

# **EAST BUILDING 5**

USA PKWY | MCCARRAN, NV | C3TRIC.COM -

**AVAILABLE FOR LEASE** 

PAD READY WITH BUILDING PERMIT PLANS FINALIZED

2200

2200

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



I REMARKS



## **PROPERTY FEATURES**

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

<b>Total Building Size</b>	±815,360 SF
Office	Build-to-suit
<b>Estimated Delivery</b>	Pad ready with building permit plans finalized
Dock-High Doors	78
Knock Out Panels	78
Grade-Level Doors	8
Sprinklers	ESFR
Column Spacing	56' x 50' (typical)
Power	5,000 amps of 277/480 volt, 3-phase
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 deck
Foundation	7" reinforced concrete slab
Auto Parking	324 spaces
Trailer Parking	120 spaces







## **SITE PLAN**



### ±815,360 SF

**BULK INDUSTRIAL BUILDING** DIVISIBLE TO ±291,200 SF

**78** 

**DOCK-HIGH DOORS** 

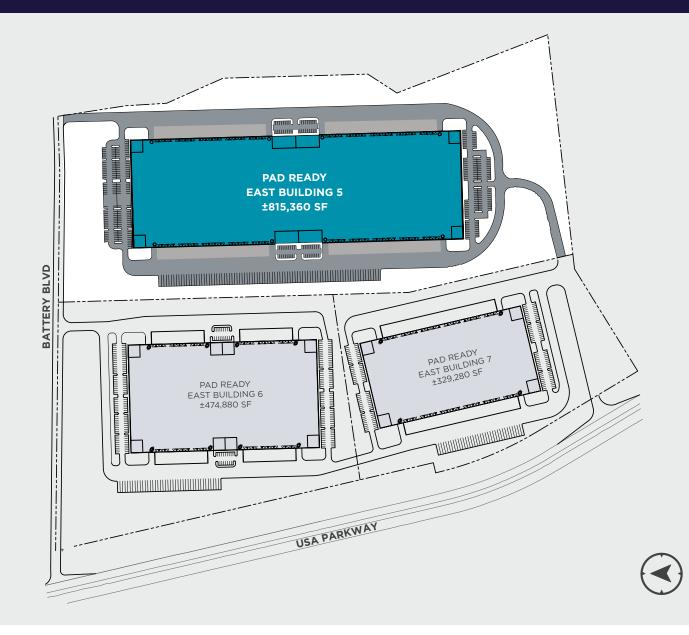
**78** 

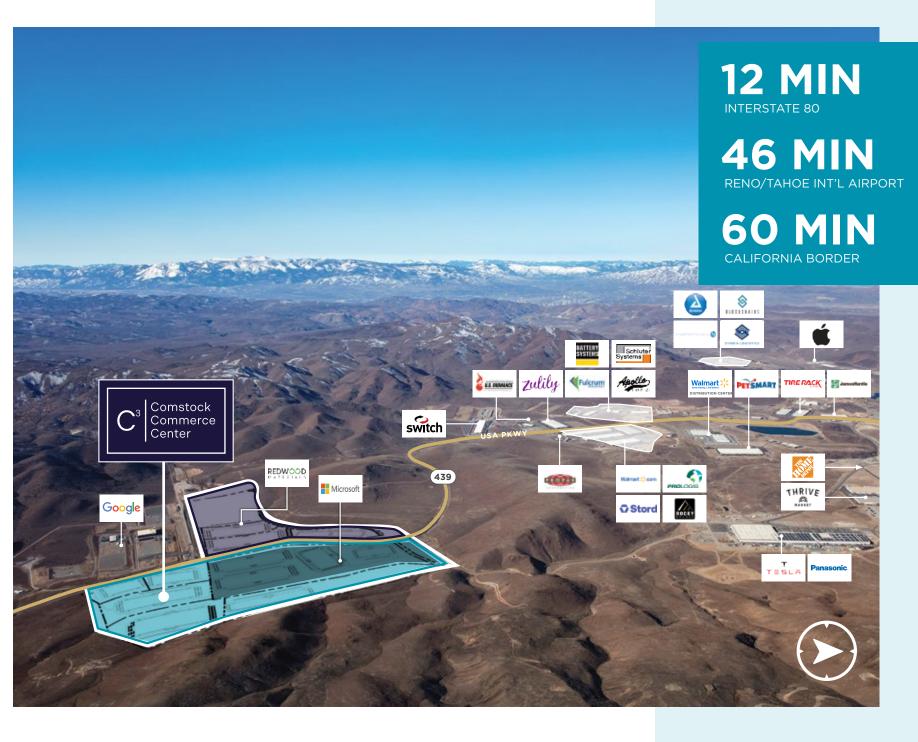
KNOCK OUT PANELS AVAILABLE

**GRADE-LEVEL DOORS** 

### **PAD READY**

WITH BUILDING PERMIT **PLANS FINALIZED** 





### **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

#### **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**

Source: NVEnergy

Last updated: 2024

- **Business Costs** https://www.edawn.org/site-selector/businessrelocation-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

#### **FOR LEASE**

# C<sup>3</sup> EAST BUILDING 5

USA PKWY | MCCARRAN, NV

#### FOR MORE INFORMATION, PLEASE CONTACT:

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