

# FULLY-RACKED NEW FREEZER WAREHOUSE FOR SUBLEASE

+/- 108,160 Square Feet

Reno, Nevada



FOOD PROPERTIES  
GROUP



## 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**

**Food Properties Group**

Lic. #59460 | Corp. #59533

M: 626.590.0490

E: [scott.delphey@foodpropertiesgroup.com](mailto:scott.delphey@foodpropertiesgroup.com)

**Justin Smutko, Executive Vice President**

**Colliers | CA Lic. 01904637**

T: 510. 910.5616 | E: [justin.smutko@colliers.com](mailto:justin.smutko@colliers.com)

**Chris Fairchild, Executive Vice President**

**Colliers | NV Lic. #S.71829**

T: 775.287.3640 | E: [chris.fairchild@colliers.com](mailto:chris.fairchild@colliers.com)

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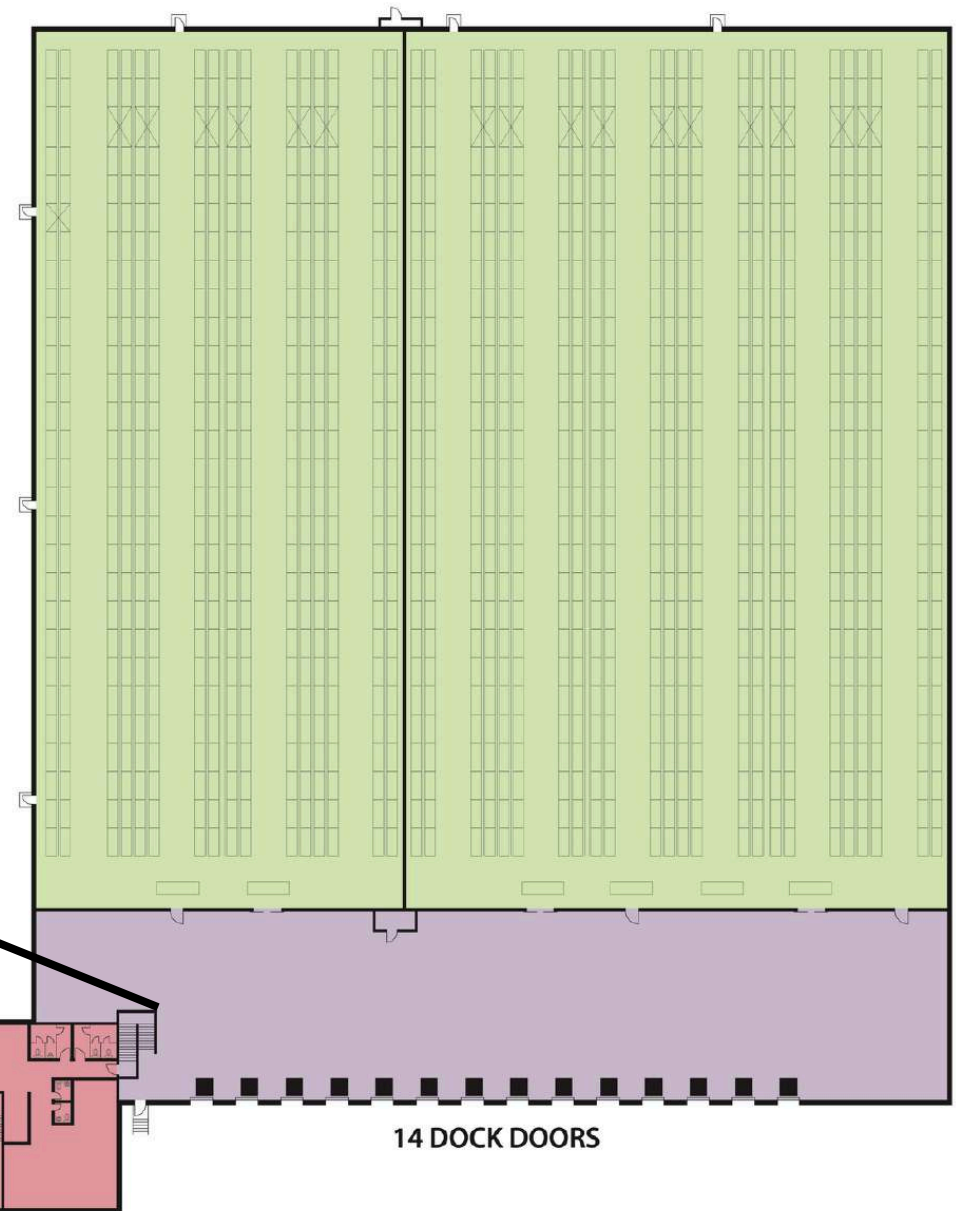
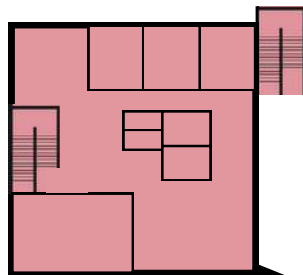


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	Frozen Storage: 83,360 SF
	Refrigerated Dock: 17,640 SF
	Office & Welfare: 5,960 SF ~ Two Story

## SECOND STORY OFFICE



14 DOCK DOORS

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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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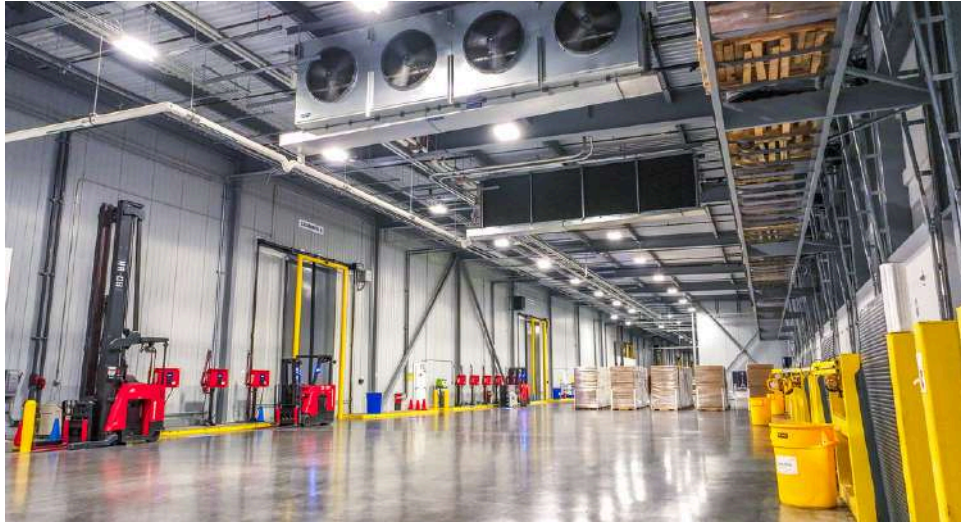
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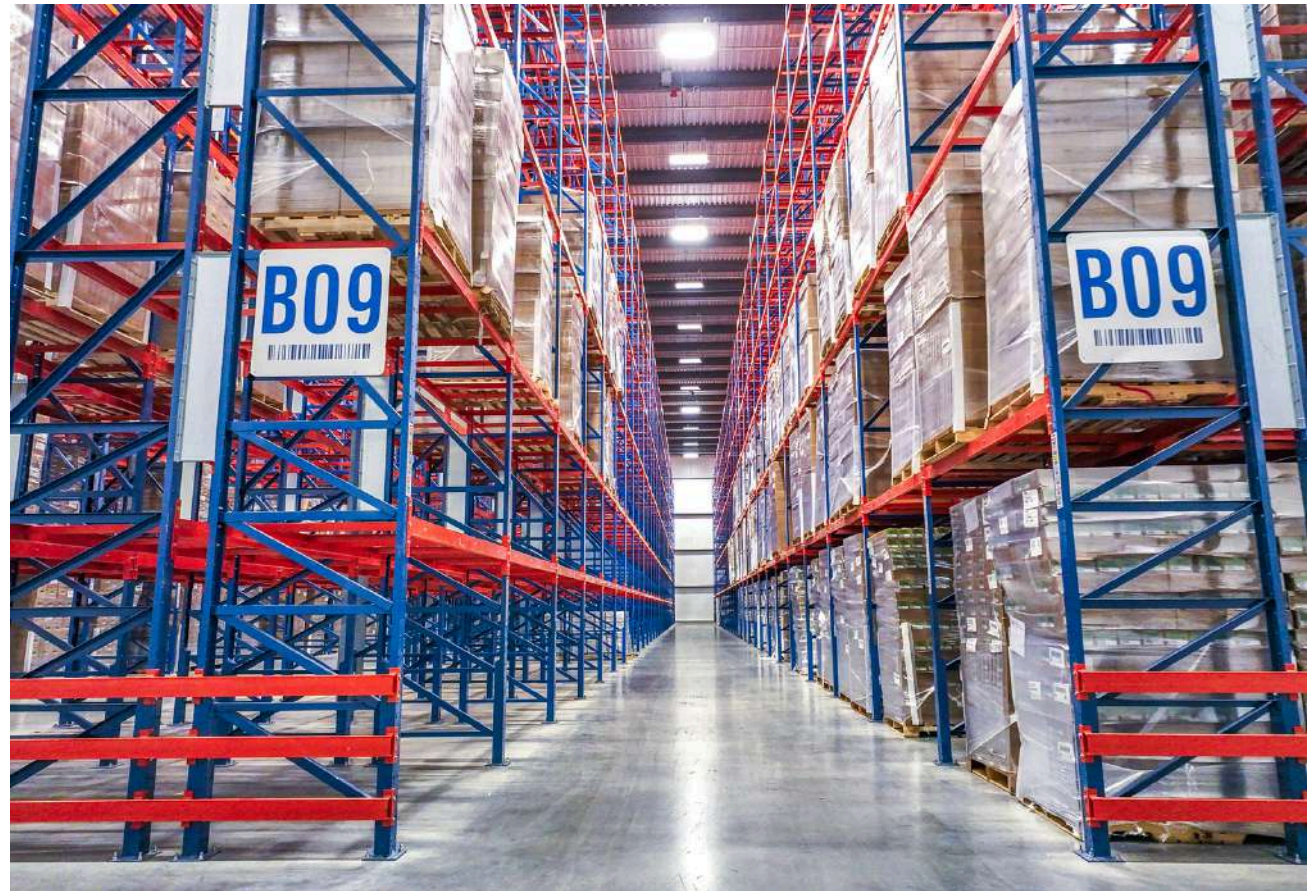


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## FULLY-RACKED

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



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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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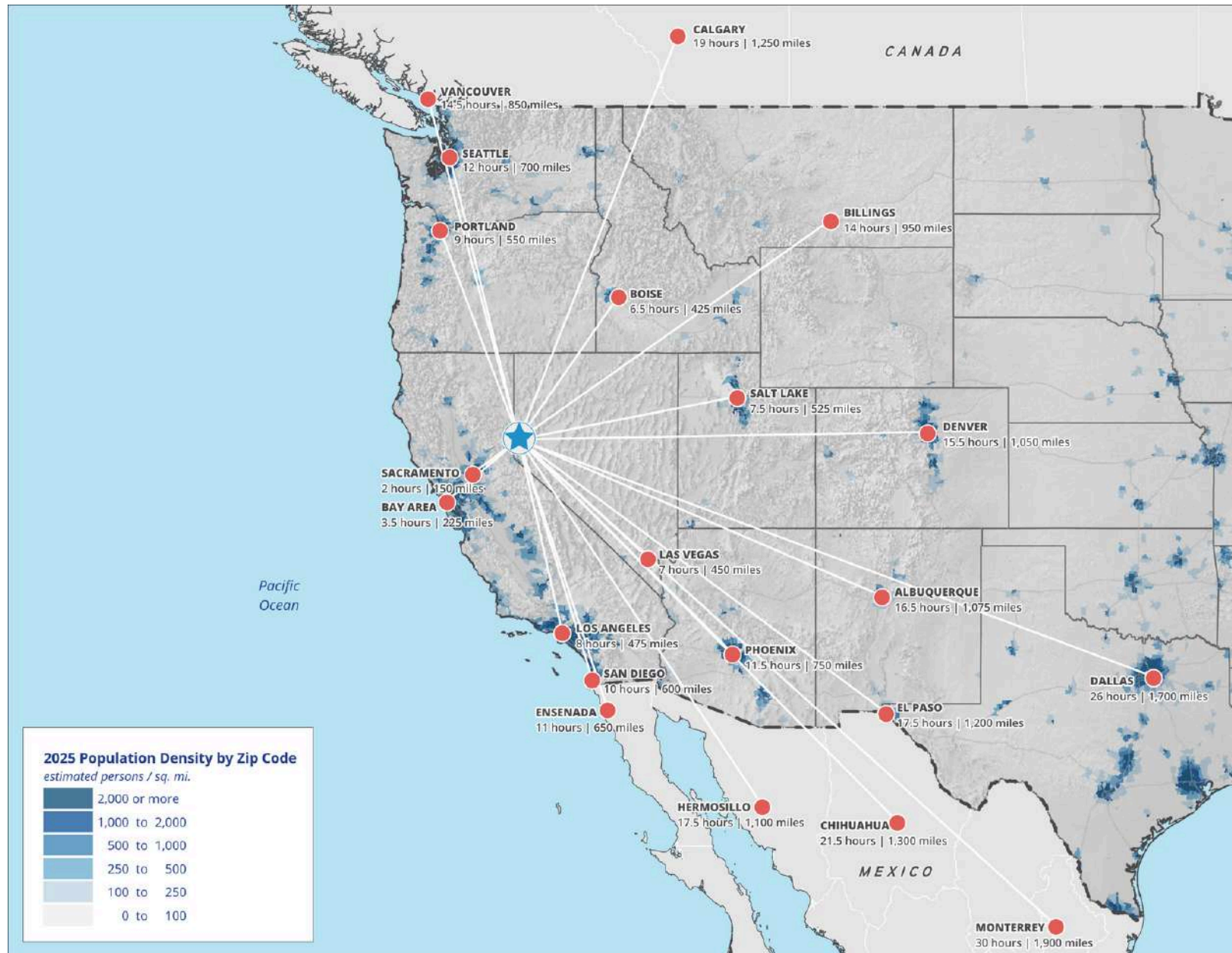
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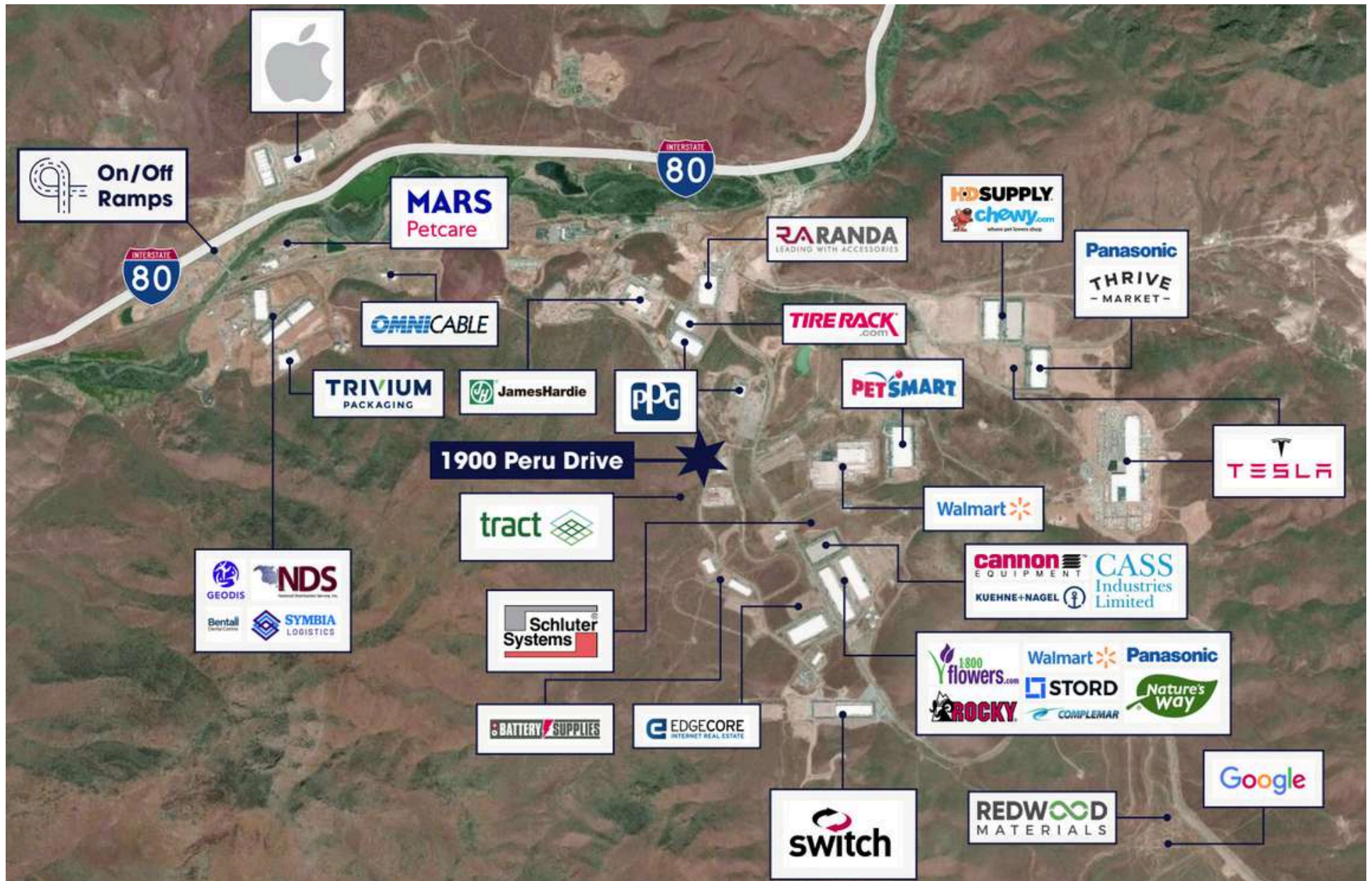
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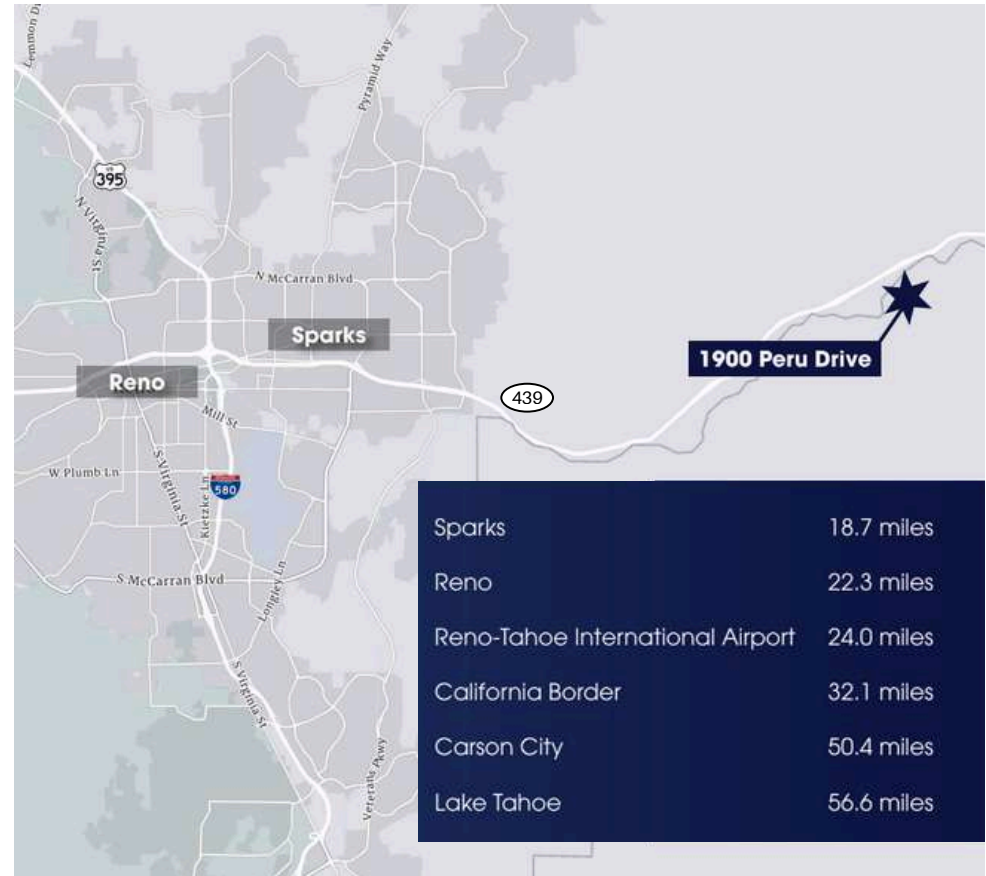
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## NEVADA AND TAHOE RENO INDUSTRIAL CENTER OPERATING ADVANTAGE

- 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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