

**McCARRAN
BUSINESS
PARK**
RENO NEVADA

**INDUSTRIAL
FLEX
FOR LEASE**

LEASE RATE | NEGOTIABLE

BUILDING SIZES A & B | 50,450 SF (each)

ZONING | PD - PLANNED DEVELOPMENT

ADDRESS | S McCARRAN BLVD & MILL ST



LOCUS DEVELOPMENT GROUP

JOEL FOUNTAIN, SIOR
775.850.3136 OFFICE
775.287.8127 CELL
jfountain@dicksoncg.com
S.78024

BAKER KRUKOW
775.624.7876 OFFICE
775.300.5804 CELL
bkrukow@dicksoncg.com
S.183091

NICK KNECHT
775.338.1369 CELL
775.850.3032 OFFICE
nknecht@dicksoncg.com
BS.145559

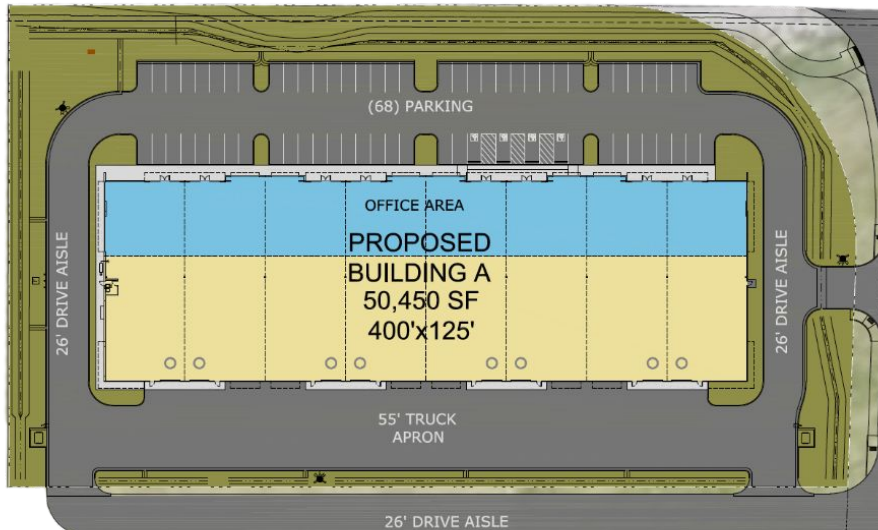
PROPERTY FEATURES

- **Two 50,450 SF** Class A Industrial - Flex Buildings
- **Divisible to ±6,250 SF**
- **High-end storefronts** facing McCarran Blvd, excellent for office-showroom related uses
- **Build-to-Suit** office / showroom
- **8 (12'X14')** grade level motorized overhead doors
- **24'** clear height
- **Motion sensor LED** lighting throughout
- **Available Q2 2023**

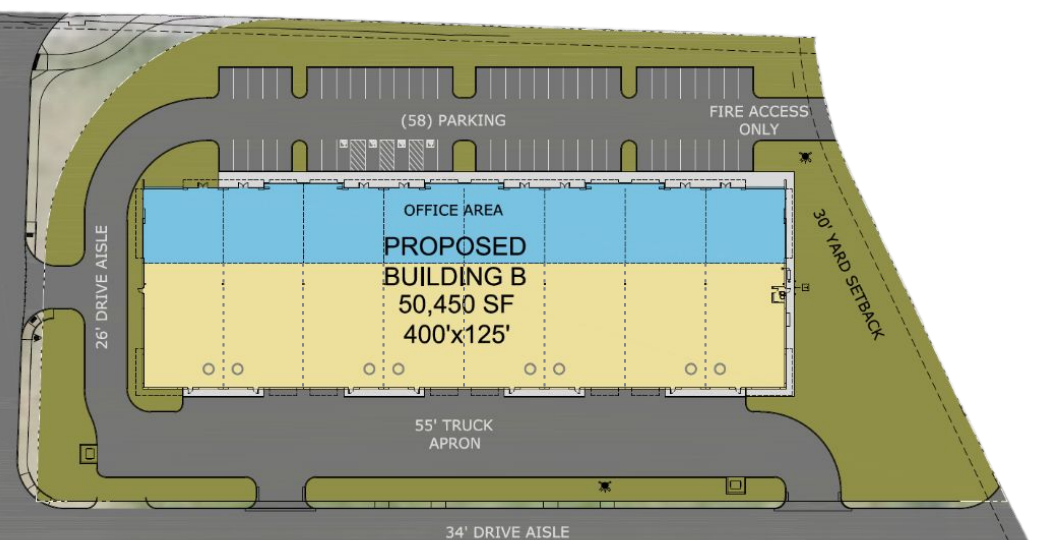
PROPERTY HIGHLIGHTS

- Centrally located in the Airport Submarket
- Located at the signalized intersection of McCarran Blvd. & Mill Street with 35,020 vehicles per day
- Approximately 1,100 linear feet of frontage on McCarran Blvd
- Easy freeway access to I-80: 1.6mi & I-580: 2.4mi
- Close proximity to services, labor and amenities
- Public transportation nearby

< S McCARRAN BLVD >



< S McCARRAN BLVD >



LOCATION MAP



CA
NV ← INTERSTATE 80 WEST

DOWNTOWN

RENO-TAHOE
Reno-Tahoe International Airport

US 395 INTERSTATE 580

US 395 INTERSTATE 580

HENRY SCHEIN®

NV Energy

FedEx®

HAMILTON®

LUX dynamics

CINTAS®
READY FOR THE WORKDAY®

S McCARRAN BLVD

MILL ST

McCARRAN BUSINESS PARK

PROJECT ZEPHYR
2022 EST DELIVERY
1 Building = 997,004 SF

PARK AT McCARRAN
2022 EST DELIVERY
2 Buildings = 351,696 SF

CLEAN WATER WAY

DCG



MILL STREET
AVG. DAILY TRAFFIC - 7,560

S McCARRAN BLVD
AVG. DAILY TRAFFIC - 27,370

26' DRIVE AISLE

(68) PARKING

OFFICE AREA

PROPOSED BUILDING A
50,450 SF
400'x125'

55' TRUCK APRON

30' YARD SETBACK

(58) PARKING

OFFICE AREA

PROPOSED BUILDING B
50,450 SF
400'x125'

55' TRUCK APRON

26' DRIVE AISLE





AREA MAP



MILL STREET

S McCARRAN BLVD

MCCARRAN BUSINESS PARK

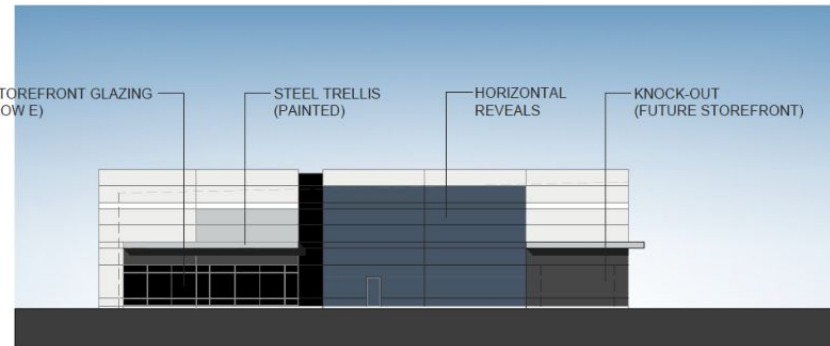




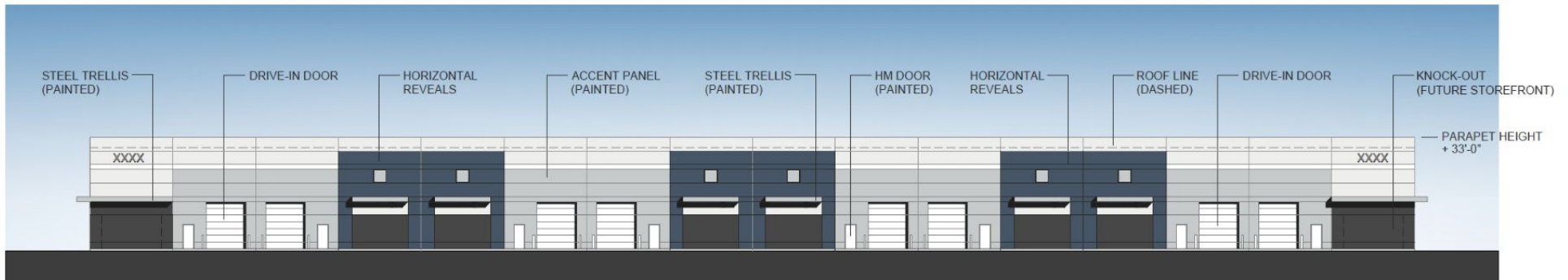
West Elevation (S McCarran Blvd)



North Elevation (Mill Street)



South Elevation



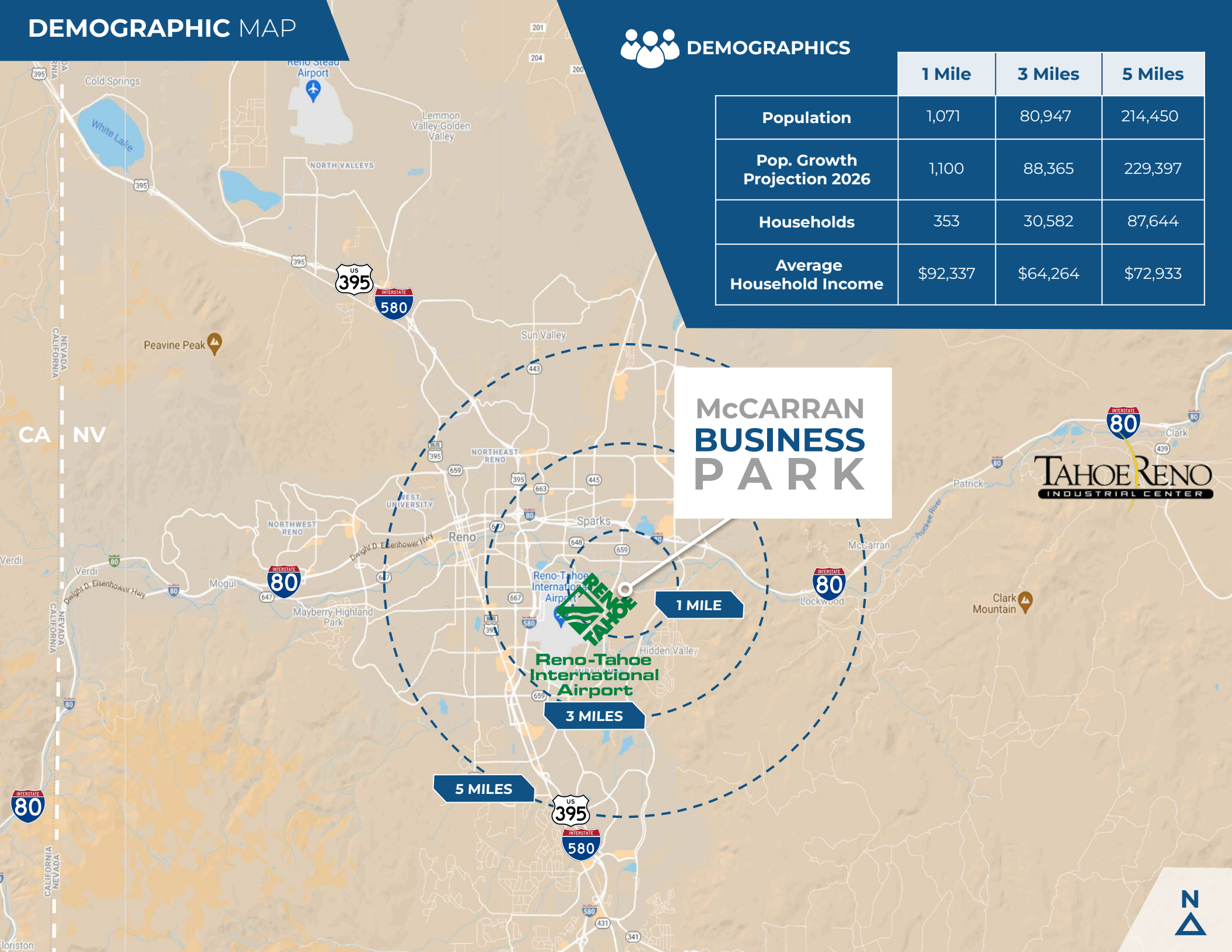
East Elevation

DEMOGRAPHIC MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,071	80,947	214,450
Pop. Growth Projection 2026	1,100	88,365	229,397
Households	353	30,582	87,644
Average Household Income	\$92,337	\$64,264	\$72,933



**McCARRAN
BUSINESS
PARK**

**TAHOE RENO
INDUSTRIAL CENTER**



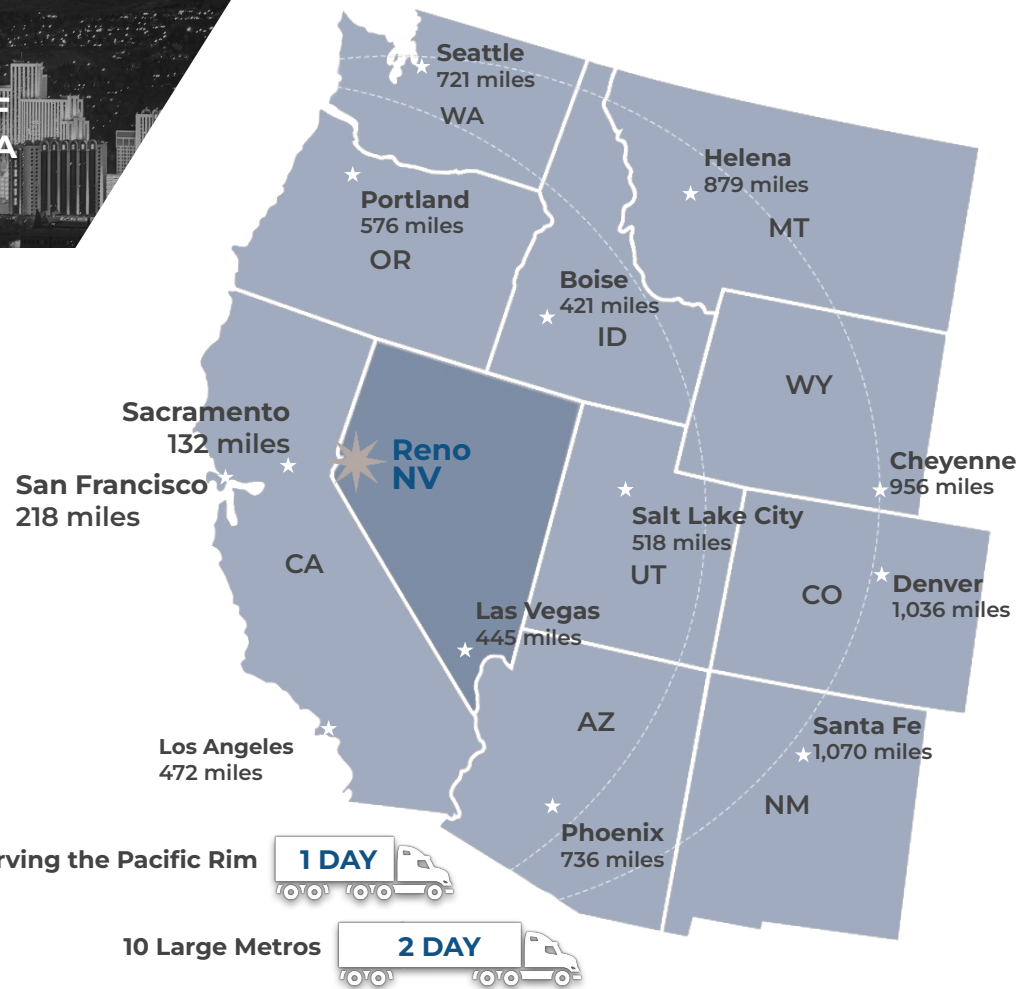
3 HRS
TO BAY AREA



1/2
THE PRICE OF
THE BAY AREA



**WHY NORTHERN NEVADA
A DISTRIBUTION HUB**



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%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO

https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/business_cost_comparisons.pdf

Sources:
www.ballotpedia.org
www.nvenergy.com/economicdevelopment

Business Costs:
<http://www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business>

THE NEW NEVADA

Grow Your Business Here..

GREATER RENO - SPARKS



- **100 companies** have relocated here in 3 years.
- Cost of living .9% lower than national avg.
- Ranked in **Top 100** places to live.
- Ranked in **35 best cities** for millennials to work.
- Average commute **22 min.**

BUSINESS FRIENDLY



- Ranked in **Top 10** states for best business tax climate.
- Ranked in **Top 10** states for business incentives.

TECHNOLOGY INFRASTRUCTURE



- Major data centers: **Switch, Apple, Ebay, Rackspace.**
- Research Collaboration.
- Home to **Microsoft, Intuit, Sierra Nevada Corp.**
- **"Super-Loop"** Fiber Network in Progress.

REAL ESTATE, LAND, RESOURCES



- Affordable large-scale real estate and water available.
- Large Industrial Space.
- **(Tesla Gigafactory** in the Tahoe Reno Industrial Center).

ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**

SHIPPING HUB



- Less Than **1-Day** Truck Service To > **60 M Customers, 8 States, 5 Major Ports.**
- **2-Day** Truck Service to **11 States.**

TAX ADVANTAGES



- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax

TIER 1 UNIVERSITY



- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications

WORKFORCE DEVELOPMENT



- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.