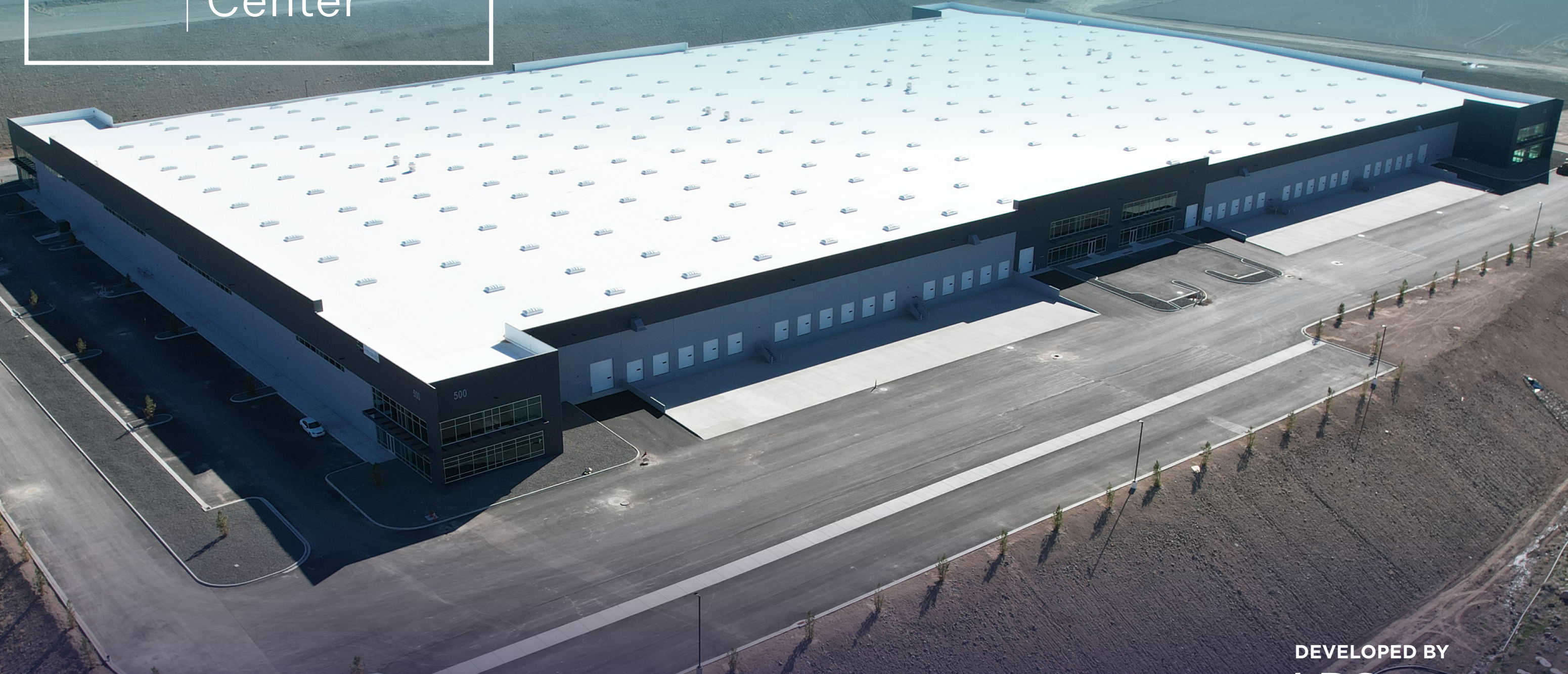


AVAILABLE FOR LEASE



Comstock
Commerce
Center



USA PARKWAY | MCCARRAN, NEVADA | C3COMSTOCK.COM

CBRE

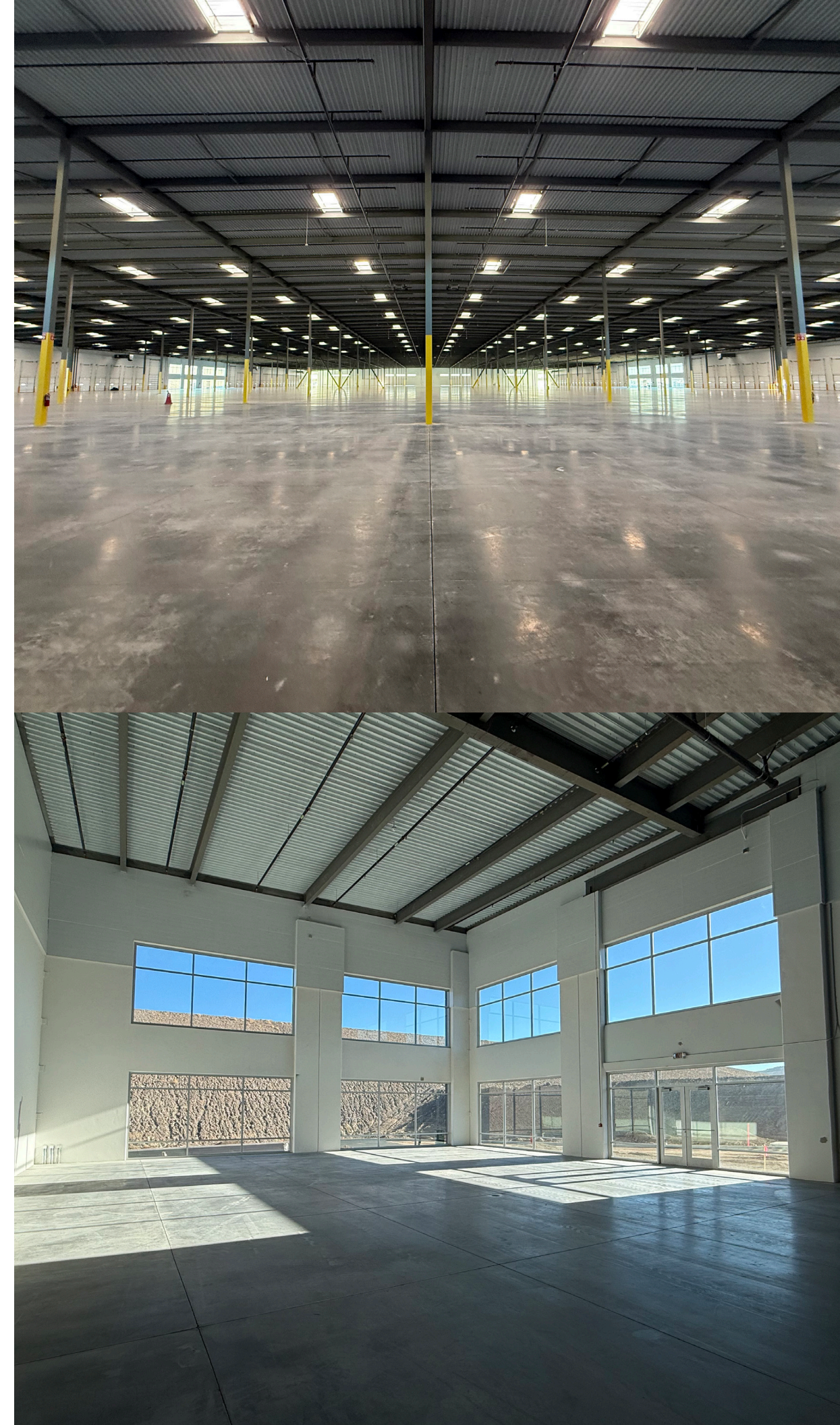
DEVELOPED BY

 LOCUS
DEVELOPMENT
GROUP

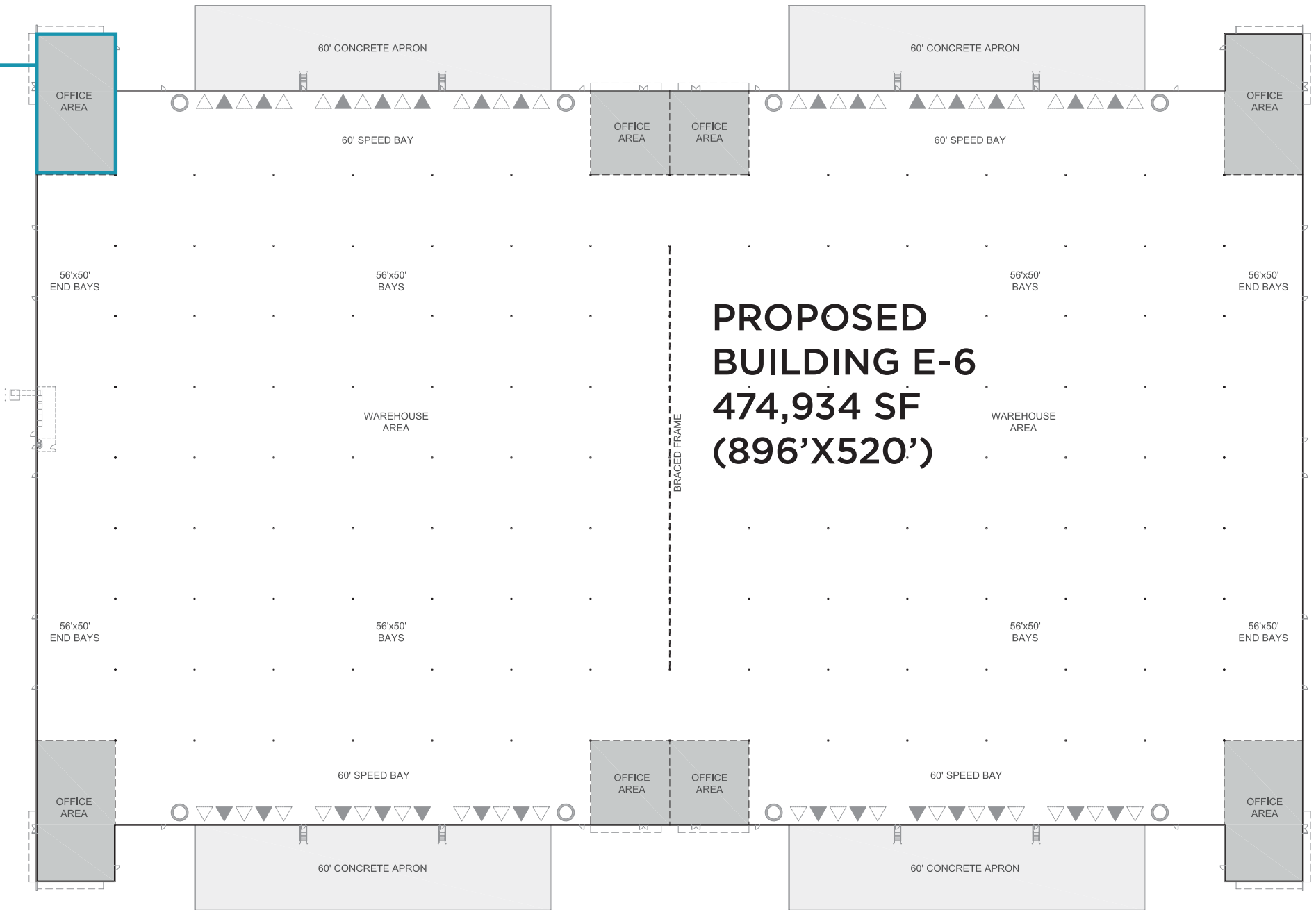
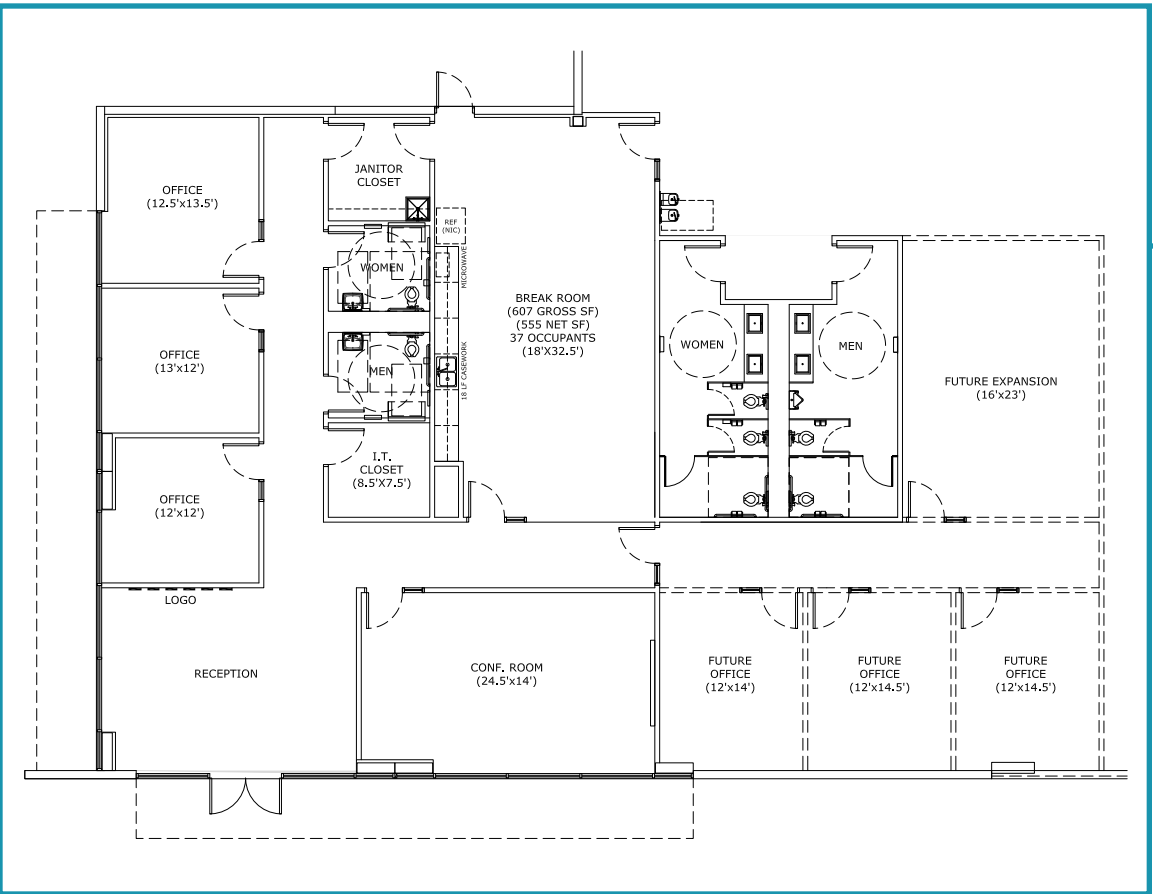
PROPERTY SPECS

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 |



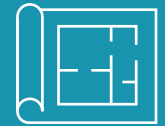
CONCEPTUAL FLOOR PLAN



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

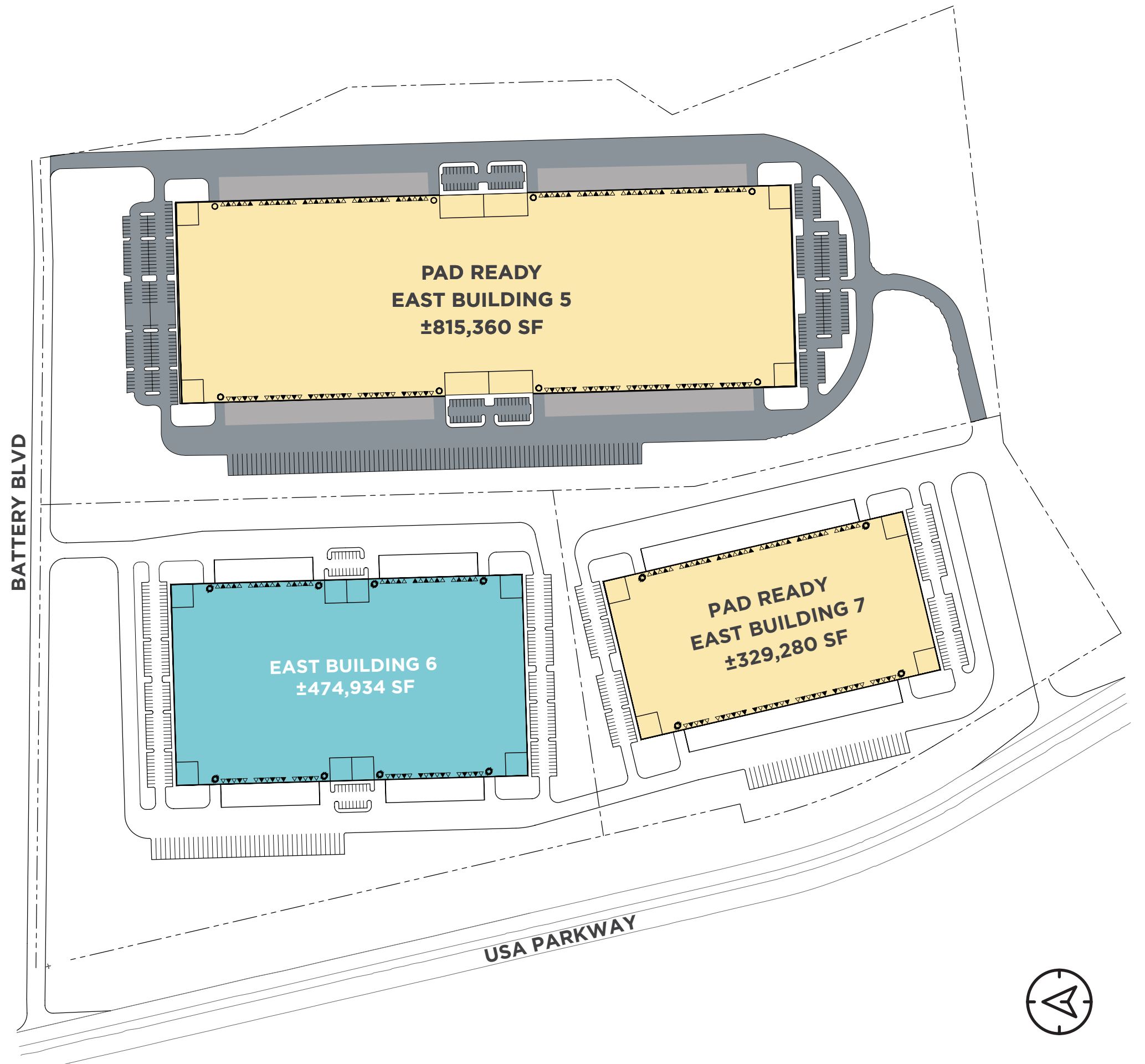
DOCK HIGH DOORS

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.

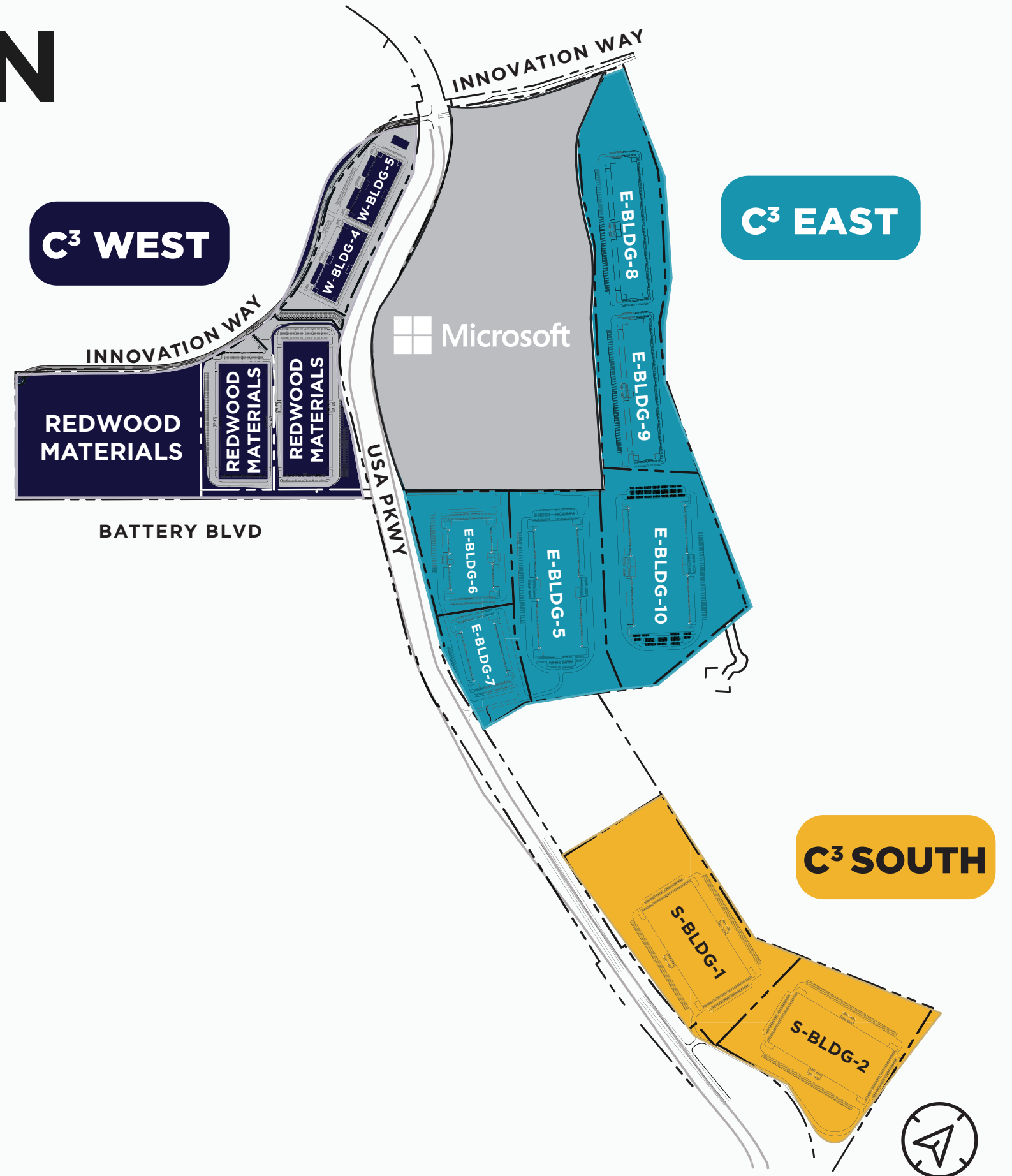


MASTER SITE PLAN & AVAILABILITIES

| C ³ West Building | Size (SF) | Status |
|------------------------------|-----------|------------------|
| 1 | 1,100,000 | Sold |
| 2 (775 Innovation Way) | 669,760 | Leased |
| 3 (675 Innovation Way) | 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 | 815,360 | Pad Ready (with BLDG Plans) |
| 6 (500 Battery Blvd.) | 474,934 | Complete/ Available |
| 7 | 338,240 | 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



C³ Comstock
Commerce
Center

Microsoft

switch

U.S. ORDNANCE

tract

BATTERY SYSTEMS

Schluter Systems

NOVVA

Fulcrum BIOMEDICAL

Apollo MECHANICAL CONTRACTORS

EdgeCore Digital Enterprise

TIRE RACK.com

JamesHardie

VANTAGE DATA CENTERS

POWERHOUSE DATA CENTERS

Walmart.com

PROLOGIS

PETSMART

Stord

ROCKY MOUNTAIN

Walmart Distribution Center

THRIVE MARKET

TESLA

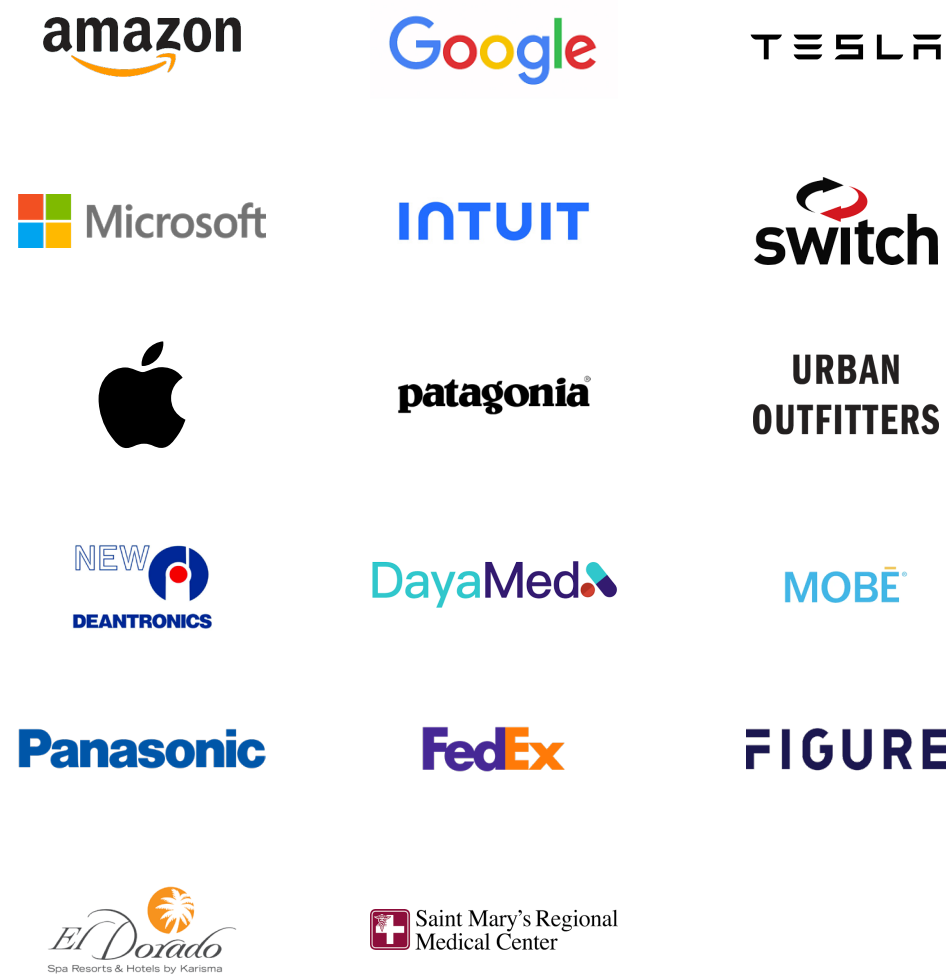
Panasonic



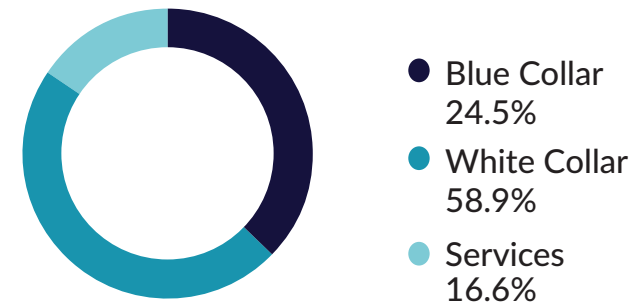
NORTHERN NEVADA FACTS & DEMOGRAPHICS

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

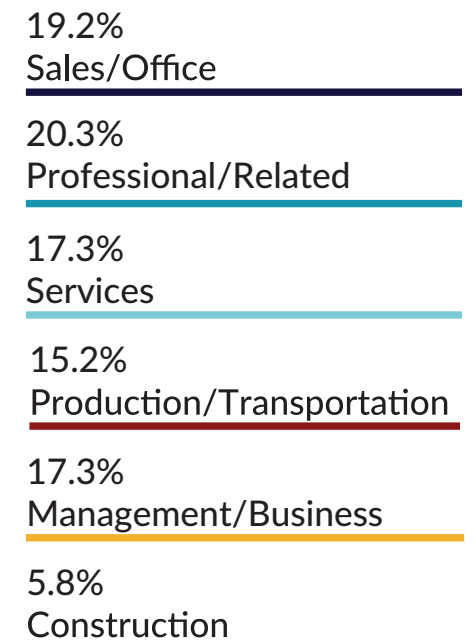
PROMINENT EMPLOYERS



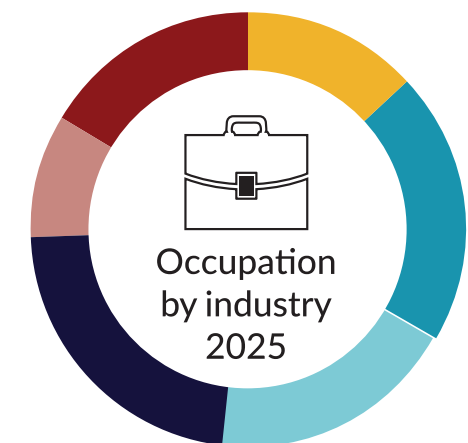
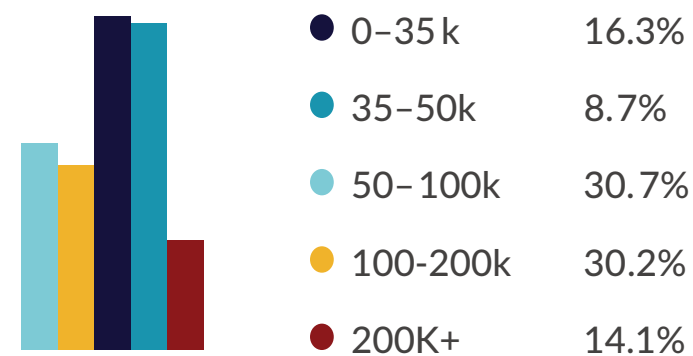
EMPLOYMENT



95.1% EMPLOYED **4.9%** UNEMPLOYED

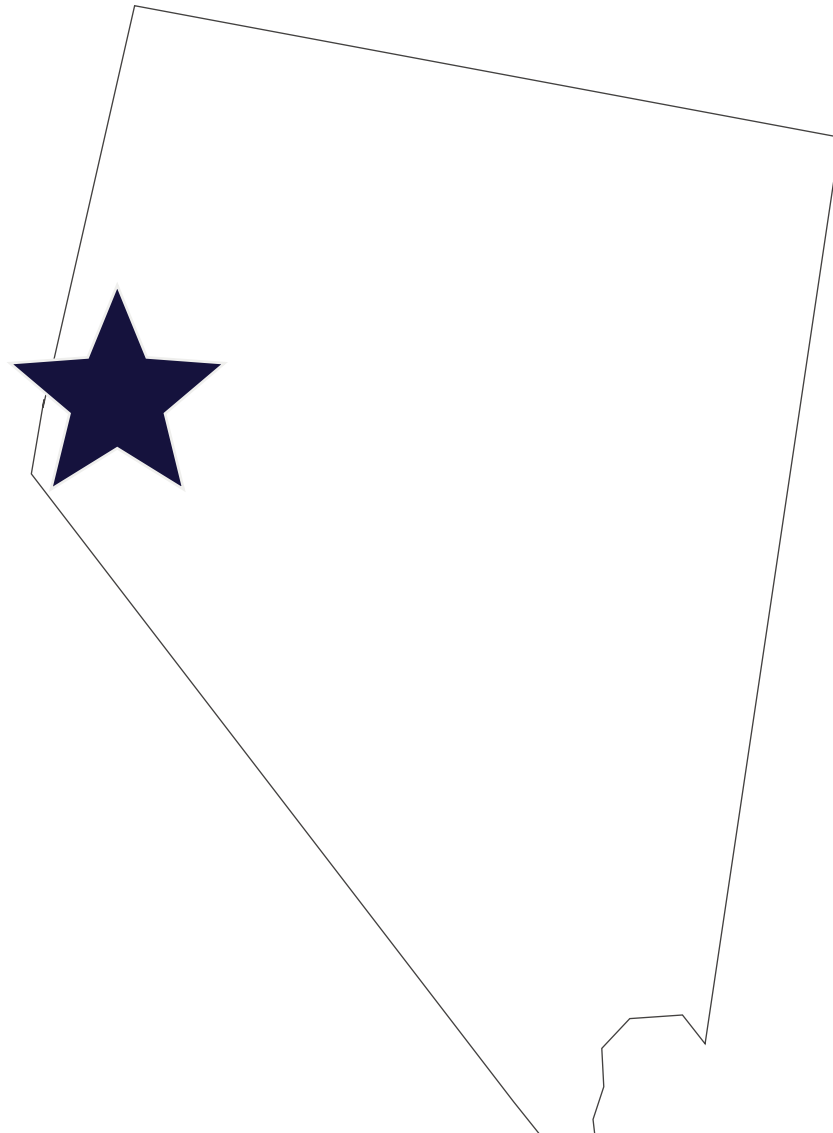


INCOME BY HOUSEHOLD



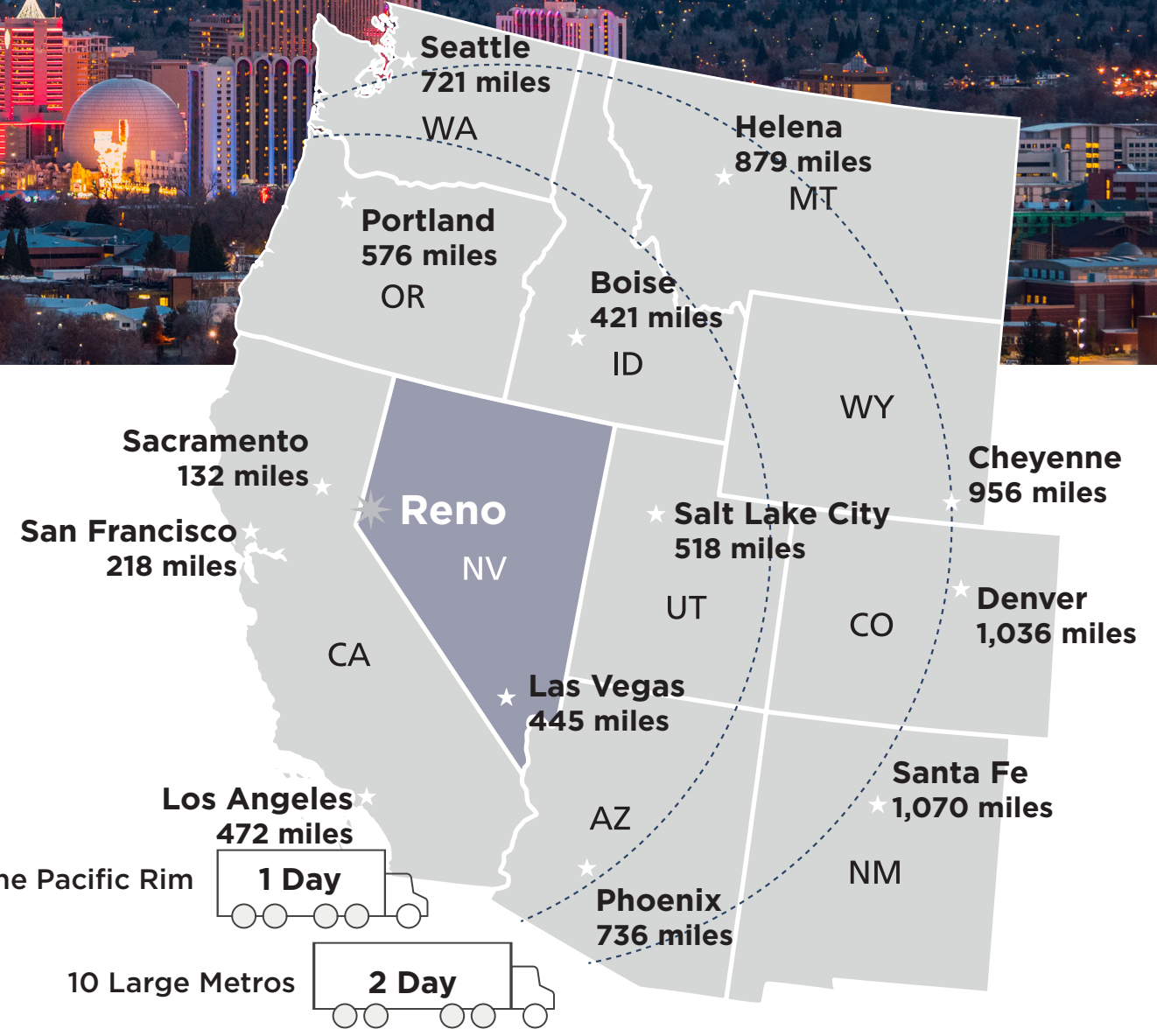
THE NEW NORTHERN NEVADA

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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C³

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