

# TAHOE/RENO INDUSTRIAL CENTER

1050 WALTHAM WAY  
MCCARRAN, NV 89434

*FOR LEASE OPPORTUNITY  
NOW UNDER CONSTRUCTION*



**334,800**  
SQUARE FEET

***COMPLETION BY JUNE 2026***



**CBRE**

# TAHOE/RENO INDUSTRIAL CENTER

1050 WALTHAM WAY  
MCCARRAN, NV 89434



## NEW EMPLOYERS



Less than 2 miles [4 min.]  
to access I-80



15 miles [16 min.] east of Us 395/  
Interstate 580 Interchange



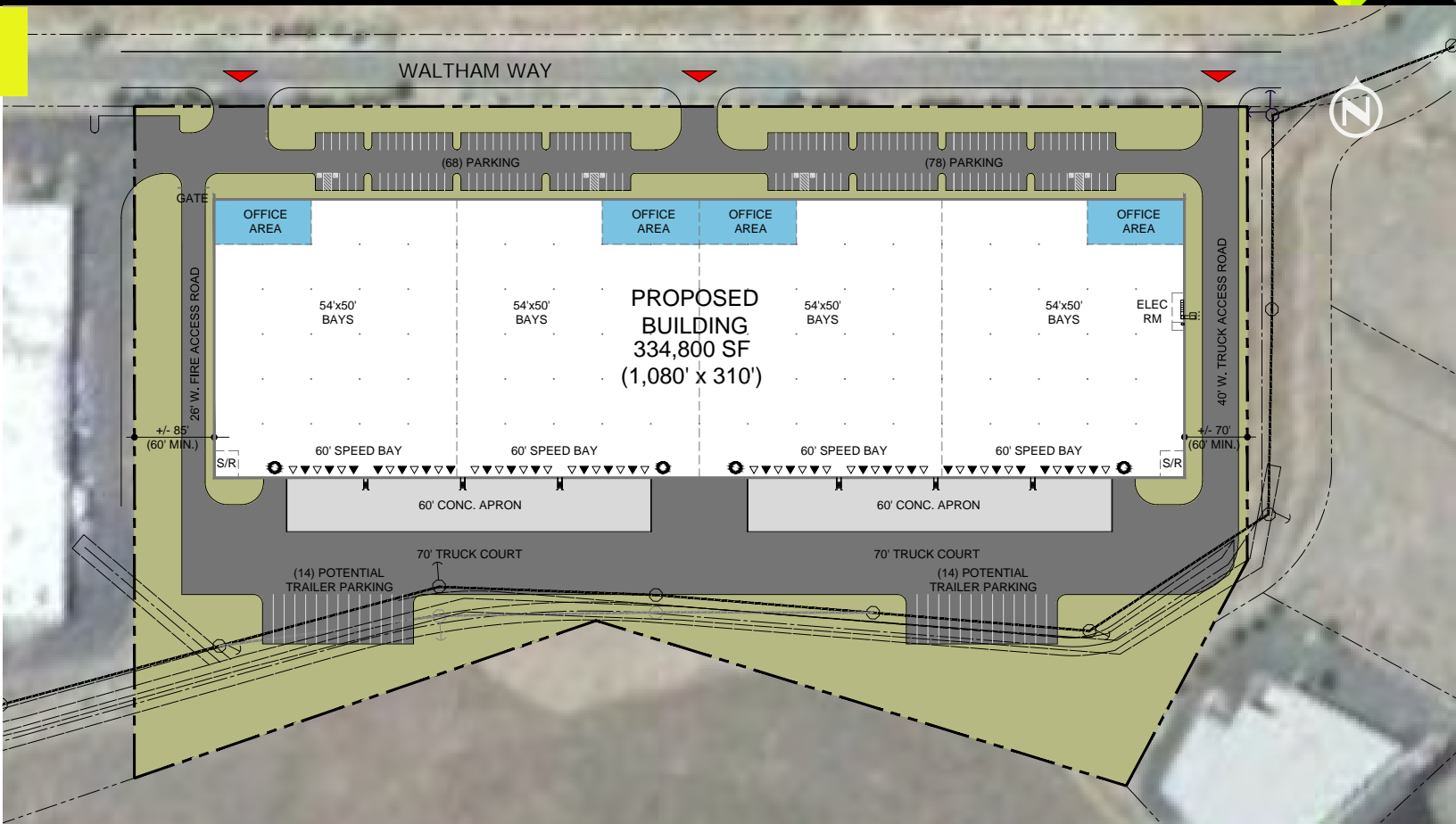
18.5 miles [22 min.] east of  
the Reno-Tahoe International



30 miles [29 min.] to the California  
border and 240 miles east of the  
Port of Oakland/San Francisco



# SITE PLAN



## LOCATION & PROPERTY HIGHLIGHTS



**±334,800 SF Available (Divisible to 100,000 SF)**



**BTS OFFICE**



**36' CLEAR**



**26 DOCK DOORS W/ 28 KNOCKOUTS**



**4 DRIVE-IN DOORS**



**4,000 AMPS 277/480V POWER**



**PURPLE PIPE/RECLAIMED WATER ADJACENT TO SITE FOR TENANTS USE**



**ESFR**



**60 MIL TPO ROOF**



**2% SKYLIGHTS**



**130' TRUCK COURTS**



**146 AUTO PARKING SPACES**



**28 TRAILER PARKING**



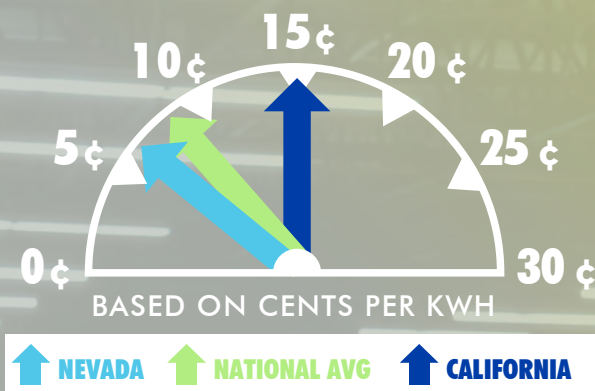
# NV ENERGY



“**Greenlink Nevada** is a new renewable energy and electrical infrastructure initiative that will make Nevada a leader in the clean energy economy.”

– NV Energy

## RELIABLE AND LOW COST ENERGY



## NEVADA UTILITY RATES ARE SUBSTANTIALLY CHEAPER

**57.5%**  
Lower than CA

**11.7%**  
Lower than U.S.

Source: NV Energy.

## RELIABILITY

Nevada Energy ranks among the best in the nation, as measured by the company's "system average interruption frequency index" and its "system interruption duration index."

## ENERGIZED

NORTHERN NEVADA IS WELL SUITED FOR A VARIETY OF RENEWABLE ENERGY SOURCES



Wind



Geothermal



Solar



# TAHOE/RENO INDUSTRIAL CENTER

1050 WALTHAM WAY  
MCCARRAN, NV 89434



FOR MORE INFORMATION, PLEASE CONTACT:

**CBRE**

**GREG SHUTT, SIOR**

Executive Vice President  
+1 775 250 3069  
greg.shutt@cbre.com  
Lic. BS.0046346

**ERIC BENNETT**

Executive Vice President  
+1 775 813 3794  
eric.bennett@cbre.com  
Lic. S.0046241

[WWW.CBRE.COM/RENO](http://WWW.CBRE.COM/RENO)

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_May2025