHIPPING TO 11 STATES  
AND 75 MILLION PEOPLE**





# WHY RENO/SPARKS

## NEVADA AND TAHOE RENO INDUSTRIAL CENTER OPERATING ADVANTAGE

- Strategic location – among the 11 Western states
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location
- All industrial uses pre-approved within the Tahoe Reno Industrial Center



## NEVADA TAXES

- No Personal Income Tax
- No Corporate Income Tax
- No Franchise Tax
- No Estate Tax
- No Inventory Tax
- No Unitary Tax
- No Inheritance Tax

## HOW RENO RANKS NATIONALLY

Ranked #1 America's  
Best Small City

Bestcities.org

Ranked #7 State  
Business Tax Climate

State Business Tax Climate

Ranked #6 State  
Economic Growth

US News

Ranked #4 Best  
Performing Large Cities

Milken Institute

Ranked #6 State for  
Overall Economy

US News

Ranked #4 Top 10  
Leading Metros

Area Development

Ranked #1 State  
Internet Access

US News

Top 100 Best  
Places to Live

Livability.com

Ranked #7 State  
Transportation

US News



## CONTACTS

### CHRIS FAIRCHILD, SIOR, CCIM

Executive Vice President

Lic: S.0071829

(775) 823 4662

[chris.fairchild@colliers.com](mailto:chris.fairchild@colliers.com)

### CASEY SCOTT, CCIM

Vice President

Lic: S.0173901.LLC

(775) 823 6630

[casey.scott@colliers.com](mailto:casey.scott@colliers.com)

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PARTNERS