

C³

Comstock
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Center

EAST BUILDING 6

USA PKWY | MCCARRAN, NV | C3TRIC.COM

AVAILABLE FOR LEASE

UNDER CONSTRUCTION WITH Q4 DELIVERY



850-ACRE, ADVANCED MANUFACTURING, DATA CENTER AND LOGISTICS PARK
IN THE TAHOE RENO INDUSTRIAL CENTER (TRIC)



CUSHMAN &
WAKEFIELD

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LOCUS
DEVELOPMENT
GROUP

FOR LEASE

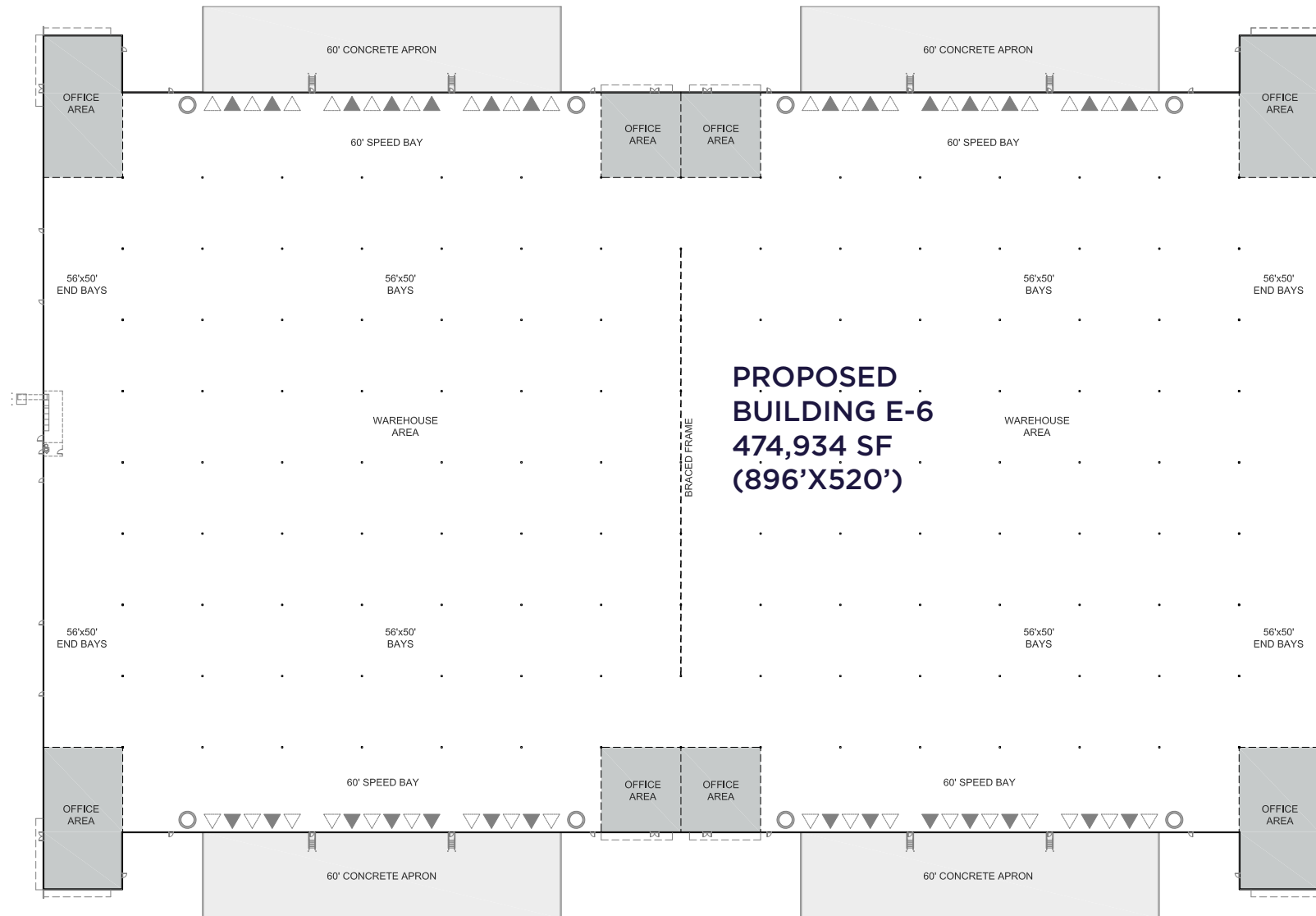
PROPERTY FEATURES

850-acre, advance manufacturing, data center and logistics park in the Tahoe Reno Industrial Center (TRIC)

Total Building Size	±474,934 SF
Office	Build-to-suit
Estimated Delivery	November 2025
Dock-High Doors	28
Knock Out Panels	36
Grade-Level Doors	8
Sprinklers	ESFR
Column Spacing	56' x 50' (typical)
Power	Two 4,000 amp electrical services of 277/480 volt 3-phase power totaling 8,000 amps
Clear Height	36'
Speed Bays	60'
LED Lighting	(30 FC @ 36" AFF unobstructed) with motion sensors & photo cells for daylight harvesting
Roof	60 mil single ply roof membrane with rigid insulation above the metal deck
Foundation	7" reinforced concrete slab
Auto Parking	228 spaces
Trailer Parking	41 spaces



CONCEPTUAL FLOOR PLAN



SITE PLAN

±474,934 SF

BULK INDUSTRIAL BUILDING
DIVISIBLE TO ±237,900 SF

28

DOCK-HIGH DOORS

36

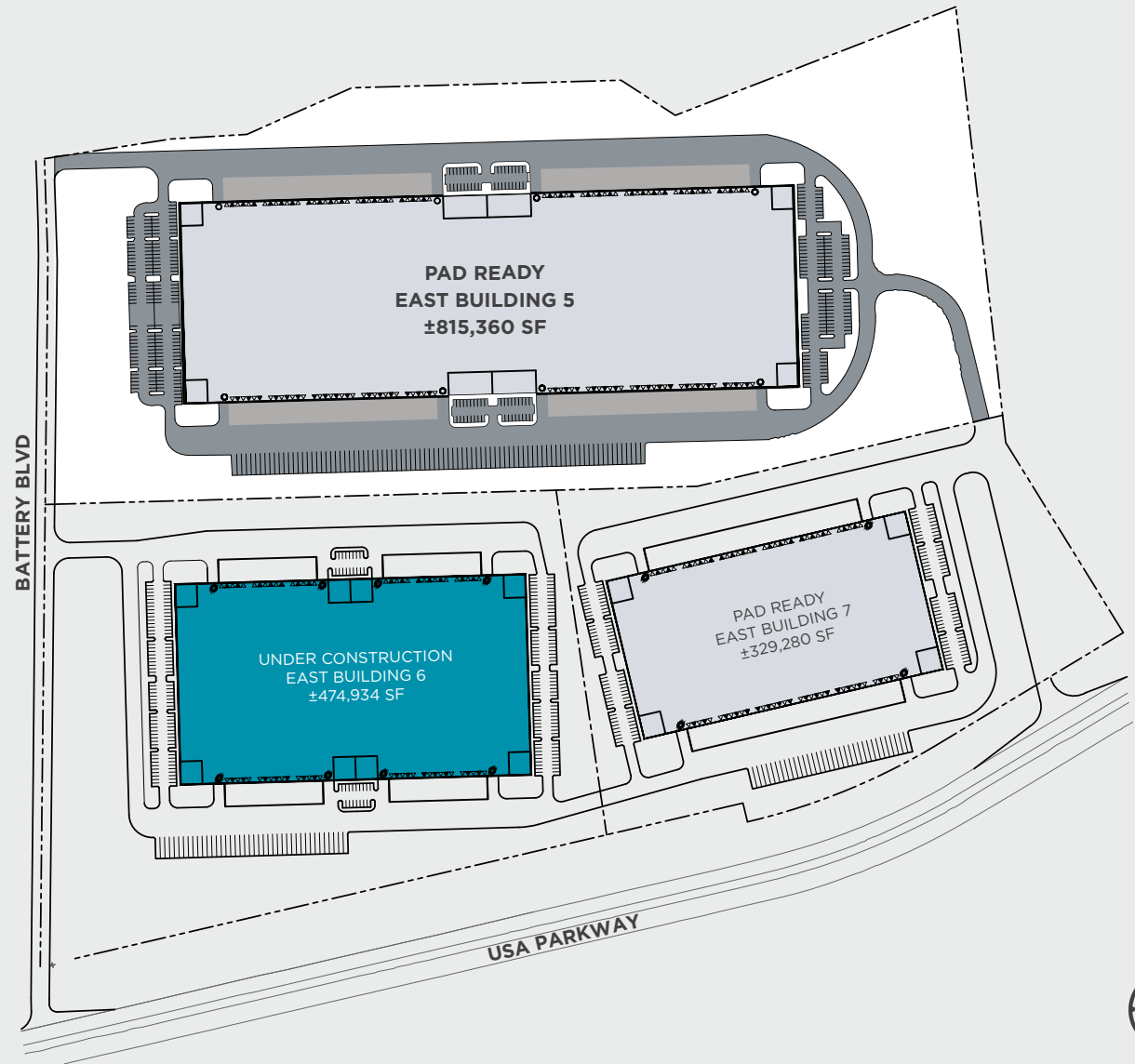
KNOCK OUT PANELS

8

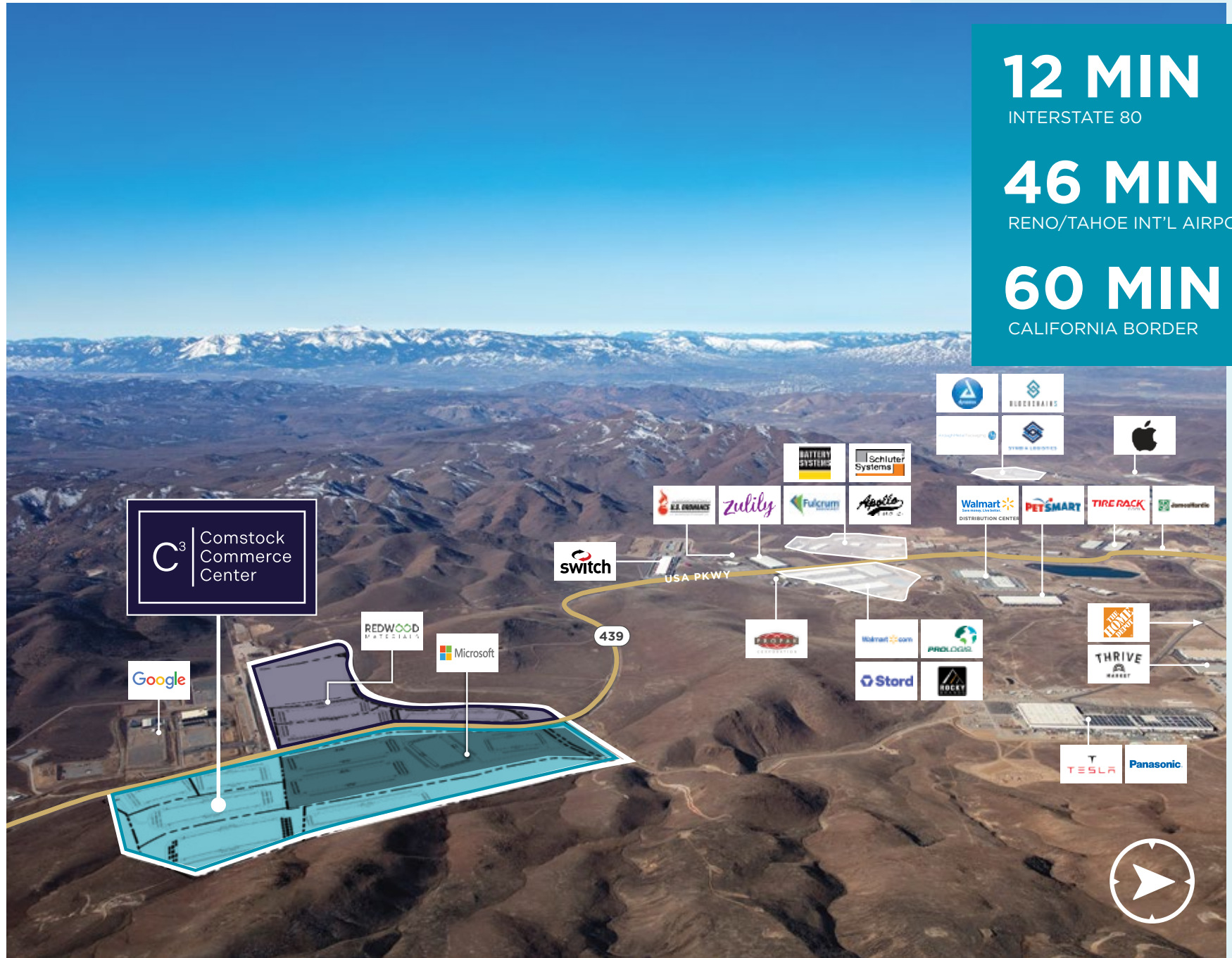
GRADE-LEVEL DOORS

UNDER CONSTRUCTION

WITH Q4 2025 DELIVERY



CORPORATE NEIGHBORS



AREA OVERVIEW

TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	28.0
Reno-Stead FBO	35.8
UPS Regional	20.6
FEDEX Express	24.7
FEDEX Ground	16.7
FEDEX LTL	24.3

DEMOGRAPHICS

2023 Estimates	10 mi	20 mi	30 mi
Population	1,932	327,792	580,606
Households	793	126,808	231,613
Avg. HH Incomes	\$164,647	\$111,659	\$118,247
Total Employees	253	132,151	217,165

Source: Sites USA



Source: NVEnergy
Last updated: 2024

NEVADA STATE INCENTIVES

- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workers' compensation rates
- State-qualified employee hiring incentive

HELPFUL LINKS

- **Business Costs**
<https://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**
<https://goed.nv.gov/programs-incentives/incentives/>
- **Cost of Living**
https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.pdf
- **Quality of Life**
<http://edawn.org/live-play/>

BUSINESS COST COMPARISONS

Tax Comparisons	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	4.9%	4.95%	6.925%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	4.95%	1.125%-6.925%	5%-9.9%	No
Payroll Tax	1.378%>\$50K/Q	0.380% (2019)	No	No	No	0.73%-0.7537%	No
Monthly Property Tax (Based On \$25m Market Value)	\$22,969	\$26,041	\$68,096	\$31,850	\$34,792	\$50,000	\$21,125
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-12.76%	0.10%-7.10%	0.26%-5.4%	0.70%-5.4%	0.13%-5.72%
Capital Gains Tax	No	13.3%	4.5%	4.95%	6.93%	9.9%	No

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