



CLARION PARTNERS

For Lease

500 Denmark Dr.
McCarran, NV 89434

161,165 Square Feet Available



BUILDING HIGHLIGHTS

- 161,165 SF available
- 3,500 SF spec office
- 32' clear height
- ESFR sprinkler system
- 17 dock high doors
- 1 drive-in doors
- 52' x 50' typical bay spacing
- Rear load configuration
- 2,000 amps (expandable to 3,400, est. 12 months), 277/480 volts, 3 phase power
- 81 employee parking spaces
- 15 trailer parking spaces

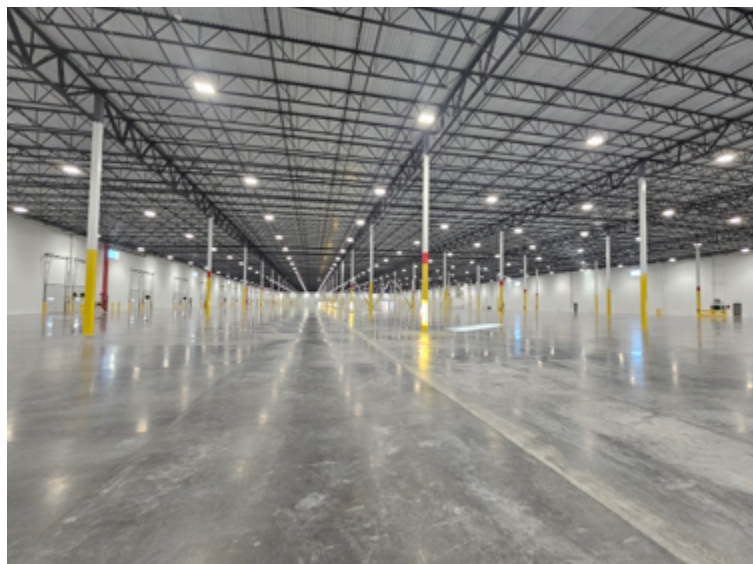


This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



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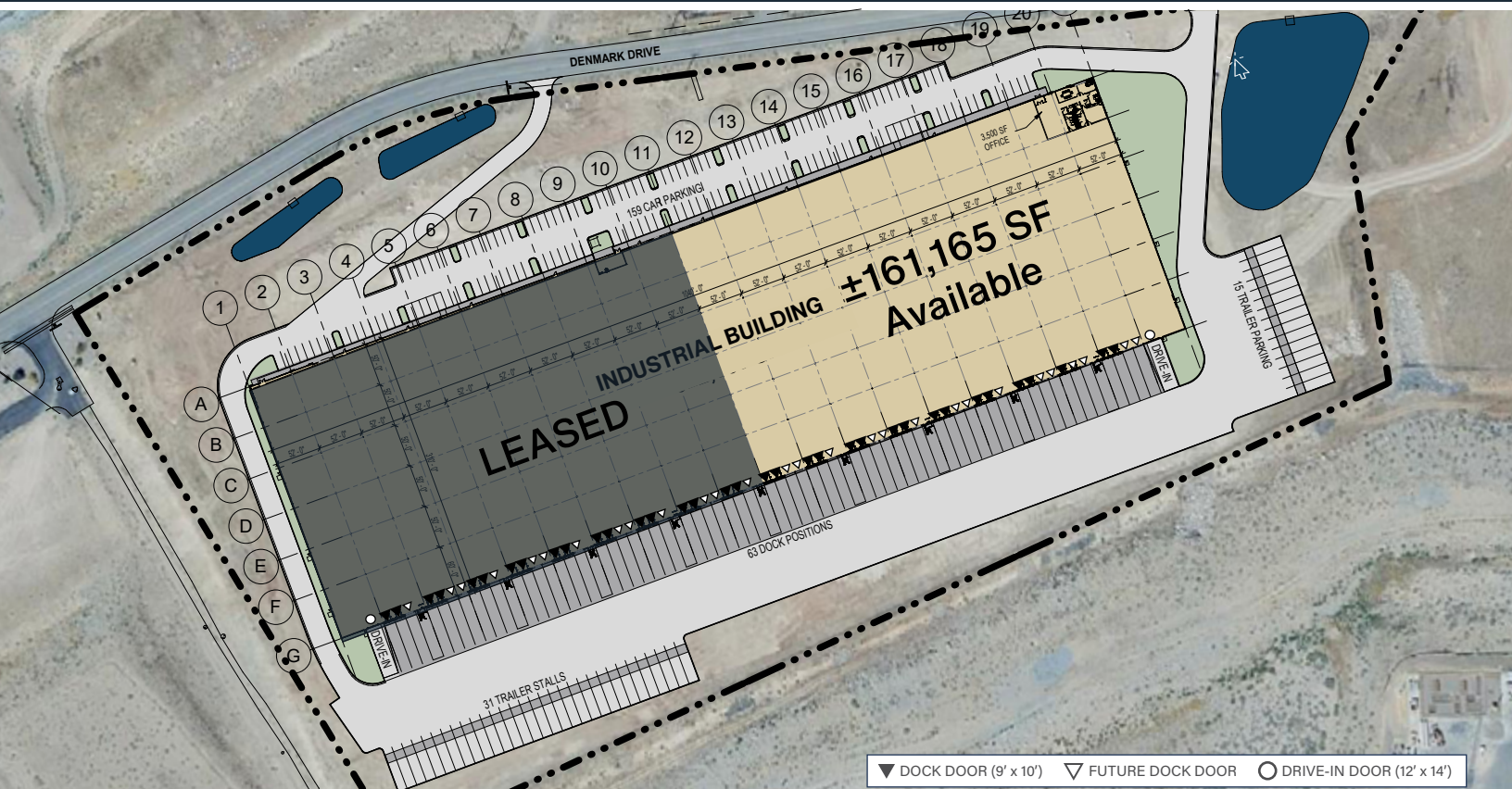


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500 Denmark Dr.



500 Denmark Dr. is a modern bulk distribution center located in the Tahoe Reno Industrial Center (TRIC) located just 20 miles East of Reno, Nevada with great accessibility, making it well suited for both local and regional distribution.

- TRIC is a key parcel hub with a deep labor pool from the surrounding communities of Reno/Sparks, Fernley, Silver Springs, Dayton, Carson City and Fallon.
- The project is proximate to amenities including hotel/lodging, food, service center/fuel and urgent care facilities.



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A Franklin Templeton Company

www.clarionpartners.com

For more information on this opportunity, please contact.

CBRE

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