

McCARRAN  
BUSINESS  
PARK  
RENO NEVADA

INDUSTRIAL  
**FLEX**  
FOR LEASE

LEASE RATE | NEGOTIABLE

BUILDING A |  $\pm 6,335$  -  $\pm 19,007$  SF AVAILABLE

ZONING | PD - PLANNED DEVELOPMENT

1900 & 1950 SOUTH MCCARRAN BLVD



**LAST REMAINING SPACE  
 $\pm 6,335$  -  $\pm 19,007$  SF AVAILABLE**



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## PROPERTY FEATURES

- Two **50,450 SF** Class A Industrial - Flex Buildings
- **Building A**  $\pm 6,335$  -  $\pm 19,007$  SF Available
- **Building B** Fully Leased
- **High-end storefronts** facing McCarran Blvd, excellent for office-showroom related uses
- **Build-to-Suit** office / showroom
- **8 (12'X14')** grade level doors
- **1600 amp 277/480 volt 3-phase** power (per bldg.)
- **ESFR** sprinklers
- **Non-combustible** metal deck construction
- **24'** clear height
- **Motion sensor LED** lighting throughout

## PROPERTY HIGHLIGHTS

- Centrally located in the Airport Submarket
- Located at the signalized intersection of McCarran Blvd. & Mill Street with 35,020 vehicles per day
- Approximately 1,100 linear feet of frontage on McCarran Blvd
- Easy freeway access to I-80: 1.6mi & I-580: 2.4mi
- Close proximity to services, labor and amenities
- Public transportation nearby



# LOCATION MAP



# AERIAL MAP





## AREA MAP



Reno-Tahoe  
International  
Airport

MILL STREET

McCARRAN BUSINESS PARK





West Elevation (S McCarran Blvd)



North Elevation (Mill Street)



South Elevation



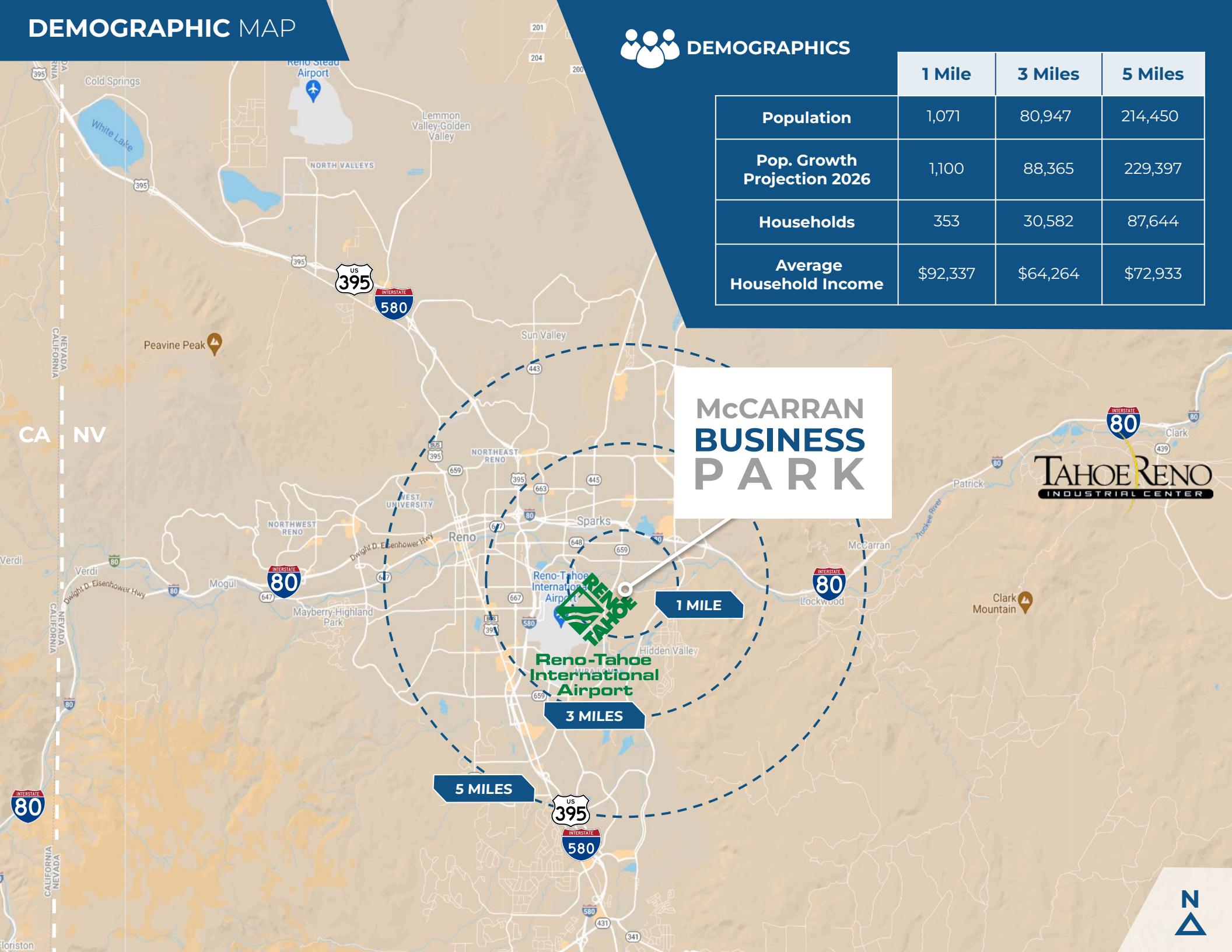
East Elevation

# DEMOGRAPHIC MAP



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	1,071	80,947	214,450
<b>Pop. Growth Projection 2026</b>	1,100	88,365	229,397
<b>Households</b>	353	30,582	87,644
<b>Average Household Income</b>	\$92,337	\$64,264	\$72,933



**3 HRS  
TO BAY AREA**



**1/2  
THE PRICE OF  
THE BAY AREA**



**WHY NORTHERN NEVADA  
A DISTRIBUTION HUB**

5 major U.S. Ports serving the Pacific Rim



10 Large Metros



#### Business Cost Comparisons

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

[https://www.nvenergy.com/publish/content/dam/hvenergy/brochures\\_arch/about-nvenergy/economic-development/business\\_cost\\_comparisons.pdf](https://www.nvenergy.com/publish/content/dam/hvenergy/brochures_arch/about-nvenergy/economic-development/business_cost_comparisons.pdf)

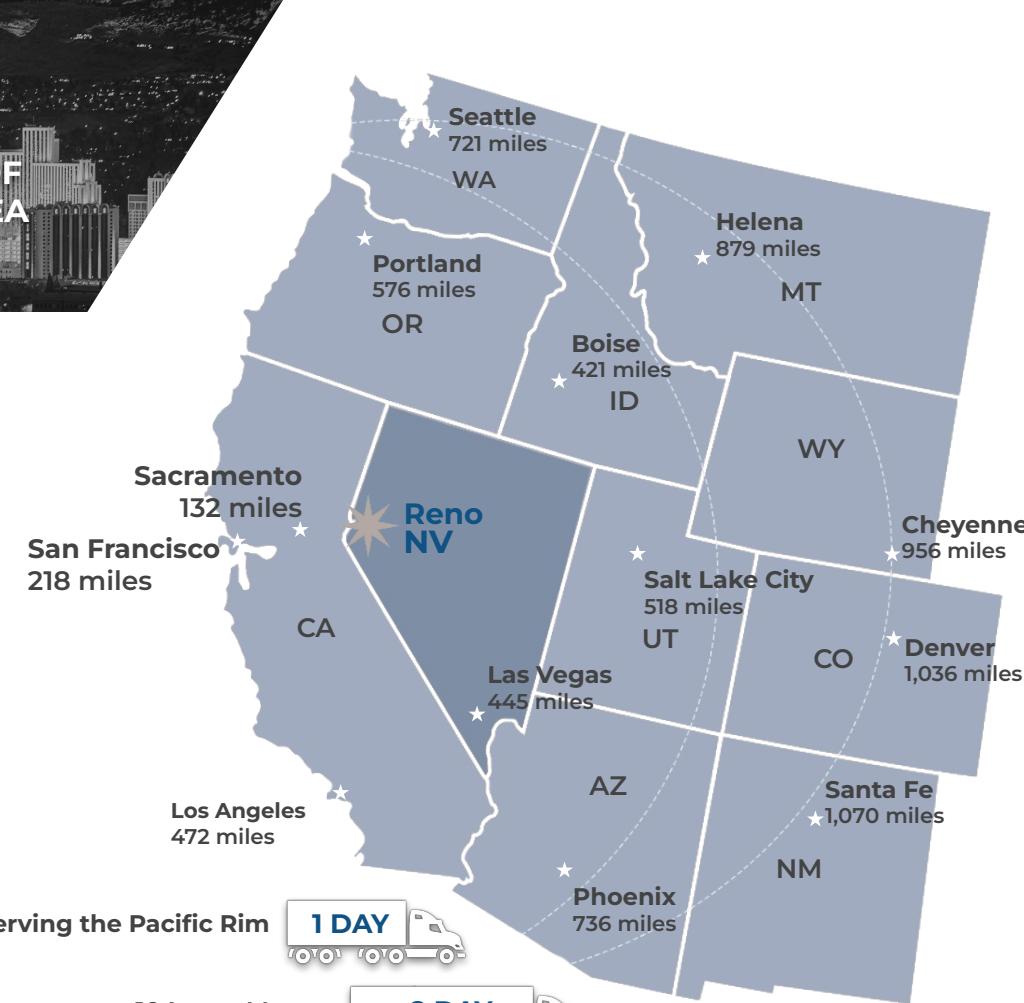
#### Sources:

[www.ballotpedia.org](http://www.ballotpedia.org)

[www.nvenergy.com/economicdevelopment](http://www.nvenergy.com/economicdevelopment)

#### Business Costs:

<http://www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business>





## ICONIC COMPANIES IN NORTHERN NEVADA



TESLA



Google



NEW  
  
DEANTRONICS

Tesla plans to invest \$3.6 billion to expand Gigafactory, introducing two new factories; a battery manufacturing facility and a truck factory that can support approximately 3,000 new team members.

Gigafactory Nevada currently spans 5.4 million square feet and represents a \$6.2 billion investment for Tesla to date. Annually Tesla produces 7.3 billion battery cells, 1.5 million battery packs, 3.6 million electric vehicles and 1 million energy modules, employing over 11,000 staff members.

Switch is the largest, most advanced data center campus in the world encompassing up to 1.3 million square feet on 2,000 acres in the Tahoe Reno Industrial Center. The facility is powered 100-percent by renewable energy.

Google/Alphabet owns 1,210 acres in The Tahoe Reno Industrial Center a few miles south of Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company.

ITS Logistics is a premier Third-Party Logistics company that provides creative supply chain solutions. ITS logistics headquarters is located in Sparks, Nevada. ITS logistics also has a 40,000 square foot office located in the heart of Downtown Reno and over 1.5 million square feet of warehouse in Reno/Sparks.

New Deantronics built a 200,000 square foot medical device technology campus in the Spanish Springs Industrial Park in 2021. The industrial park is home to well known companies like U-Haul, San Mar and Foot Locker.

# Panasonic

Panasonic added 94,483 square foot campus located in Reno's airport submarket. The location is the PENA's division headquarters and features state of the art engineering labs, employee recruitment and training facilities and other functions.

# dragonfly<sup>®</sup> ENERGY



Dragonfly Energy has a 99,000 square foot facility in Reno Nevada and has created over 150 jobs. Dragonfly Energy is an industry-leading manufacturer of deep cycle lithium-ion batteries and is spearheading conventional and solid-state lithium-ion battery research and development worldwide.

# REDWOOD MATERIALS



Apple's \$1 Billion data campus at the Reno Technology Park continues to expand years after its announcement in 2017 with over 100 employees and claims to get 100% of its power from renewable energy sources.

Redwood Materials is creating a closed-loop, domestic supply chain for lithium-ion batteries across collection, refurbishment, recycling, refining, and remanufacturing of sustainable battery materials. Headquartered in Carson City, with a 173 acre battery recycling operation at the Tahoe-Reno Industrial Center and leasing 670,000 square feet of Class A industrial space inside the Comstock Commerce Center. Redwood expects to invest \$3.5 billion in Northern Nevada over the coming decade and hire more than 1,500 people at their Tahoe-Reno Industrial Center site.

# THE NEW NEVADA

## Grow Your Business Here..



### GREATER RENO - SPARKS

- **100 companies** have relocated here in 3 years.
- Cost of living .9% lower than national avg.
- Ranked in **Top 100** places to live.
- Ranked in **35 best cities** for millennials to work.
- Average commute **22 min.**



### BUSINESS FRIENDLY

- Ranked in **Top 10** states for best business tax climate.
- Ranked in **Top 10** states for business incentives.



### TECHNOLOGY INFRASTRUCTURE

- Major data centers: **Switch, Apple, Ebay, Rackspace.**
- Research Collaboration.
- Home to **Microsoft, Intuit, Sierra Nevada Corp.**
- **"Super-Loop"** Fiber Network in Progress.



### REAL ESTATE, LAND, RESOURCES

- Affordable large-scale real estate and water available.
- Large Industrial Space.
- **(Tesla Gigafactory** in the Tahoe Reno Industrial Center).

### ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**



### SHIPPING HUB

- Less Than **1-Day** Truck Service To > **60 M Customers, 8 States, 5 Major Ports.**
- **2-Day** Truck Service to **11 States.**



### TAX ADVANTAGES

- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax



### TIER 1 UNIVERSITY

- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications



### WORKFORCE DEVELOPMENT

- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.