

# TAHOE / RENO INDUSTRIAL CENTER

1050 WALTHAM WAY  
MCCARRAN, NV 89434

*FOR LEASE OPPORTUNITY  
DELIVERABLE Q1 2025*



**334,800**  
SQUARE FEET

***PERMIT READY!***



**CBRE**

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## NEW EMPLOYERS



Less than 2 miles (4 min.)  
to access I-80



15 miles (16 min.) east of Us 395/  
Interstate 580 Interchange

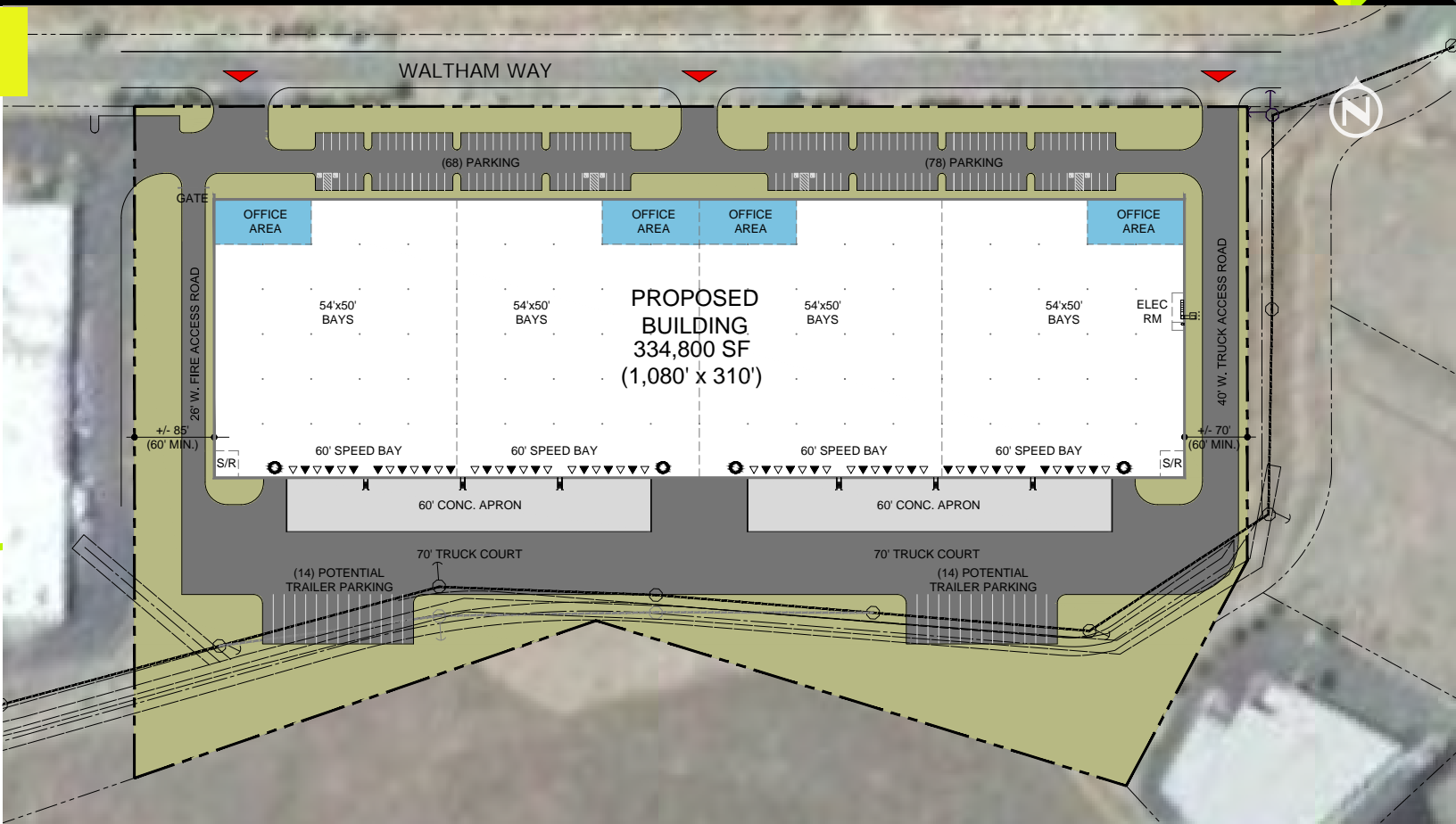


18.5 miles (22 min.) east of  
the Reno-Tahoe International



30 miles (29 min.) to the California  
border and 240 miles east of the  
Port of Oakland/San Francisco

# SITE PLAN



## LOCATION & PROPERTY HIGHLIGHTS



**±334,800 SF Available (Divisible to 100,000 SF)**



**BTS OFFICE**



**36' CLEAR**



**26 DOCK DOORS W/ 28 KNOCKOUTS**



**4 DRIVE-IN DOORS**



**4,000 AMPS 277/480V POWER**



**ALL UTILITIES ARE TO BACK OF CURB READY FOR DEVELOPMENT**



**PURPLE PIPE/RECLAIMED WATER ADJACENT TO SITE FOR TENANTS USE**



**ESFR**



**60 MIL TPO ROOF**



**2% SKYLIGHTS**



**130' TRUCK COURTS**



**146 AUTO PARKING SPACES**



**28 TRAILER PARKING**



**PERMIT READY**

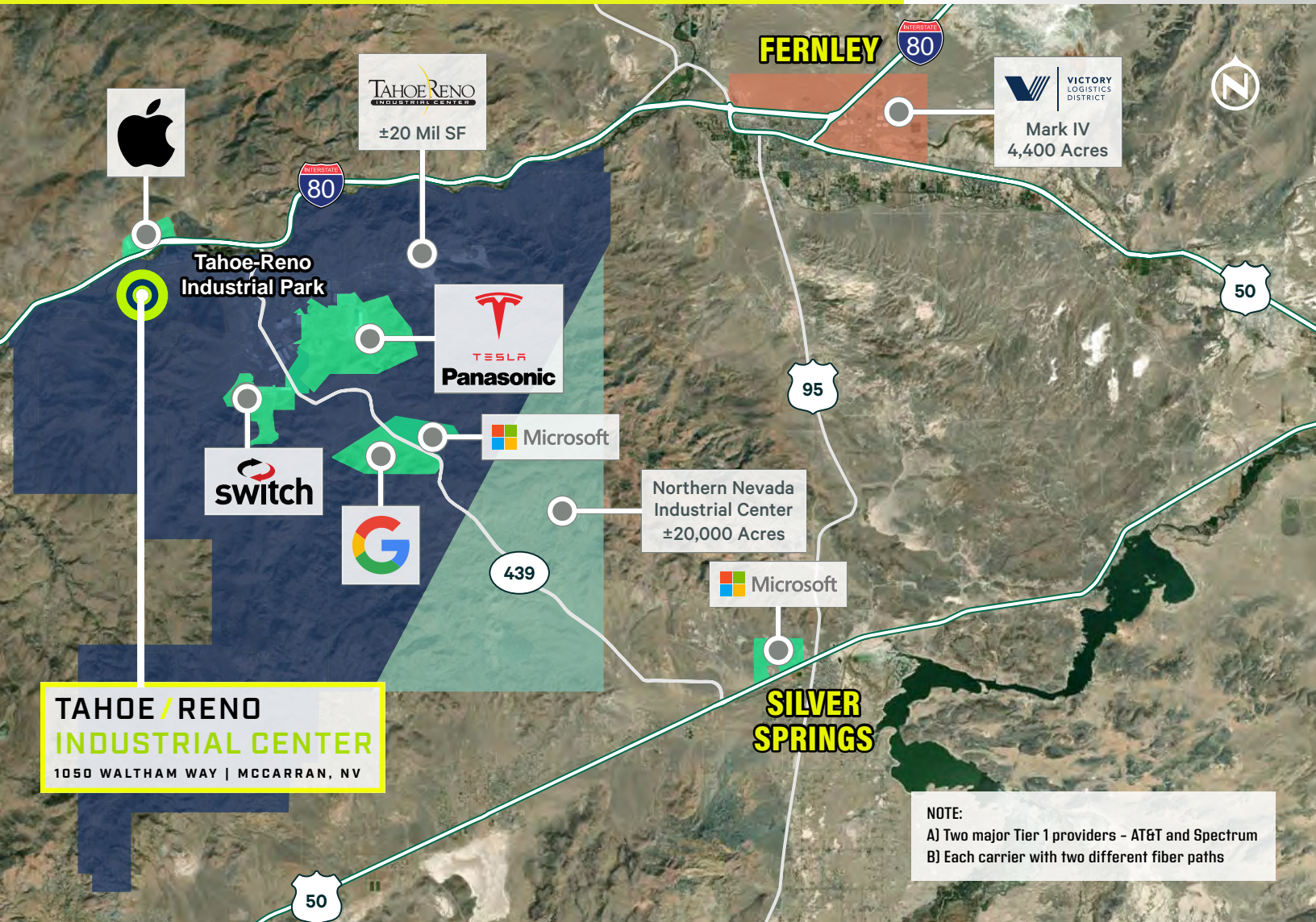


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## OPTIMAL DATA CENTER LOCATION

*No co-location restrictions.*



# AN EMERGING DATA-CENTER

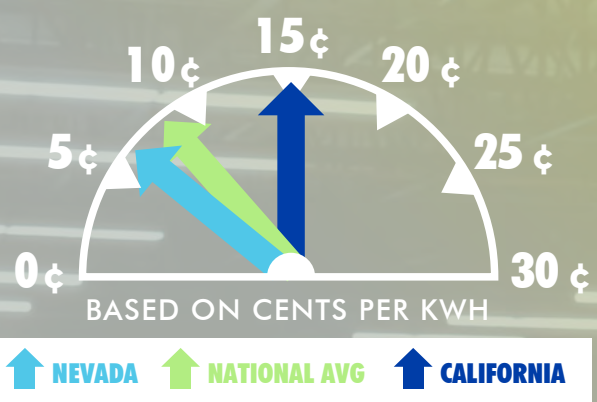
# NV ENERGY



“  
**Greenlink Nevada**  
 is a new renewable energy and electrical infrastructure initiative that will make Nevada a leader in the clean energy economy.”

– NV Energy

## RELIABLE AND LOW COST ENERGY



NEVADA UTILITY RATES ARE SUBSTANTIALLY CHEAPER

56.3% | 27.7%  
 Lower than CA | Lower than U.S.

Source: NV Energy.

### RELIABILITY

Nevada Energy ranks among the best in the nation, as measured by the company’s “system average interruption frequency index” and it’s “system interruption duration index.”

### ENERGIZED

NORTHERN NEVADA IS WELL SUITED FOR A VARIETY OF RENEWABLE ENERGY SOURCES



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FOR MORE INFORMATION, PLEASE CONTACT:

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**CBRE**

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