

5.88 Acres

For Sale | \$1,921,000 (\$7.50/ft)

McCarran, NV / USA

# 2900

## Waltham Way



CBRE





# Property Specifications

2900 Waltham Way consists of 5.88 acres of Industrial zoned land that offers 2.44 acre-feet of domestic water rights. This site is situated within a Qualified Opportunity Zone which provides significant tax incentives for development; and is not subject to the TRIC Colocation Covenant.

Strategically located in TRIC, the world's largest industrial center and adjacent to Interstate 80, this site offers unmatched logistical advantages. With easy access to eight states and five major West Coast ports within a day's drive, the location is ideal for businesses requiring seamless connectivity. Permitting in the TRIC is known for its speed, with grading permits approved in a week, building permits in under 30 days and most heavy industrial uses allowed by right, without further discretionary, special use, conditional use permits, simplifying the development process.

PROPERTY SIZE  
**5.88 acres**

ZONING  
**Industrial**

OPERATION  
**24 Hours**

UTILITIES  
**To Site**



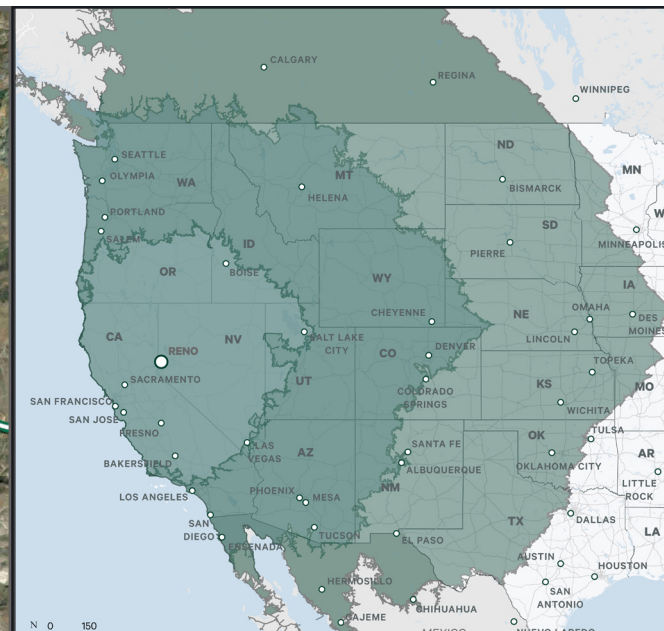
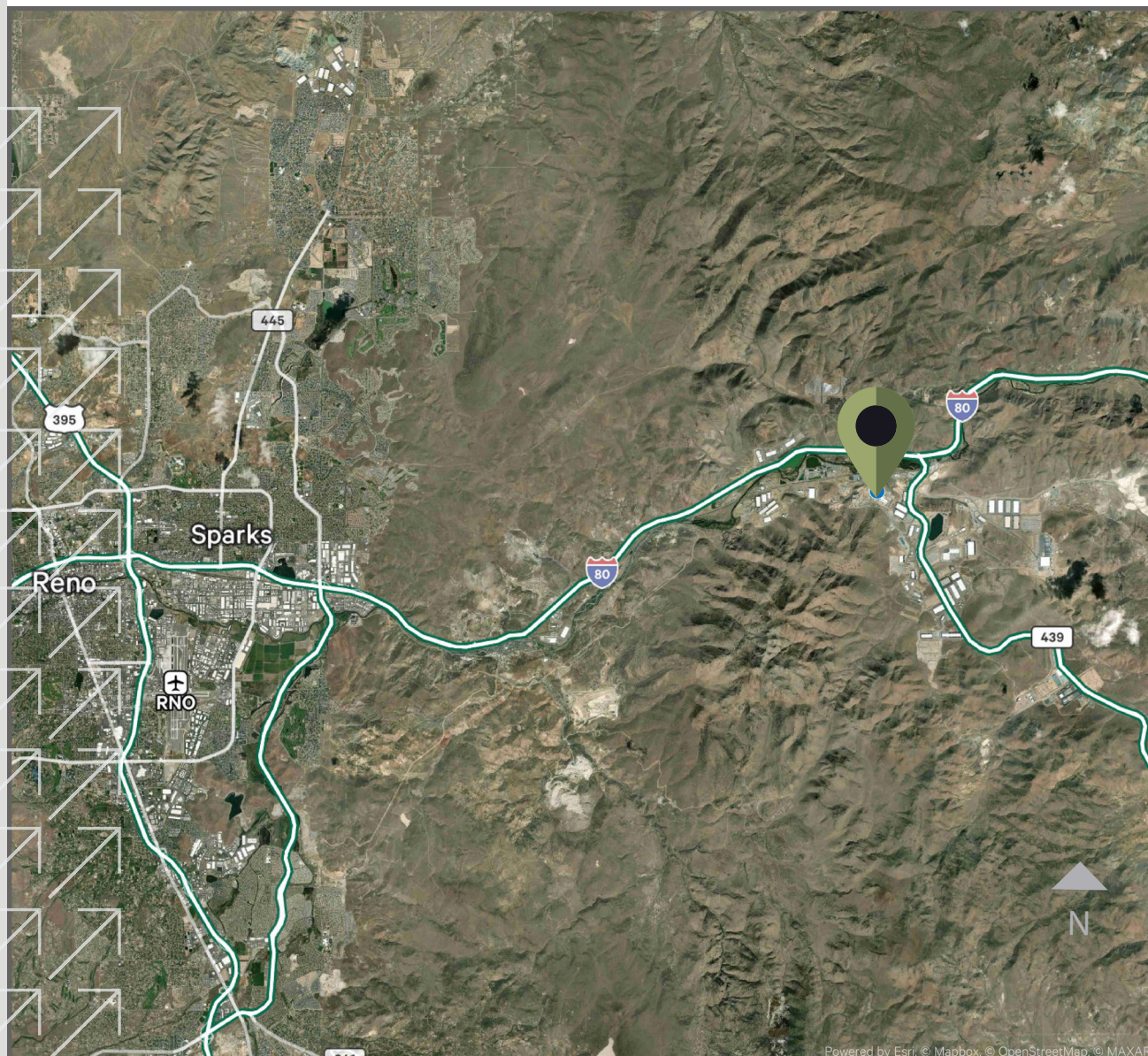


# TRIC Tenants





# Location and Trucking Map



HALF DAY POPULATION

**31,399,366**

ONE DAY POPULATION

**75,835,951**

TWO DAY POPULATION

**94,515,665**



# 2900

## Waltham Way



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