

# *LogistiCenter<sup>SM</sup> at I-80 WEST PHASE II*

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**±68,200 - ±429,000 SF For Lease**

**Q1 2024 Estimated Delivery**





# PROJECT HIGHLIGHTS

## LOCATION

- Located four miles from California border.
- Direct access & frontage on Interstate 80.
- Neighboring tenants include Patagonia, Masonite, Cardinal Showers and Power Sonic.
- Immediate access to diverse labor pools and housing, with over 3,671 new residential units approved and/or under construction in a 5 mile radius.
- Washoe County jurisdiction.

## PROJECT


- Two buildings totaling  $\pm 429,000$  SF of state-of-the-art distribution facilities.
- Building 1:  $\pm 170,500$  SF rear-loading
- Building 2:  $\pm 258,500$  SF cross dock
- 32' clear height
- Office:  $\pm 2,982$  SF per building
- ESFR sprinkler system
- 4000 amp switchgear

### KEY DISTANCES

  
 $\pm 0.25$  MI

  
RENO-TAHOE  
INTERNATIONAL  
AIRPORT  
 $\pm 13.0$  MI

  
 $\pm 10.0$  MI

  
DOWNTOWN  
RENO  
 $\pm 9.0$  MI

## BUILDING 1

Total SF: ±170,500 SF

Divisible to 68,200 SF

Office Area: ±2,982 SF

Clear Height: ±32'

Column Spacing: 50'x50'

Speed bay: 60'

Sprinkler: ESFR

LED Lighting

Skylights throughout

Dock Doors: 27

Drive-In Doors: 2

Truck Court: 210' shared

Building Depth: ±310'

Car Parking: 105

Floor Slab: 6" concrete slab

## BUILDING 2

Total SF: ±258,500 SF

Divisible to 94,000 SF

Office Area: 2,982 SF

Clear Height: ±32'

Column Spacing: 50'x50'

Speed bay: 60'

Sprinkler: ESFR

LED Lighting

Skylights throughout

Dock Doors: 54

Drive-In Doors: 4

Truck Court: 140' / 210' shared

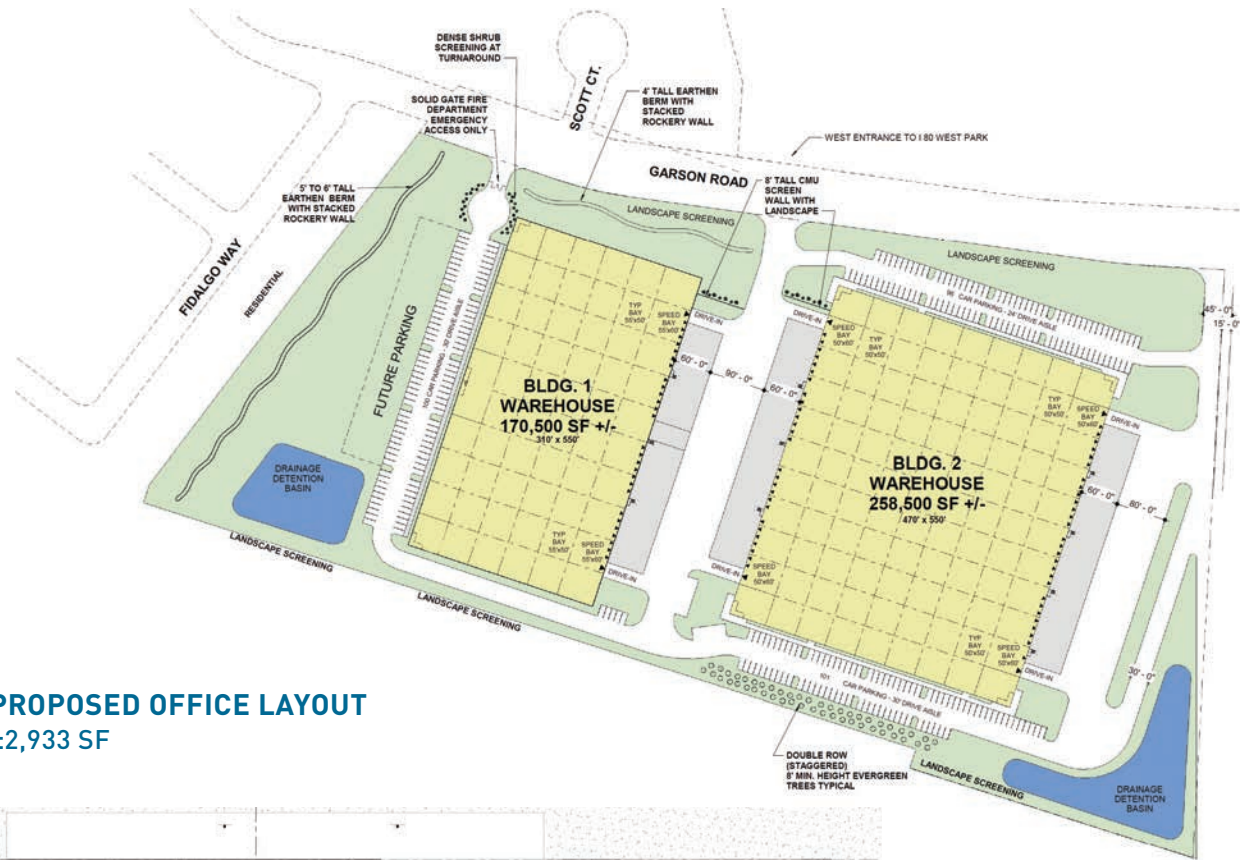
Building Depth: ±470'

Car Parking: 197

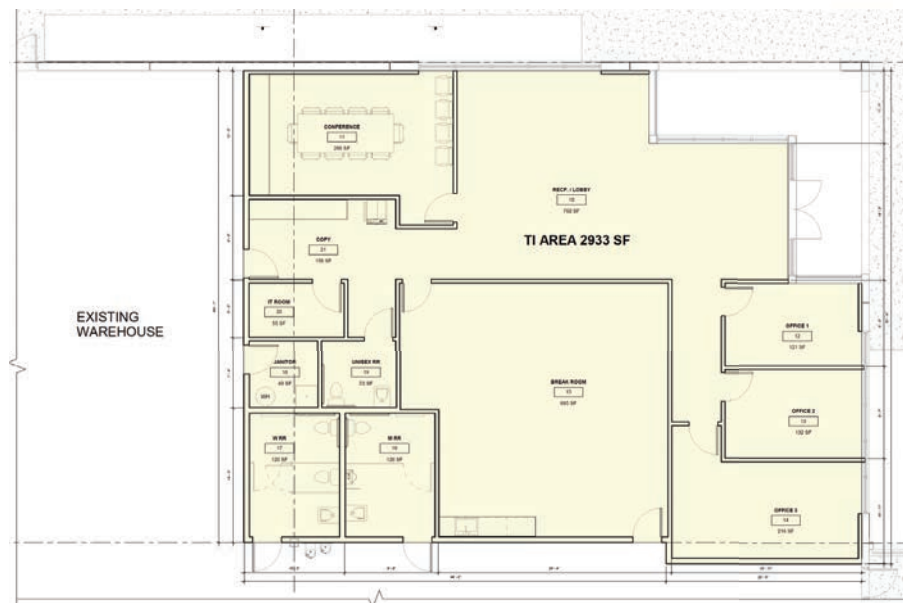
Floor Slab: 6" concrete slab

# PROJECT

## HIGHLIGHTS



## PROPOSED OFFICE LAYOUT ±2,933 SF



NOT TO SCALE  
ALL MEASUREMENTS  
ARE APPROXIMATE



# LOCATION

RENO-TAHOE  
INTERNATIONAL  
AIRPORT

EASTBOUND MAP

SPARKS

RENO

MAYBERRY INDUSTRIAL PARK

patagonia®

MASONITE

POWERPS SONIC

Cabela's

CARDINAL

VERDI

BOOMTOWN GARSON RD

BOOMTOWN GARSON RD

LogistiCenter<sup>SM</sup> at I-80  
WEST PHASE II

INTERSTATE  
80





# LOCATION

WESTBOUND MAP

BAY AREA  
200 MILES

SACRAMENTO  
120 MILES

TRUCKEE  
20 MILES

CALIFORNIA  
NEVADA

CALIFORNIA  
NEVADA

VERDI

LogistiCenter<sup>SM</sup> at I-80  
WEST PHASE II

Cabela's

BOOMTOWN GARSON RD



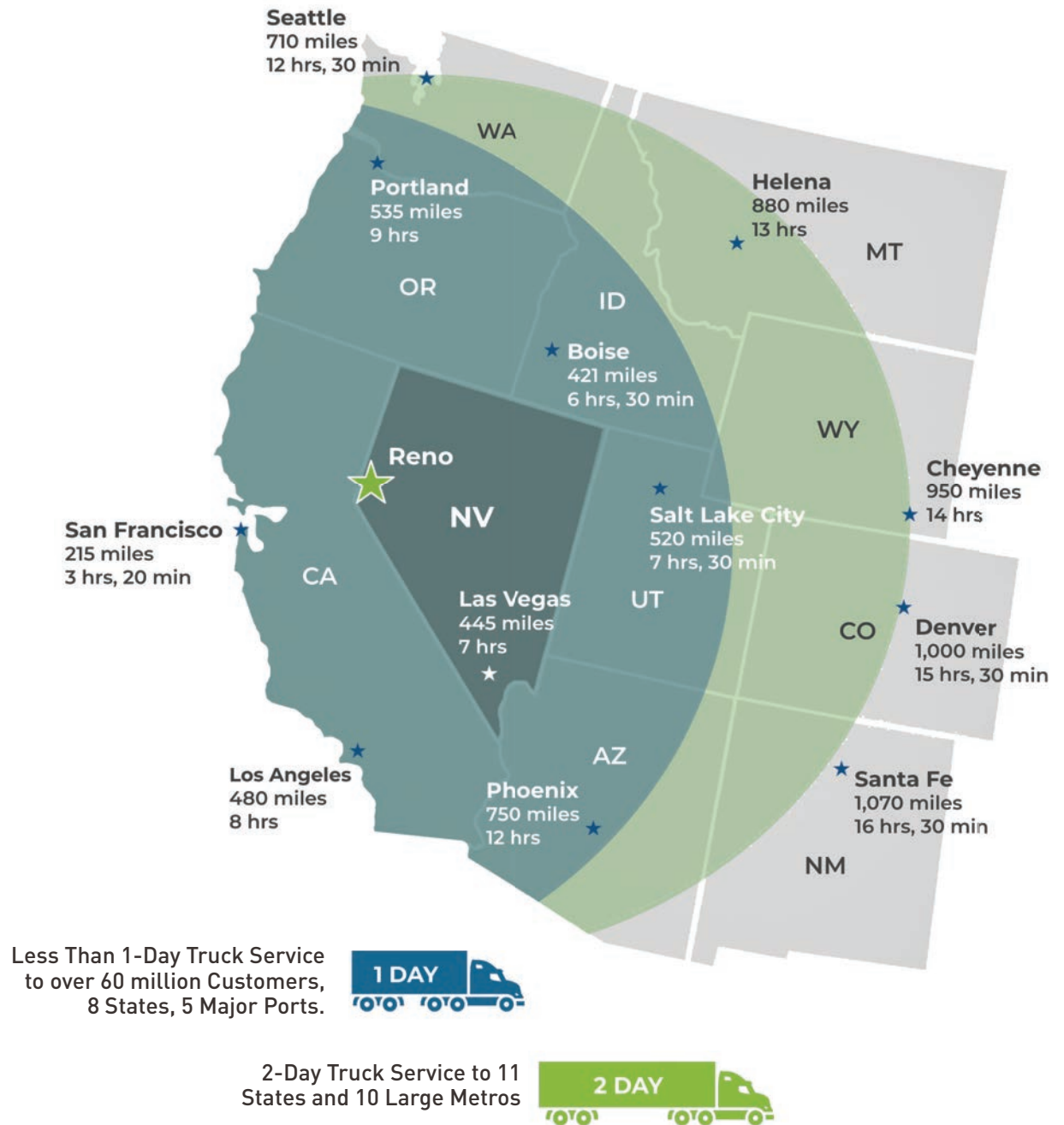


# LOCATION & TRANSPORTATION

- Located four miles from the California border
- I-80 and I-580 interchange is  $\pm 12$  miles from subject property
- Reno Tahoe International airport is  $\pm 13$  miles from subject property
- Downtown Reno is  $\pm 9$  miles from subject property

## Proximity to Distribution Hubs

- **FedEx Freight** - 13 miles
- **FedEx Ship Center** - 14.5 miles
- **FedEx Air Cargo** - 13 miles
- **FedEx Ground** - 21 miles
- **UPS Freight Service Center** - 20 miles
- **UPS Customer Center** - 16 Miles
- **UPS Air Cargo** - 13 Miles
- **US Post Office** - 2.5 miles



NORTHERN NEVADA SHIPPING HUB

# RENO

## BUSINESS FACTS

### WHY NORTHERN NEVADA

#### BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

#### NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax

#### LABOR

- Nevada has one of the lowest labor costs in the region
- Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee Meadows Community College
- Roughly 65% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's population growth is projected to steadily increase 2.09% per year.
- Exceptional manufacturing growth in the past 6 years has led Reno to be among the top cities with manufacturing job increase.



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