

FULLY-RACKED NEW FREEZER WAREHOUSE FOR SUBLLEASE

+/- 108,160 Square Feet

Reno, Nevada



FOOD PROPERTIES
GROUP

Colliers



1900 PERU DRIVE, RENO, NEVADA

- Total Available: +/- 108,160 Square Feet (SF)
- Frozen Storage: +/- 83,360 SF
- Refrigerated Dock: +/- 17,640 SF
- 50' Ceiling Height
- Fully-Racked
- 14 Dock Doors
- 21 Trailer Parks
- 2023 Construction
- Near I-80

Scott Delphey, Founder

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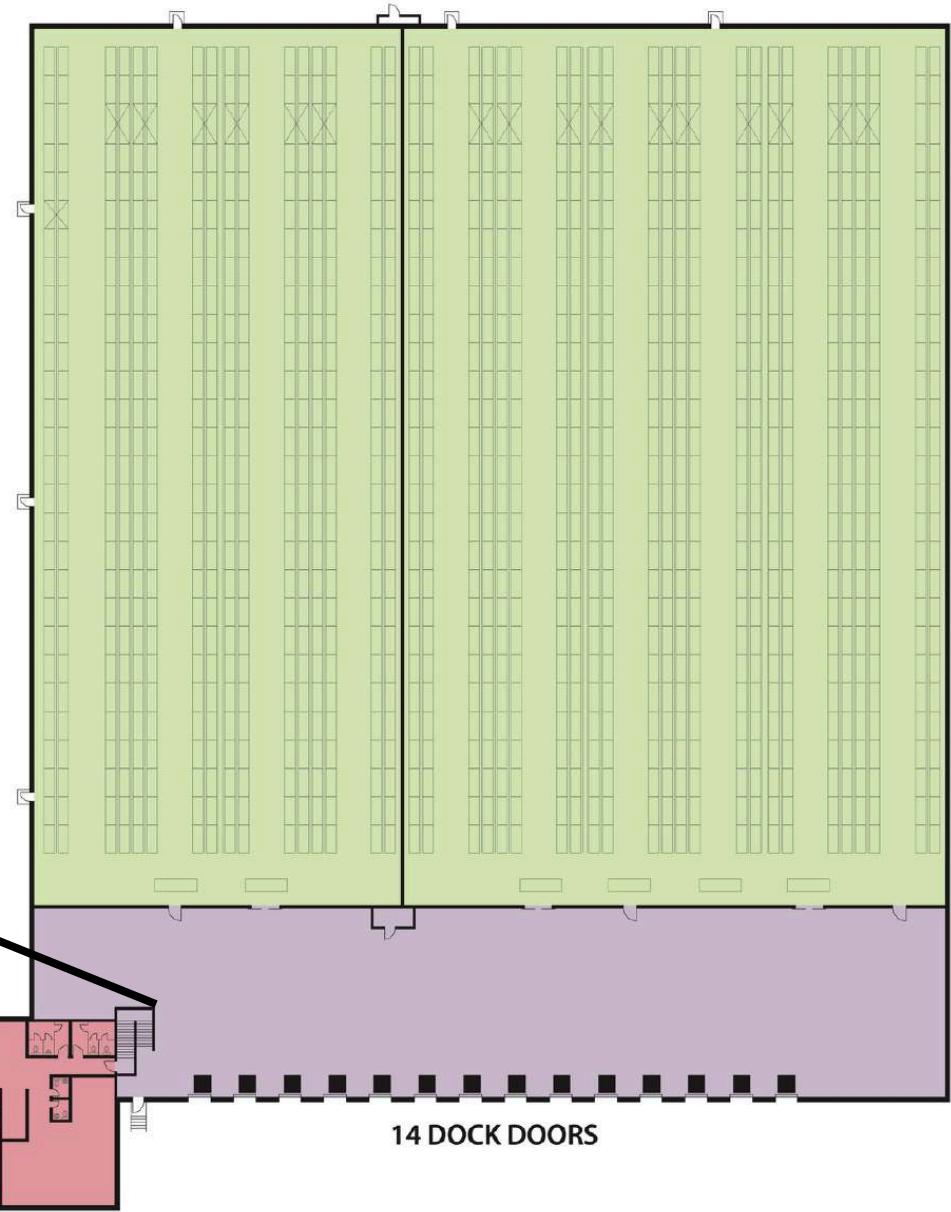
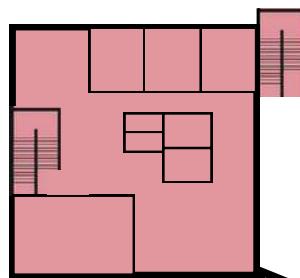


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- Frozen Storage: 83,360 SF
- Refrigerated Dock: 17,640 SF
- Office & Welfare:
5,960 SF ~ Two Story

SECOND STORY OFFICE



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SQUARE FOOTAGE ITEMIZATION

- Total building: 254,460 SF
- Total available: +/- 108,160 SF
- Frozen storage: +/- 83,360 SF
 - Comprised of two rooms;
+/- 33,605 & +/- 49,755 SF,
respectively
 - Convertible from -10° to +55°
- Refrigerated dock: +/- 17,640 SF
 - 34°-40° capable
 - 60' deep
- Office & welfare: +/- 5,960 SF
- Mechanical support: +/- 1,200 SF

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FULLY-RACKED

- +/- 15,528 rack positions
- 65"-90" openings
- Two-deep, seven-high configuration



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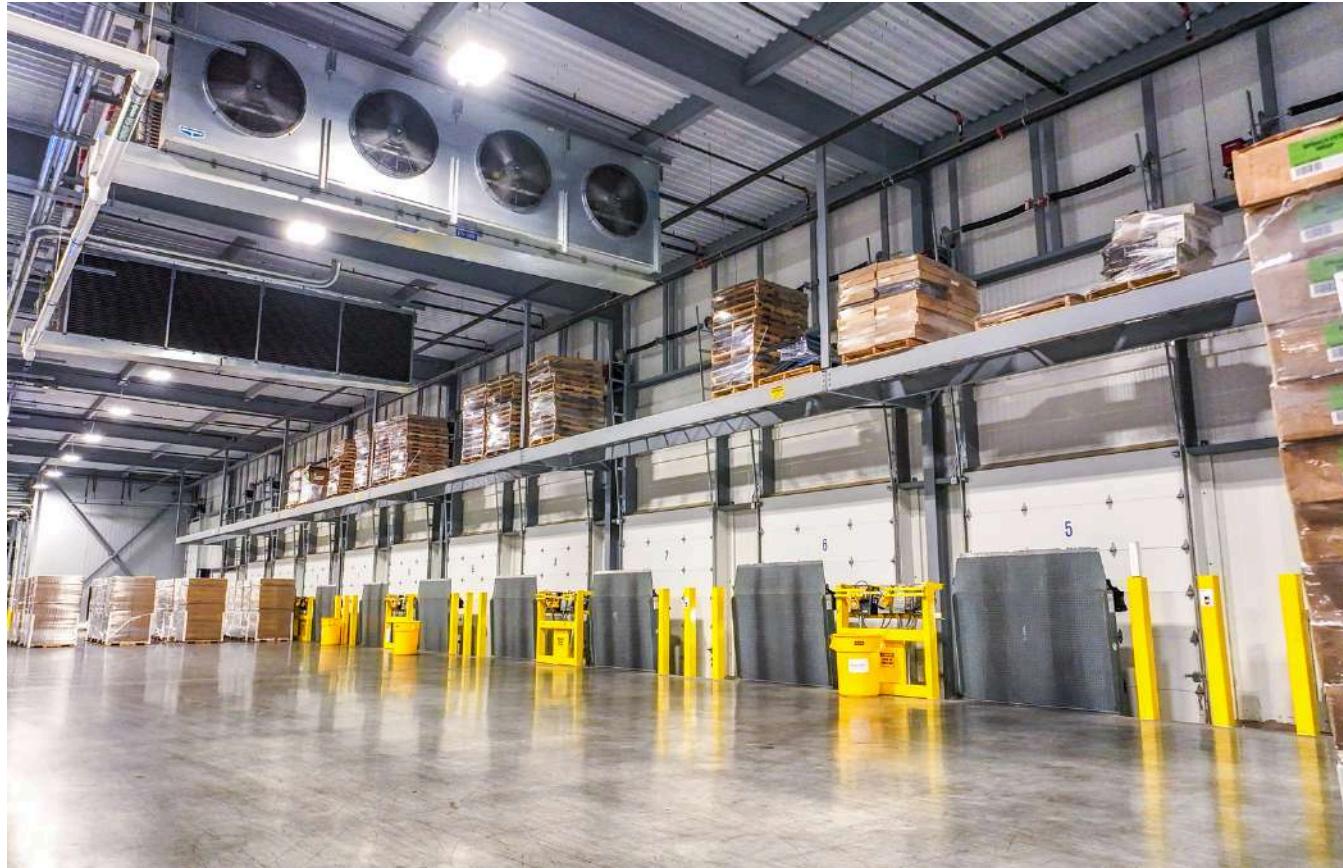
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CONSTRUCTION

- 2023 construction
- Low charge ammonia system
- Steel frame insulated metal panel
- 14 dock doors
 - 40,000 lb hydraulic vertical dock levelers
- Sprinklered
- Glycol underfloor heating
- Guard shack available
- 43 auto parking positions
- 21 trailer parking positions

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LOCATION

- Located in corporate business park ~
Tahoe-Reno Industrial Center
 - Corporate neighbors include Walmart,
Thrive Market & Tesla
- 24 miles to Reno-Tahoe International Airport
- No corporate income, inventory, franchise, or
income tax



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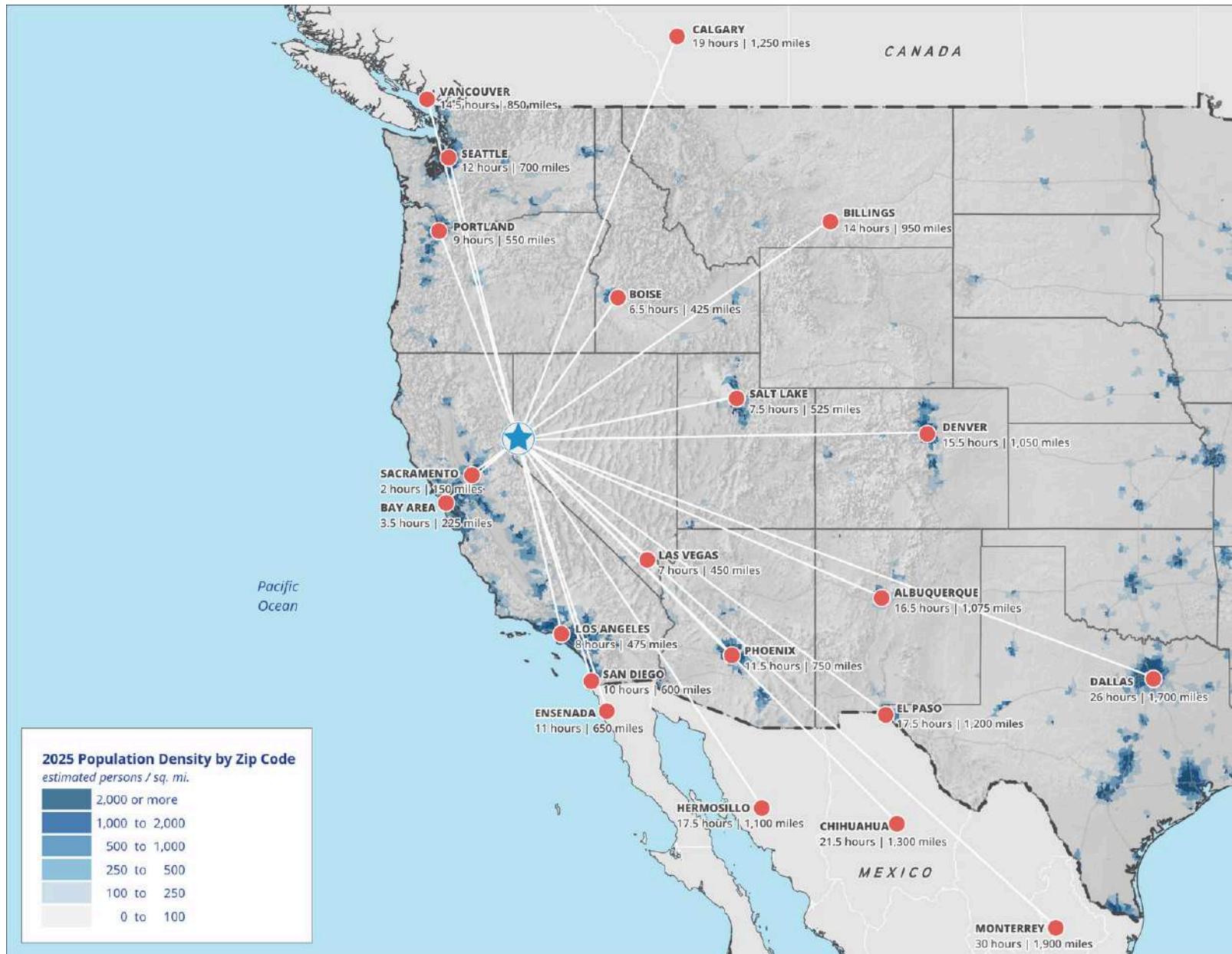
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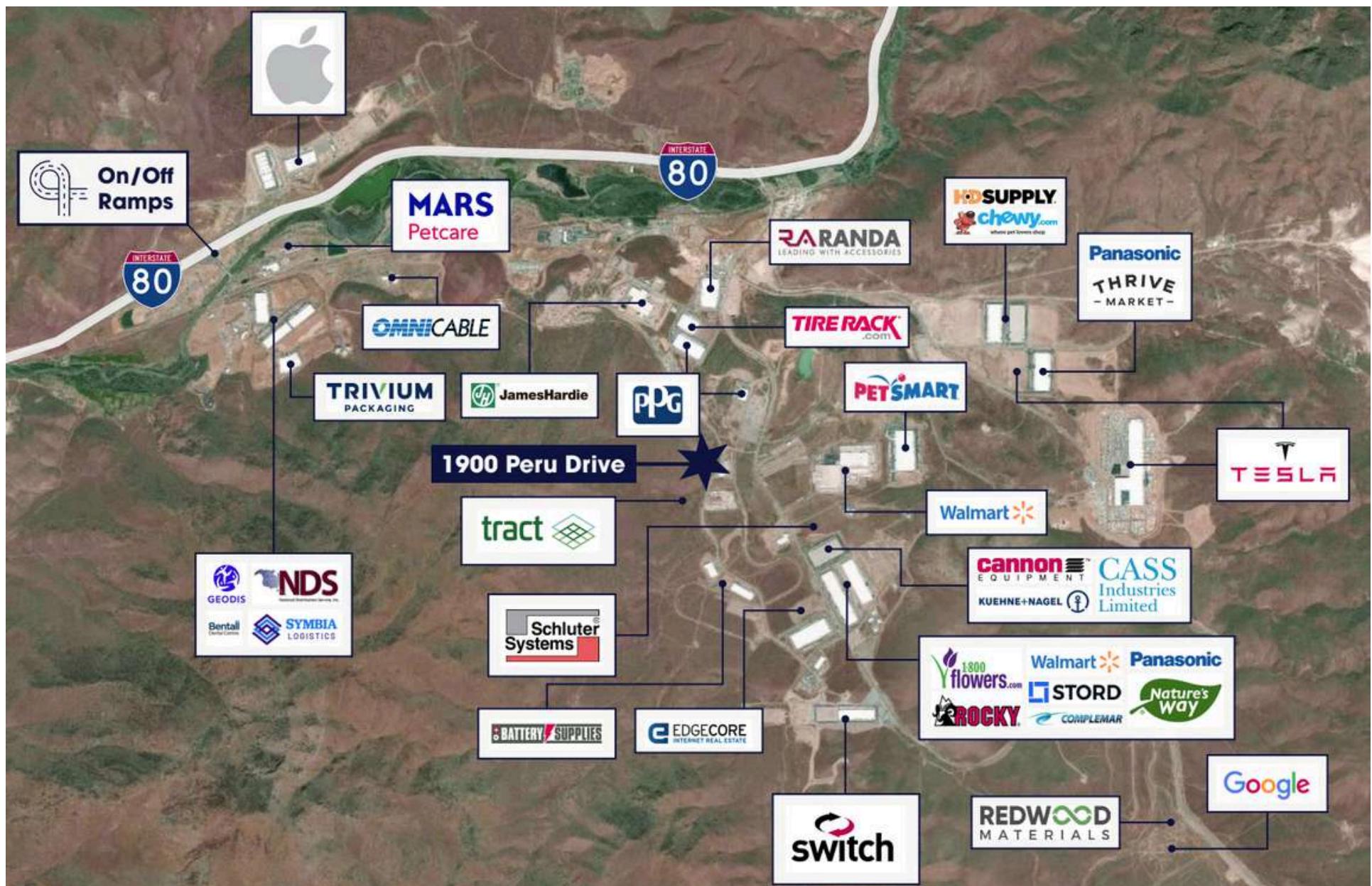
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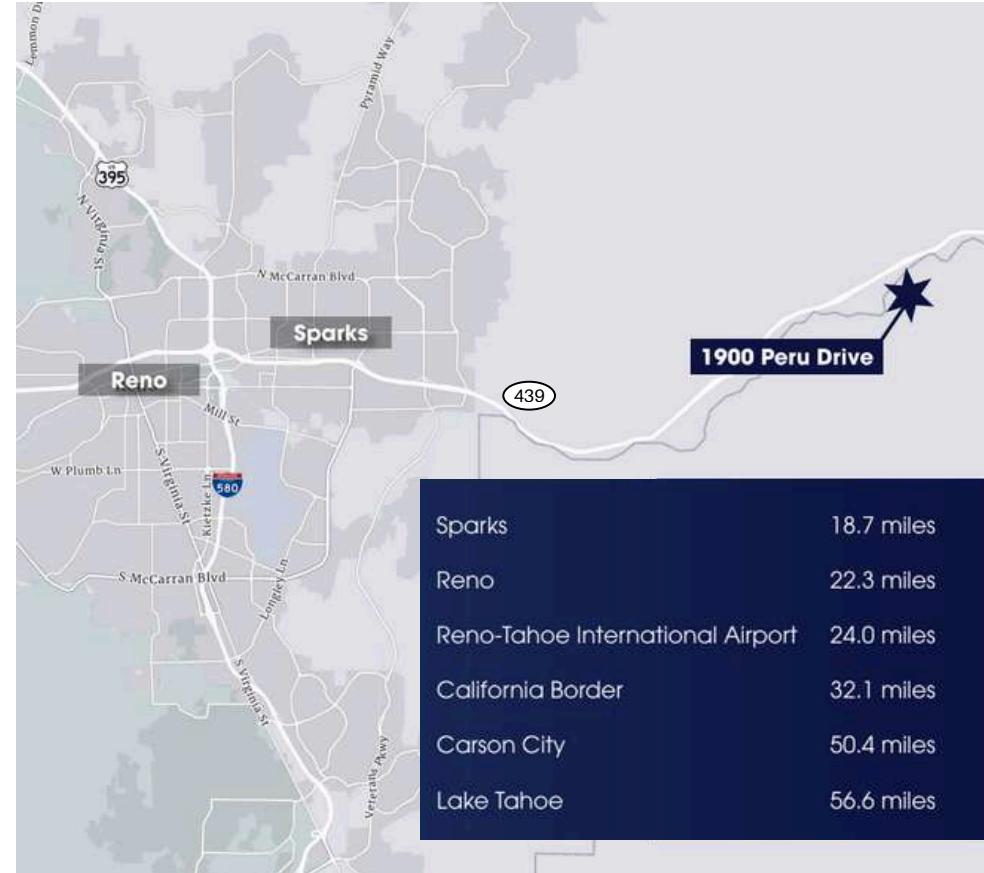
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NEVADA AND TAHOE RENO INDUSTRIAL CENTER OPERATING ADVANTAGE

- Strategic location – among the 11 Western states
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong workforce and 24/7 operations
- State incentives available for qualifying companies
- Right-to-Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location
- All industrial uses are pre-approved within the Tahoe Reno Industrial Center

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