C³ Comstock Commerce Center

USA PKWY | MCCARRAN, NV | C3TRIC.COM

AVAILABLE FOR LEASE

2200

2200

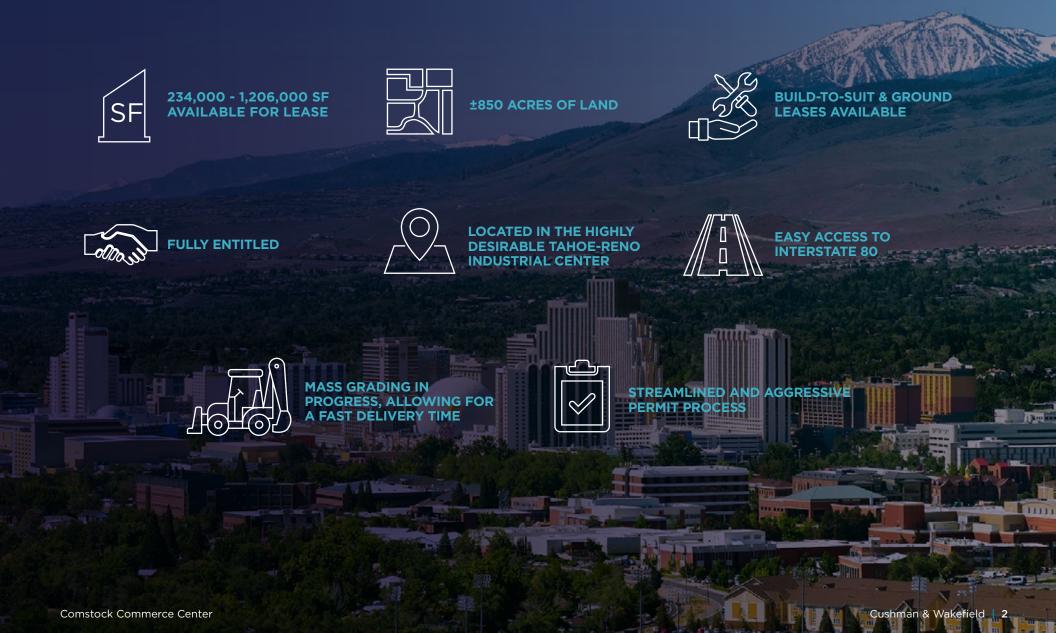
850-ACRE, ADVANCED MANUFACTURING, DATA CENTER AND LOGISTICS PARK IN THE TAHOE RENO INDUSTRIAL CENTER (TRIC)



INDERES OF







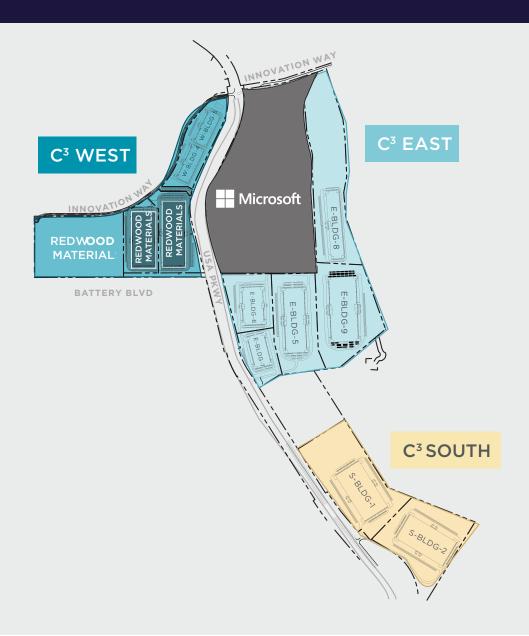
SPECULATIVE SITE PLAN



WEST	SF	Status
Building 1	1,400,000	Sold
Building 2	669,760	Leased
Building 3	815,360	Leased
Building 4	274,040	Available
Building 5	257,920	Available

EAST	SF	Status
Building 1-4	2,528,150	Sold
Building 5	815,360	Pad Ready with Bldg Plans
Building 6	474,934	Under Construction
Building 7	329,280	Pad Ready with Bldg Plans
Building 8	477,040	Available
Building 9	1,050,560	Available

SOUTH	SF	Status
Building 1	up to 1,018,400	Available
Building 2	up to 1,018,400	Available



PROPERTY FEATURES

850-Acre, Advanced Manufacturing, Datacenter & Logistics Park Available For Lease in the Tahoe Reno Industrial Center (TRIC)

Clear Height	36'-40' measured at the first column line		
Drive-In Truck Doors	12' x 14' (insulted)		
Truck Doors	9' x 10' (insulated), manual vertical lift		
Bay Spacing	50' x 54' typical bay spacing (60' at speed bay)		
Guard Door	"z" guard door track protection at each door		
Tilt-up Walls	Concrete tilt-up walls (4,500 psi concrete, type V cement and W/C ratio of 0.45 max), steel truss roof structure with wood deck (Type IIIOB construction)		
Interior Walls	Painted white and columns painted safety yellow 10' AFF		
Skylights	2% minimum		
Roofing	60 mil TPO single-ply membrane		
Foundation	Slabs min. of 8" thick, min. 4,500 psi reinforced		
Power	1,000 amps 277/480 volt 3-phase power per 100,000 SF		
Sprinklers	ESFR, automatic fire prevention system		

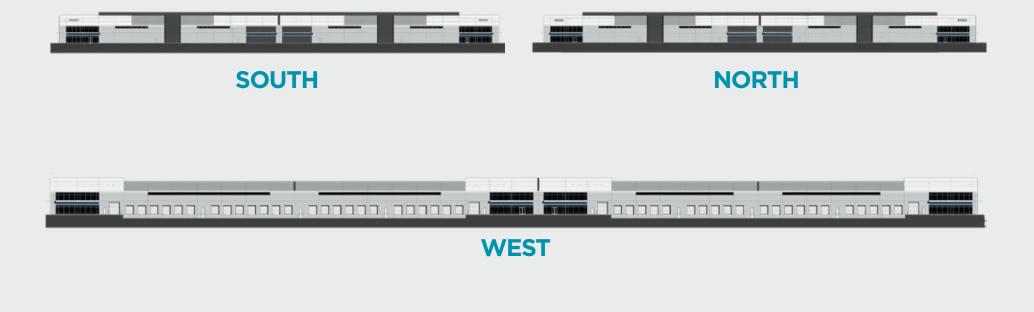




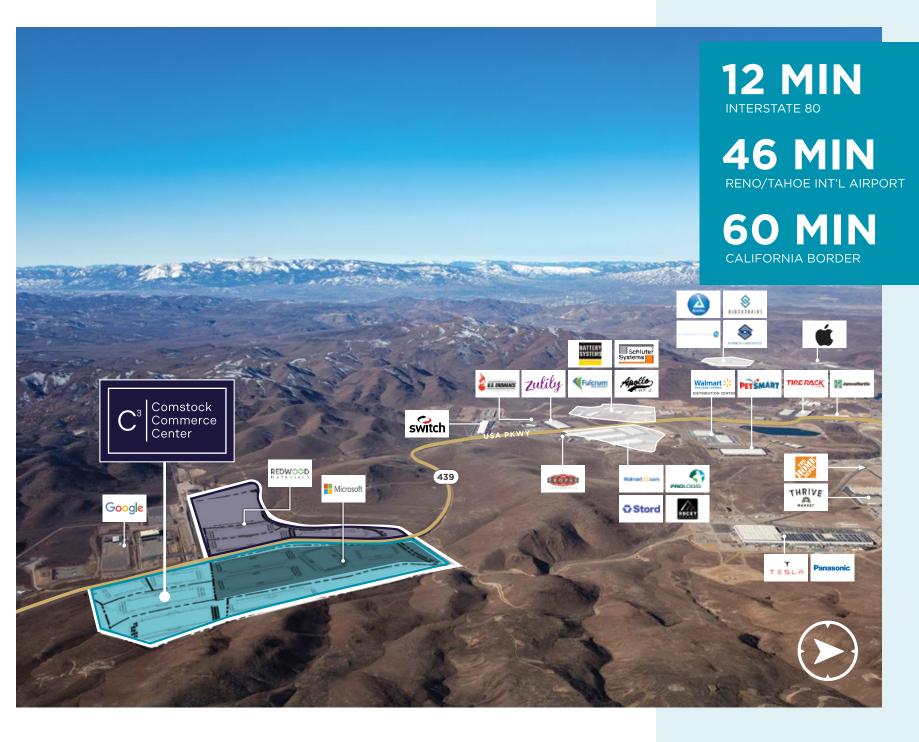


ELEVATIONS





EAST



NORTHERN NEVADA FACTS & DEMOGRAPHICS

499,659 **POPULATION**

2.5

\$98,161 AVG HH INCOME

37.9 MEDIAN AGE

PROMINENT EMPLOYERS





























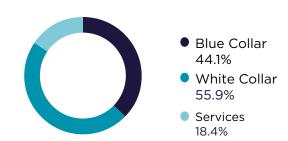






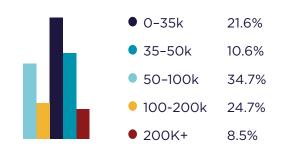


EMPLOYMENT



96.5% 2.1% **UNEMPLOYED EMPLOYED**

INCOME BY HOUSEHOLD



22.6% Sales/Office

20.3%

Professional/Related

18.4%

Services

16.1%

Production/Transportation

13.1%

Management/Business

9.4%

Construction



*Source: Sites USA

GROW YOUR BUSINESS HERE

1ST

BEST SMALL CITY

Bestcities.org in 2022



CLIMATE No Corporate Tax

FAVORABLE TAX

No Personal Tax

No Inventory Tax

No Franchise Tax

No Special Intangible Tax



311

MOST ENTREPRENEUR FRIENDLY STATE

Small Business & Entrepreneurship Council in 2019



BEST STATE FOR BUSINESS

CNBC in 2020



COMPETITIVE **COMMERCIAL UTILITY** RATES

Companies are more profitable when they keep operating costs low. In Nevada, the commercial utility rates are less than half California's. That means companies relocating from California can save over half on their monthly utility costs.



OPPORTUNITY ZONE TAX BENEFITS

The Opportunity Zone tax incentive program is designed to encourage new equity, long-term capital investment in low-income areas

The three core incentives include: temporary deferral of capital gain, step- in basis, & permanent exclusion from taxable capital gains income.



TRUCK SERVICE

In just 1-day truck service can reach 60-million customers.

Greater Reno-Sparks area is centrally located in the Western United States and is within 1-day truck service to over 60 million customers and 2-day truck service to 11 states.



NEVADA BUSINESS TAX INCENTIVES

The Nevada Governor's Office of Economic Development (GOED) offers tax incentives to companies that relocate or expand their businesses, subject to meeting the criteria for job creation, average wage, and capital investment, medical benefits.



SILVER STATE WORKS TRAINING ASSISTANCE AND FINANCIAL **INCENTIVES**

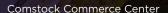
Nevada's Silver State Works program incentives workforce training for companies that relocate or expand in our region and offers three types of funding options.

Including employer-based training, employer incentive job program & incentive-based employment.



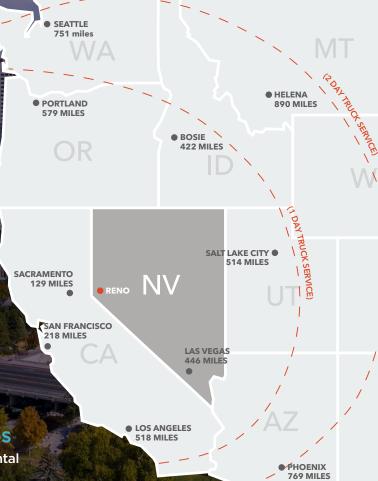
GREEN BUILDING ABATEMENTS

Created to promote energy efficiency in Nevada. Partial property abatement for up to ten years are awarded by the Governor's Office of Energy to owners who build or renovate buildings to be more energy-efficient and create significant energy savings may be eligible for partial property tax abatement.



LOCATION OVERVIEW

Northern Nevada is centrally located next to major markets with easy access to the following cities: San Francisco, Sacramento, Portland, Boise, Salt Lake City, Phoenix and Los Angeles.





AIRPORTS

HIGHWAYS

I-80 corridor, US-395 corridor,

US-50 corridor,

US-95 corridor

McCarran Int'l Airport Reno-Tahoe Int'l Airport



RAILROADS

Transcontinental Railroad



DISTRIBUTION

One or two day trucking service from Nevada to major markets with more than 50 carrier services available



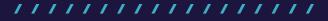
Comstock Commerce Center

CHEYENE 949 MILES

● SANTA FE 1,081 MILES

DENVER 1,046 MILES

KEY INDUSTRIES





TECHNOLOGY

Named "Silicon Bridge" for its proximity to San Francisco (about 218 miles), the Reno metro area has emerged as a capital of big tech investments. Many of the tech giants, such as Apple, Google, Tesla, & Microsoft moving to the Reno-Sparks area, creating many new opportunities for jobs, business, and the economy.



ADVANCED MANUFACTURING

The Greater Reno-Sparks-Tahoe region's economic growth in recent years can be attributed to the manufacturing industry economy.



DISTRIBUTION LOGISTICS & E-COMMERCE

With an expansive network of transportation services, warehousing, and fulfillment outsourcing, businesses large and small have established themselves in Greater Reno-Sparks-Lake Tahoe to take advantage of these services and gain quick, affordable access to the 11 western states that include over 60 million customers reachable in one day's truck drive.



BACK OFFICE, OFFICE SUPPORT

Back office operations provides critical and essential functions in every company. Data processing, accounting, payroll, human resources, IT services, regulatory compliance, and cyber-security are just a few of these functions and centered around optimizing processes, improve efficiencies, reducing costs and mitigating potential areas of risk.



RENEWABLE ENERGY

Renewable energy is an important and integral part of the energy industry in Nevada. Mainstream energy companies in Nevada utilize geothermal, solar, biofuels, wind, and hydropower. Ormat, a recognized leader in geothermal energy and Fulcrum Sierra Biofuels which is building a facility in Storey County that will generate transportation fuel from MSW are located in Northern Nevada economy.



FINANCIAL SERVICE

Financial services and transactions have evolved dramatically to look nothing like the traditional "brick and mortar" banks or loan office services of past generations. Innovations in mobile banking, artificial intelligence (AI) and blockchain are transforming the financial services sector.



AEROSPACE & DEFENSE

The aerospace and defense industry in Northern Nevada is home to a number of private and public sector businesses at the leading edge of research and technology, including almost 70 years in aerospace flight testing. Projects like "Dream Chaser®" and the "International Space Station" have significant ties to our region through research by Sierra Nevada Corporation.



HEALTH & MEDICAL

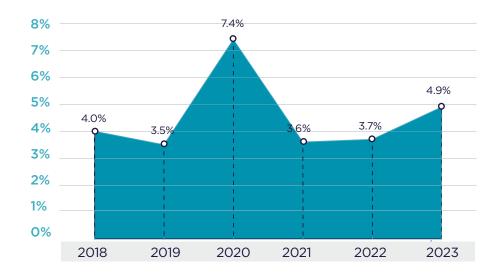
Companies such as Charles River Laboratories which is dedicated to developing safe and effective drug therapies and newcomers like Grand Rounds, MOBE, DayaMed and Presidio Medical are located here in the Greater Reno-Tahoe-Sparks.

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WORKFORCE STATISTICS

Year	Labor Force	Employed	Unemployed
2023	288,814	275,600	13,214
2022	287,393	277,613	9,780
2021	279,733	268,064	11,669
2020	276,044	253,957	22,087
2019	283,244	273,699	9,545
2018	275,346	265,470	9,876

UNEMPLOYMENT RATE



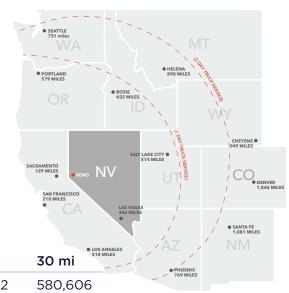


Comstock Commerce Center

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

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FOR MORE INFORMATION, PLEASE CONTACT:

Mike Nevis, SIOR, CCIM Vice Chairman +1 775 470 8855 mike.nevis@cushwake.com Lic. # S.0061759 Shawn Jaenson, SIOR Executive Managing Director +1 775 470 8865 shawn.jaenson@cushwake.com Lic. # S.0188002





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