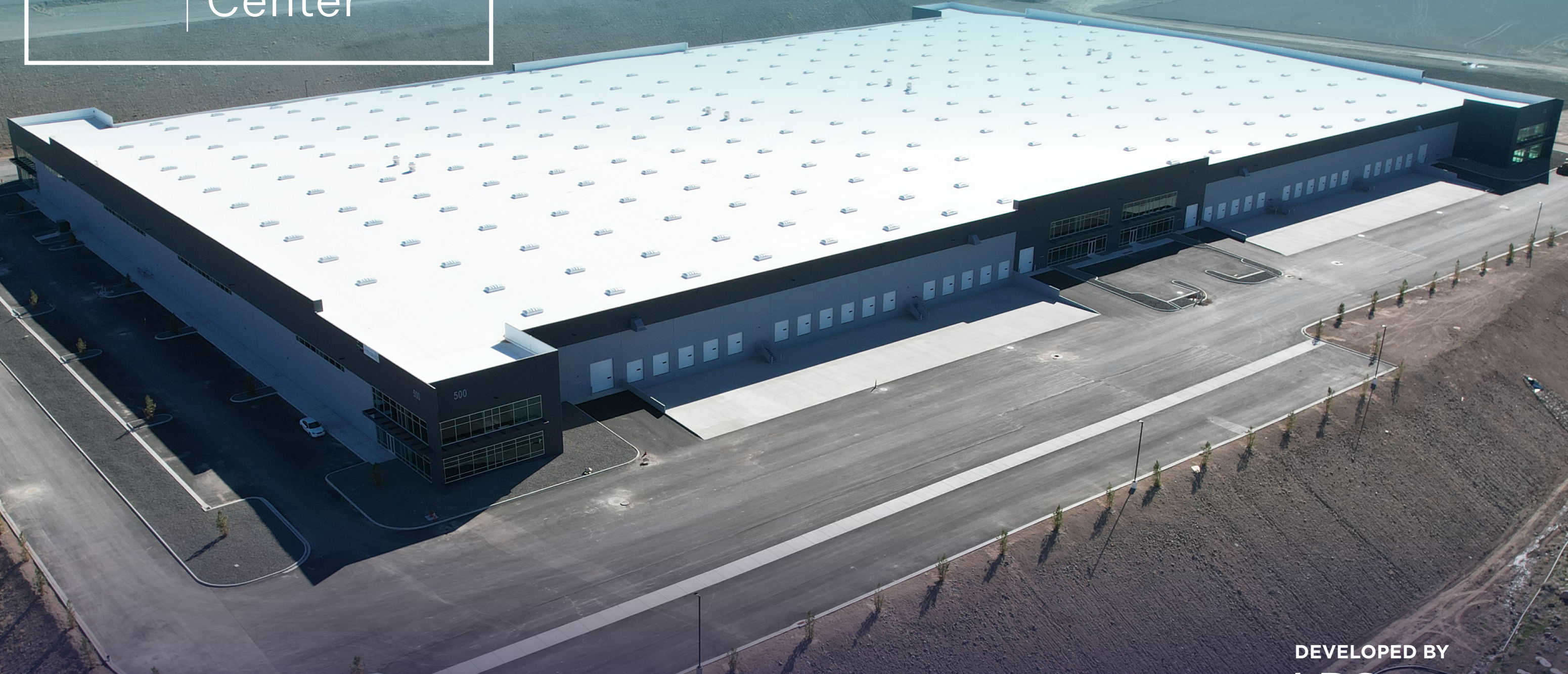


AVAILABLE FOR LEASE



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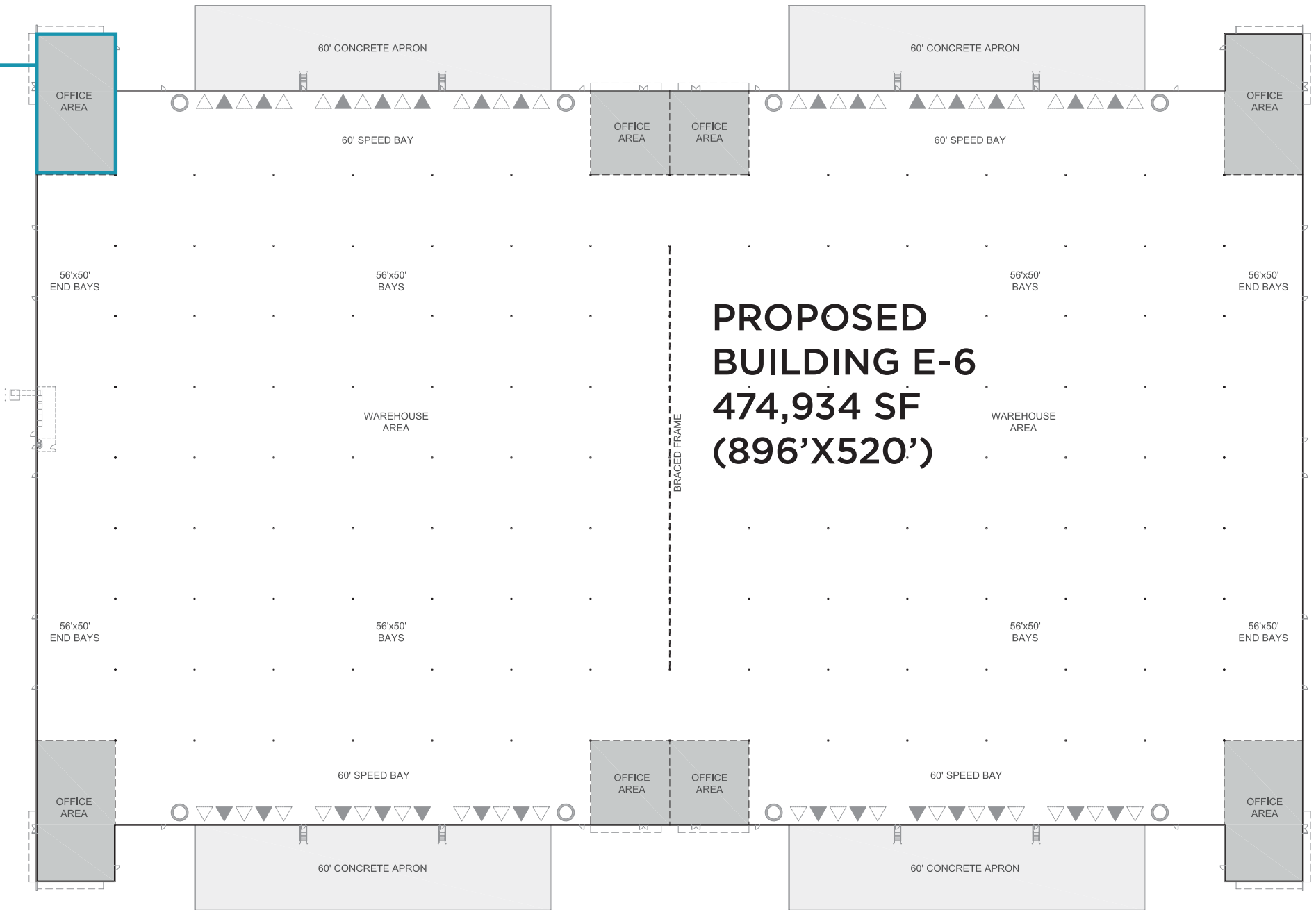
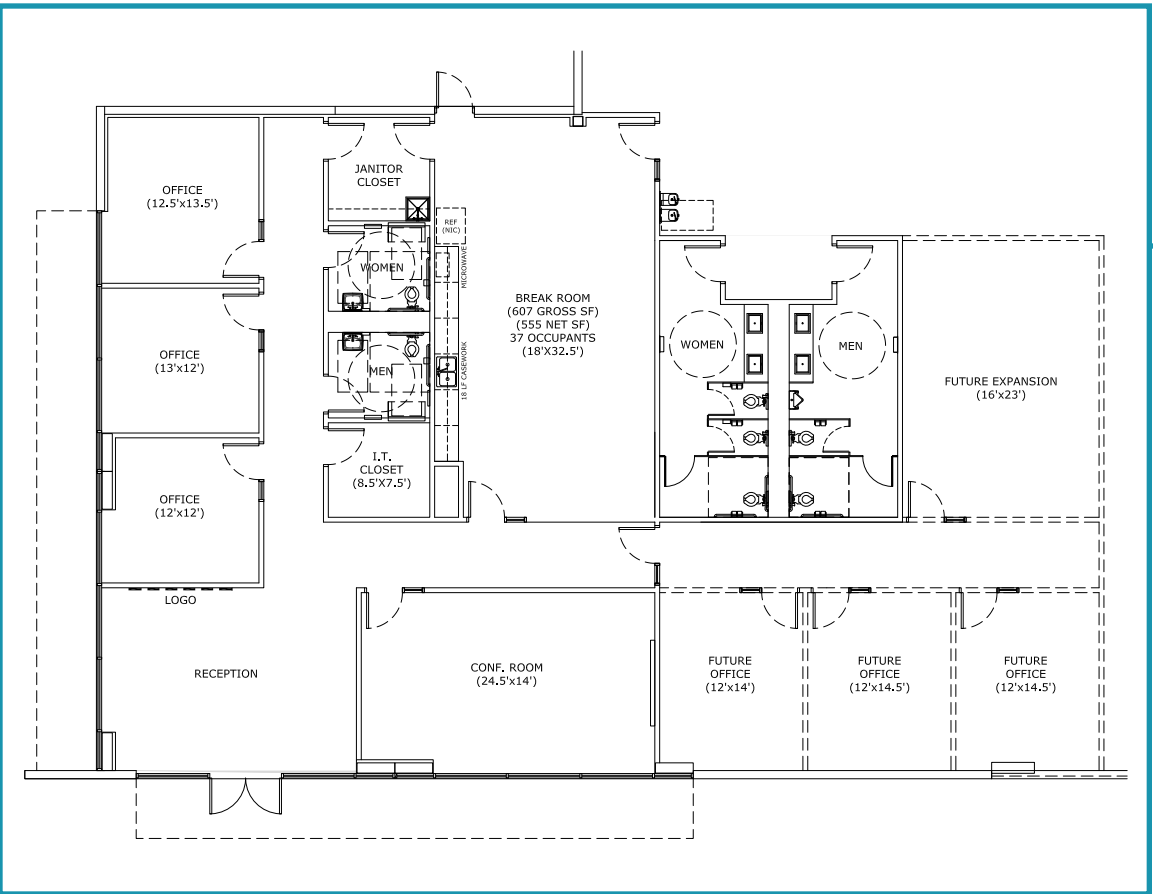
PROPERTY SPECS

BUILDING 6

Total Building Size	±474,934 SF
Divisible	±237,467 SF
Office	±3,030 SF
Clear Height	36'
Drive-In Truck Doors	Eight (8) 12' x 14' (insulated)
Truck Doors	Sixty-four (64) 9' x 10' (insulated), manual vertical lift
Bay Spacing	50' x 54' typical bay spacing (60' at speed bay)
Guard Door	“z” guard door track protection at each door
Tilt-up Walls	Concrete tilt-up walls (4,500 psi concrete, type V cement and W/C ratio of 0.45 max), steel truss roof structure with wood deck (Type III-B construction)
Interior Walls	Interior wall painted white and columns with safety yellow 10' AFF
Skylights	2% minimum
Roofing	Metal Roof Deck - 60 mil TPO single-ply membrane
Foundation	Slab on Grade 7” over 5” Type II structural, 4,000 PSI floors, 4,500 PSI walls and foundations
Power	Two 4,000 amp electrical services of 277/480 volt 3-phase power totaling 8,000 amps
Sprinklers	ESFR, automatic fire prevention system
Lighting	LED Lighting
Parking	228 spaces
Trailer Parking	41 spaces



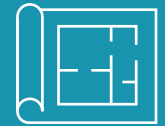
CONCEPTUAL FLOOR PLAN



PROJECT HIGHLIGHTS



850-ACRE INDUSTRIAL PARK WITHIN TRIC



±234,000 SF UP TO ±1,000,000 SF AVAILABLE FOR LEASE



BUILD-TO-SUIT AND GROUND LEASE OPTIONS;
STREAMLINED PERMITTING FOR FAST DELIVERY



FULLY ENTITLED



LOCATED IN THE TAHOE-RENO
INDUSTRIAL CENTER



MASS GRADING IN PROGRESS, ALLOWING
FOR A FAST DELIVERY TIME



DIRECT ACCESS TO I-80 AND REGIONAL
DISTRIBUTION CORRIDORS



EAST PHASE 2 SITE PLAN

±474,934 SF

BULK INDUSTRIAL BUILDING
DIVISIBLE TO ±237,900 SF

64

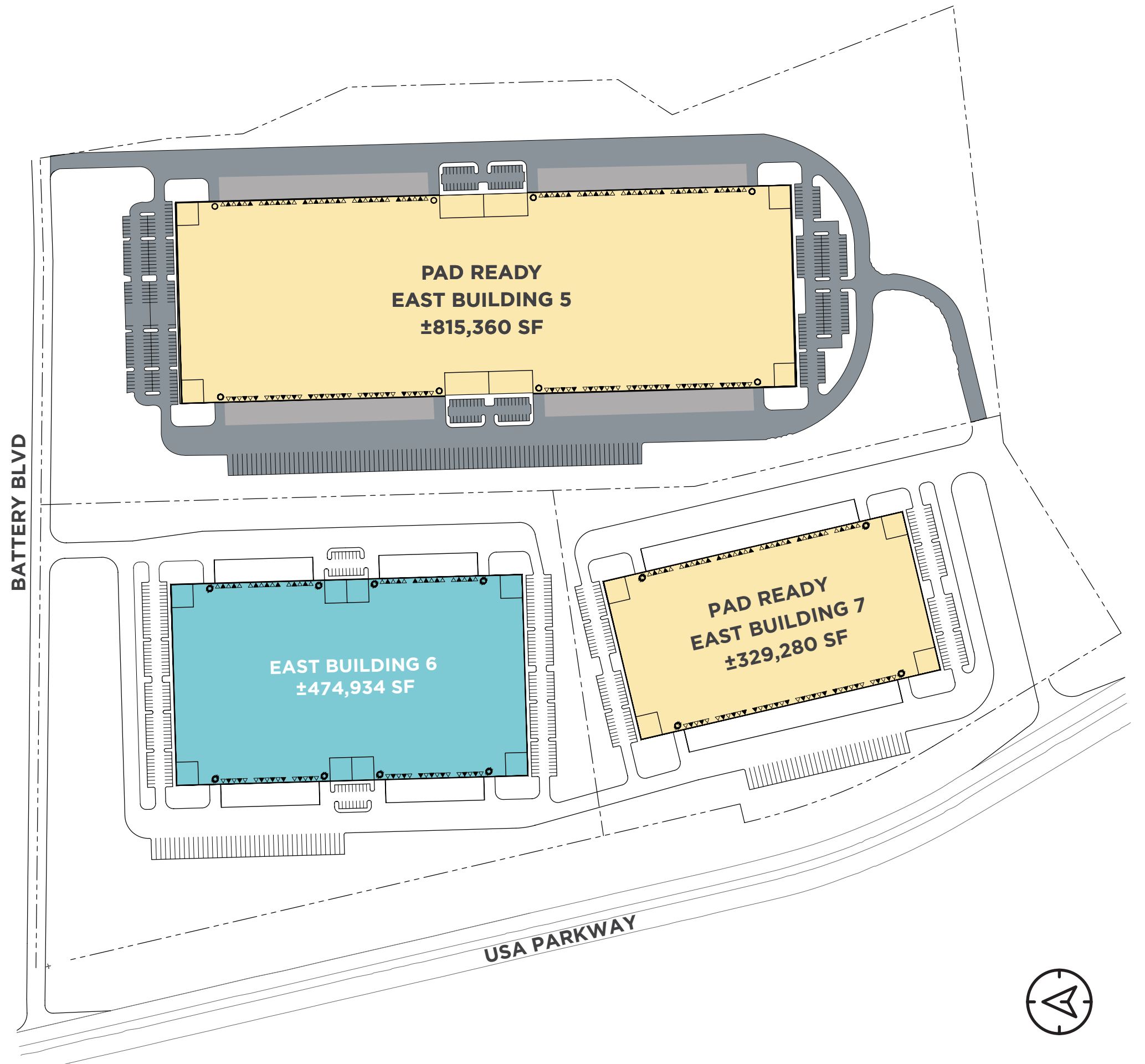
DOCK HIGH DOORS

8

12'x14' DRIVE-IN DOORS

BUILDING 5 & 7 ARE PAD READY
AND FULLY ENTITLED.

BUILDINGS CAN BE DELIVERED
WITHIN 12 - 16 MONTHS FROM
LEASE EXECUTION.

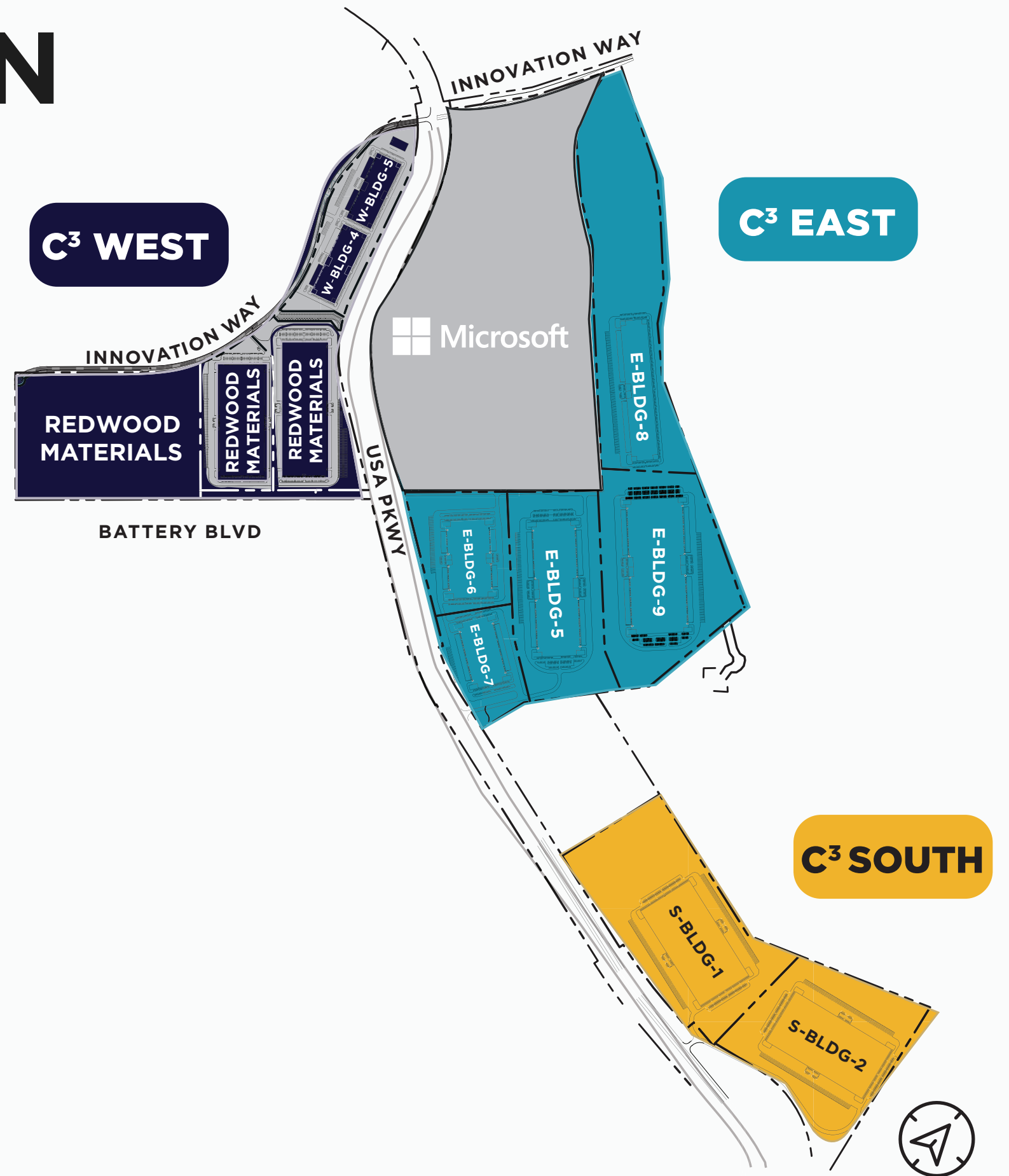


MASTER SITE PLAN & AVAILABILITES

C ³ West Building	Size (SF)	Status
1	1,100,000	Sold
2	669,760	Leased
3	815,360	Leased
4	274,040	Pad Ready
5	257,920	Pad Ready

C ³ East Building	Size (SF)	Status
1-4	2,528,150	Sold
5	813,360	Pad Ready (with BLDG Plans)
6	474,934	Complete/ Available
7	329,280	Pad Ready (with BLDG Plans)
8	477,040	Planned
9	1,050,560	Planned

C ³ South Building	Size (SF)	Status
1	Up to 1,018,400	Planned
2	Up to 1,018,400	Planned



CORPORATE NEIGHBORS

7-10 minutes

INTERSTATE 80

33 minutes

RENO/TAHOE INT'L AIRPORT

60 minutes

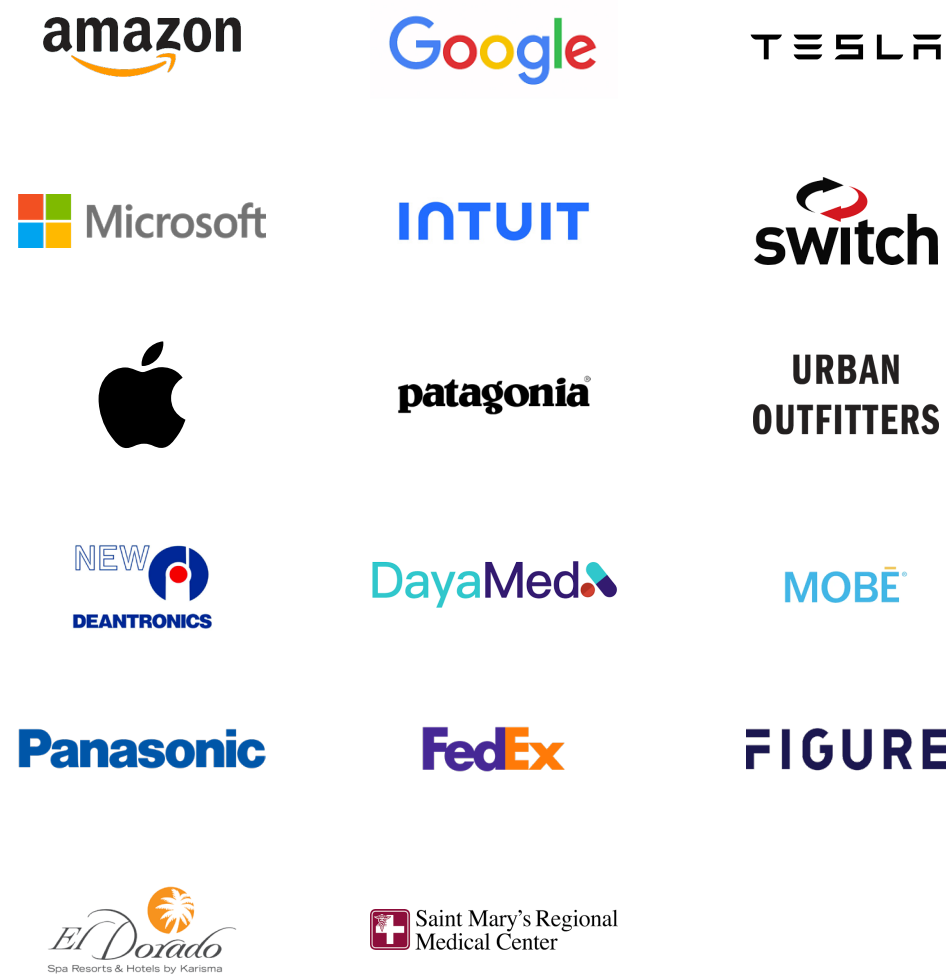
CALIFORNIA BORDER



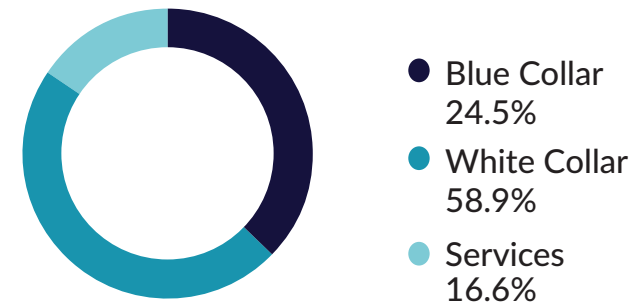
NORTHERN NEVADA FACTS & DEMOGRAPHICS

588,069 TOTAL POPULATION	246,834 EMPLOYEES IN RENO	\$121,655 AVG HOUSEHOLD INCOME
24.7% MILLENNIALS IN AREA		\$18-20 WAREHOUSE ASSOCIATE PAY

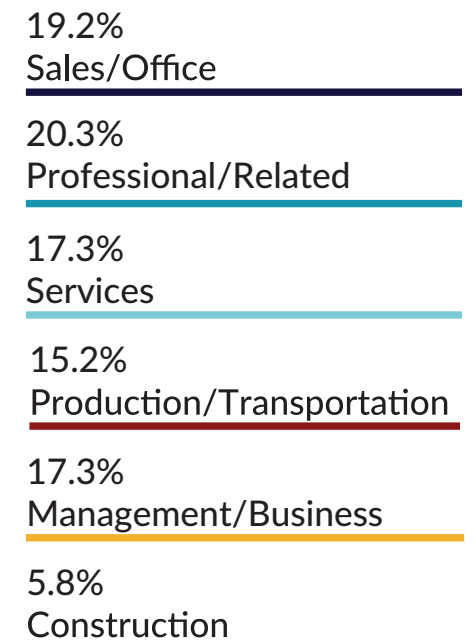
PROMINENT EMPLOYERS



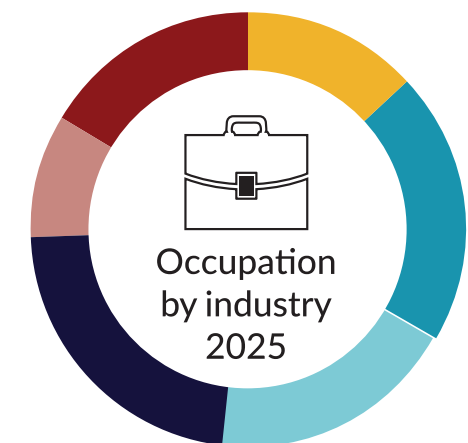
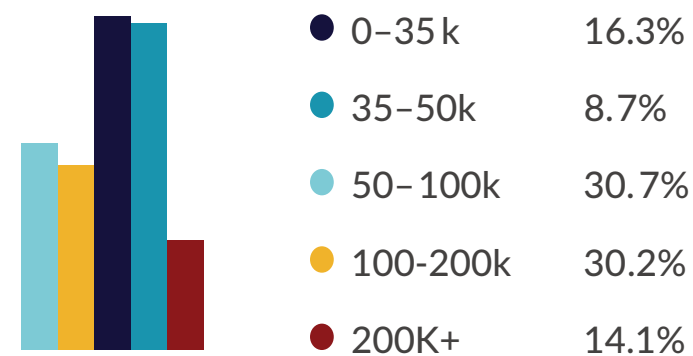
EMPLOYMENT



95.1% EMPLOYED **4.9%** UNEMPLOYED

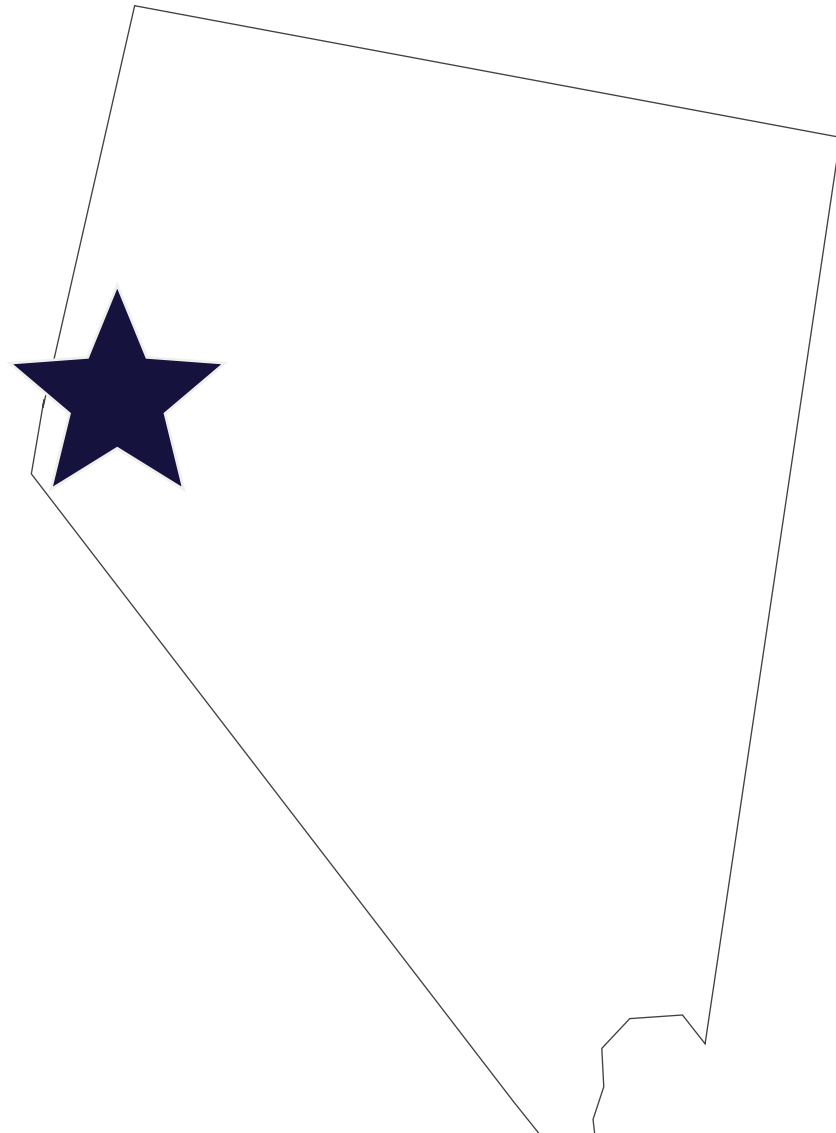


INCOME BY HOUSEHOLD



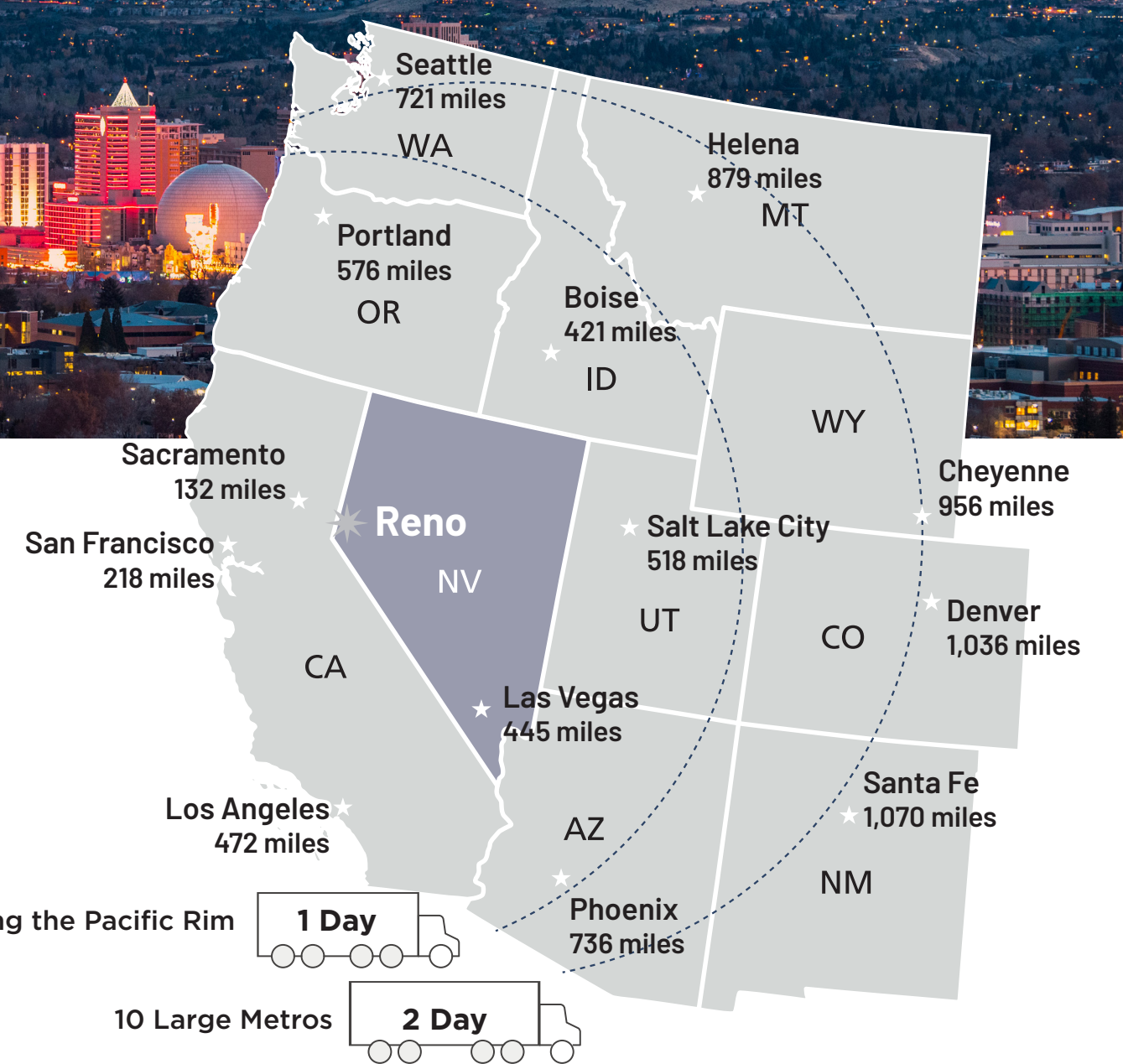
THE NEW NORTHERN NEVADA

A DISTRIBUTION HUB



3 HOURS
TO THE BAY AREA

1/2
THE PRICE OF
THE BAY AREA



BUSINESS COST COMPARISONS

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	4.95%	6.925%	6.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO

https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/business_cost_comparisons.pdf

Sources:

www.ballotpedia.org
www.nvenergy.com/economicdevelopment

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