



CLARION PARTNERS

For Lease

500 Denmark Dr.
McCarran, NV 89437

322,365 Square Feet Available



BUILDING HIGHLIGHTS

- 322,365 SF available, divisible to 80,600 SF
- 3,500 SF spec office
- 32' clear height
- ESFR sprinkler system
- 36 dock high doors
- 2 drive-in doors
- 52' x 50' typical bay spacing
- Rear load configuration
- 4,000 amps, 277/480 volts, 3 phase power
- 159 employee parking spaces
- 46 trailer parking spaces

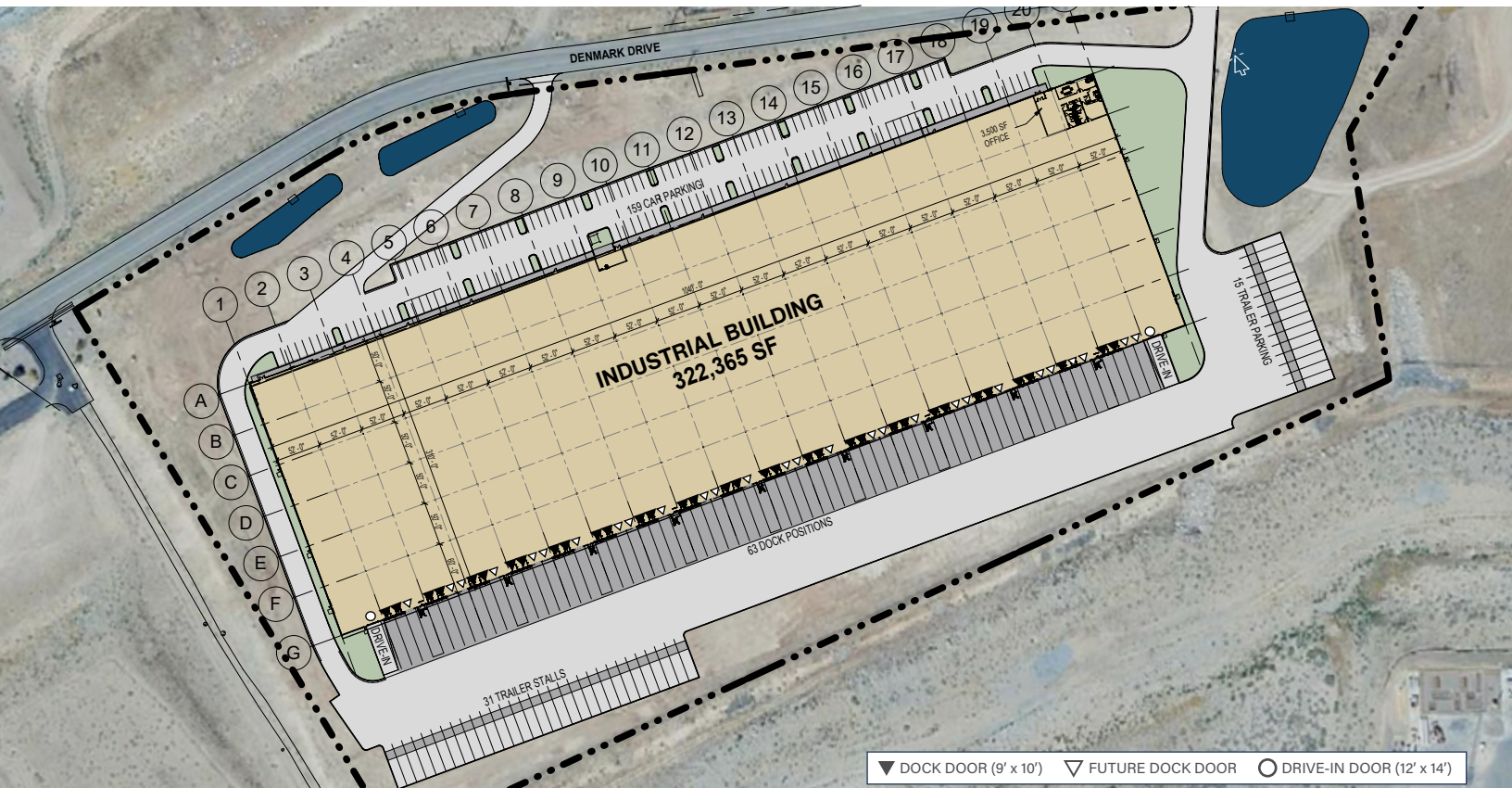


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500 Denmark Dr.



500 Denmark Dr. is a modern bulk distribution center located in the Tahoe Reno Industrial Center (TRIC) located just 20 miles East of Reno, Nevada with great accessibility, making it well suited for both local and regional distribution.

- TRIC is a key parcel hub with a deep labor pool from the surrounding communities of Reno/Sparks, Fernley, Silver Springs, Dayton, Carson City and Fallon.
- The project is proximate to amenities including hotel/lodging, food, service center/fuel and urgent care facilities.



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A Franklin Templeton Company

www.clarionpartners.com

For more information on this opportunity, please contact.

CBRE

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