

Parkway Industrial Center

1200 USA Parkway & 625 Pittsburgh Avenue | TRIC | McCarran, Nevada

NOW LEASING | TWO INDUSTRIAL BUILDINGS



EXCLUSIVE LISTING AGENT

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CBRE



PROPERTY HIGHLIGHTS

- AVAILABLE NOW
- Building 1: ±434,480 SF
- Building 2: ±282,240 SF
- Divisible: ±141,120 SF
- Zoning: Heavy Industrial
- Direct Access to I-80
- ±35 Minutes to Reno-Tahoe International Airport
- Surrounding by many industrial neighbors

SITE PLAN





BUILDINGS 1 & 2 | SITE PHOTO

1200 USA Parkway & 625 Pittsburgh Avenue | TRIC | McCarran, Nevada



1200 USA PARKWAY
Parkway Industrial Center

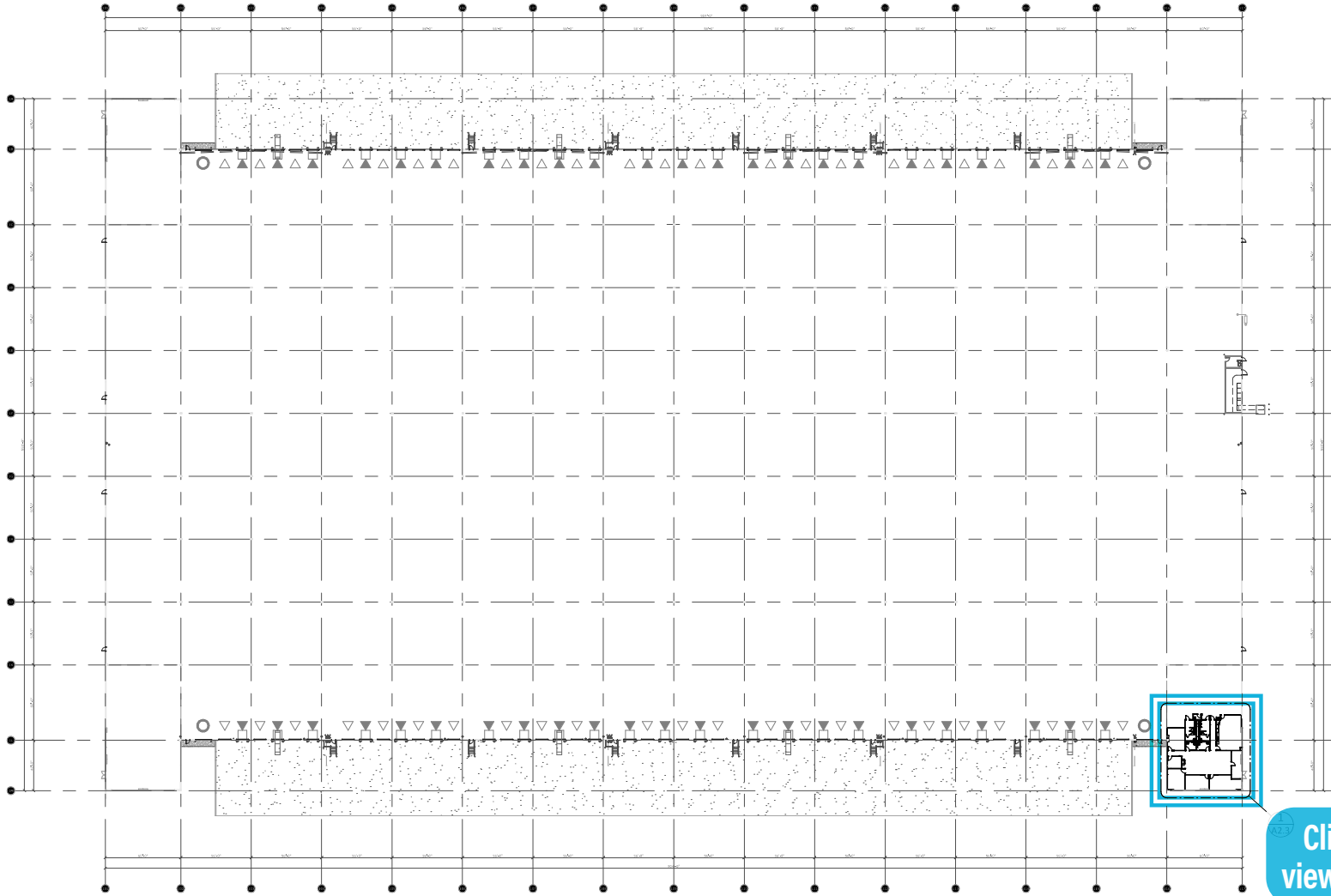
625 PITTSBURGH AVE
Parkway Industrial Center

USA PKWY



BUILDING 1 - 1200 USA PARKWAY | SPECS & OFFICE PLAN

- AVAILABLE NOW
- ±434,480 SF Available
- Divisible to: ±108,620 SF
- Clear Height: 36'
- Build-to-suit Office: ±3,440 SF
- 56' x 50 Column Spacing
- 90 Dock Doors, 44 Equipped with Levelers
- 4 Drive-in Doors
- Power: 4,000 Amps, 277/480V, 3-Phase
- Skylights
- Truck Courts: 130'
- Trailer Parking: 58
- Car Parking: 182
- Cross Docking



1 OVERALL FLOOR PLAN
1" = 40'-0"

▼ DOCK DOOR (9' x 10') ▽ FUTURE DOCK DOOR ○ DRIVE-IN DOOR (12' x 14')



BUILDING 2 - 625 PITTSBURGH AVENUE | SPECS & OFFICE PLAN

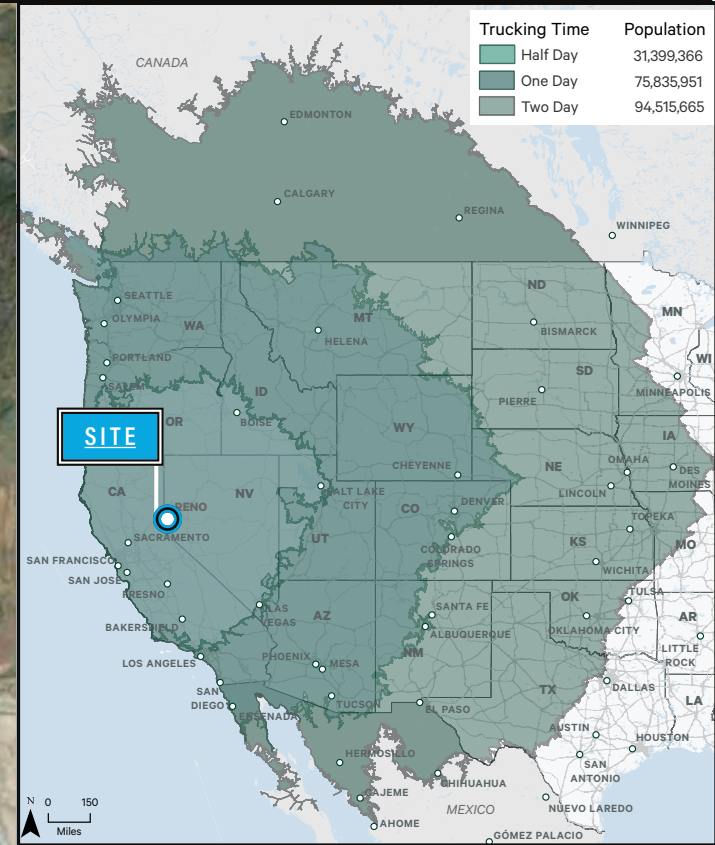
- AVAILABLE NOW
- ±141,120 SF Available
- Clear Height: 36'
- Build-to-suit Office: ±2,622 SF
- 56' x 50 column spacing
- 22 Dock Doors, 11 Equipped with Levelers
- 1 Drive-in Doors
- Power: 4,000 Amps, 277/480V, 3-Phase
- Skylights
- Truck Courts: 130'
- Car Parking: 71
- Front Loading



▼ DOCK DOOR (9' x 10') ▽ FUTURE DOCK DOOR ○ DRIVE-IN DOOR (12' x 14')

 LOCATION ACCESS

 TRUCK DRIVE-TIMES



SITE
Parkway Industrial Center

LOCATION NEIGHBORHOOD TENANTS





AREA DEMOGRAPHICS

WITHIN A 45-MINUTE DRIVE

(2022 ESTIMATES)



538,575

2022 Population
(45-min Drive)



\$104,316

2022 Average
HH Income
(45-min Drive)

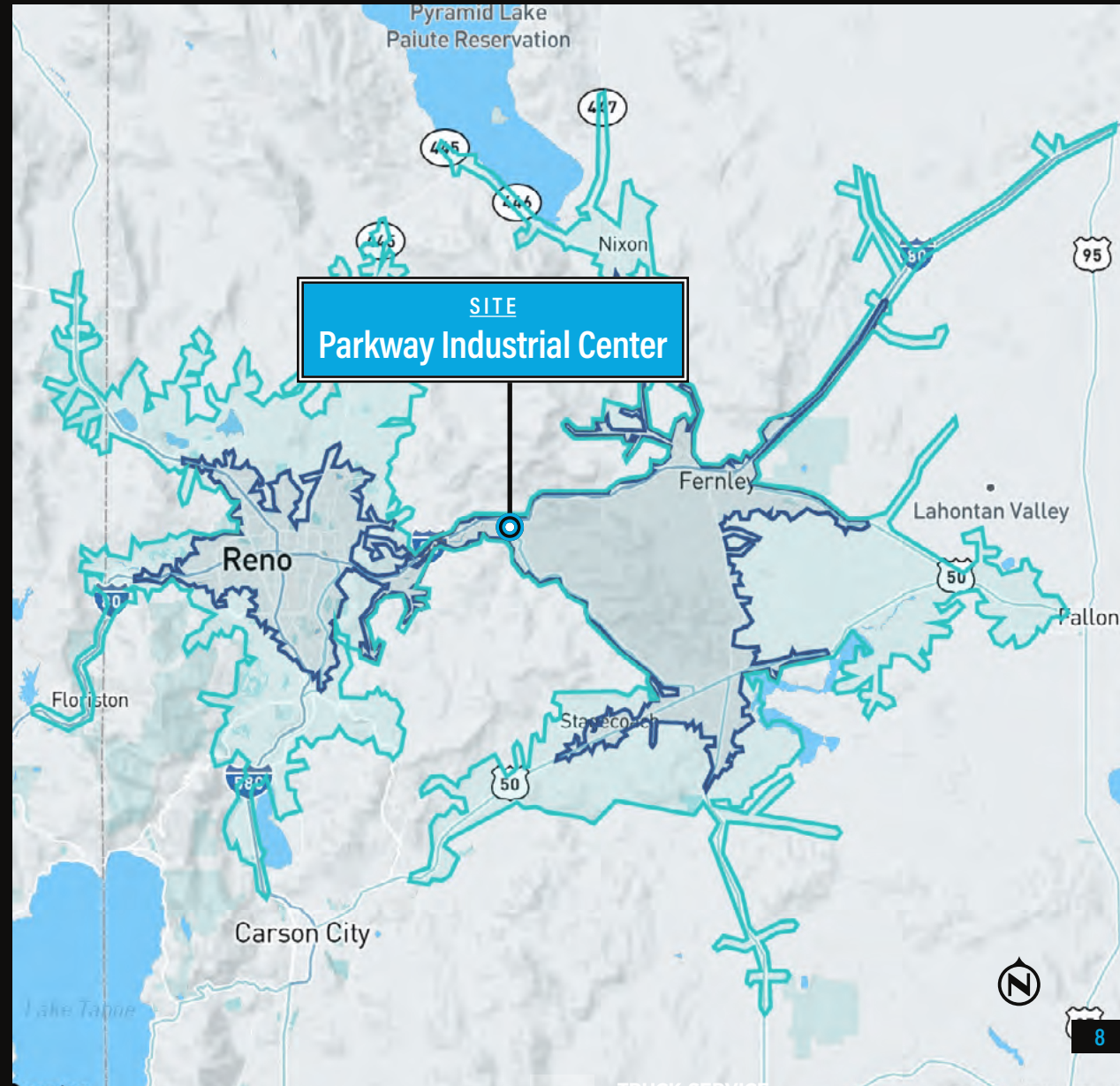


\$446,279

2022 Average
Household Value
(45-min Drive)

	30-MIN DRIVE	45-MIN DRIVE
TOTAL POPULATION	364,314	538,575
TOTAL HOUSEHOLDS	146,577	211,546
MILLENNIAL POPULATION % (AGE 25-39)	26.5%	24.8%
GEN X POPULATION % (AGE 40-55)	18.6%	19.5%
MEDIAN HOUSEHOLD INCOME	\$68,540	\$78,195
HOUSEHOLD INCOME > \$100,000	27,514	43,918
MANUFACTURING WORKERS	15,385	22,774
WAREHOUSE/DISTRIBUTION WORKERS	13,263	19,750

30-MIN DRIVE 45-MIN DRIVE



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