

FOR LEASE

WEST AMERICA COMMERCE CENTER

700 MILAN DRIVE

McCARRAN, NV 89434



PROJECT OVERVIEW

1.9 million square foot, high bay warehousing and distribution center at full completion. Building 1 is complete with 2 additional pad ready sites for future development.

- + ±632,105 SF on site containing 34.06 acres
- + ±328,285 SF available
- + ±3,121 SF Main office
- + ±3,420 SF Receiving office/breakroom
- + Lease rate \$0.36 NNN
- + LEED CS Gold Certified Building One
- + Located in the state of the art Tahoe Reno Industrial Center (TRIC), just 15 miles from Reno/Sparks, Nevada
- + TRIC is home to Tesla, a notable e-commerce company, online tech company, WalMart, PetsMart among others
- + Adjacent to Interstate 80, convenient access to US 395/US 580 and US 95
- + Access to UP and BNSF railways
- + Ability to serve eleven western states in an overnight or second day capacity



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PROJECT HIGHLIGHTS

Access from two public streets (Milan Drive and Electric Drive). Private dedicated road between Buildings One and Two Ingress and egress onsite designed to create separation between autos and trucks. Extra drive lanes provided ability to secure individual tenant areas with fencing and/or guard shack.

Flexible Site Plan:

- + Large truck courts (185' depth)
- + Excess trailer parking
- + Ability to accommodate large auto/employee parking requirements such as E-Commerce Companies

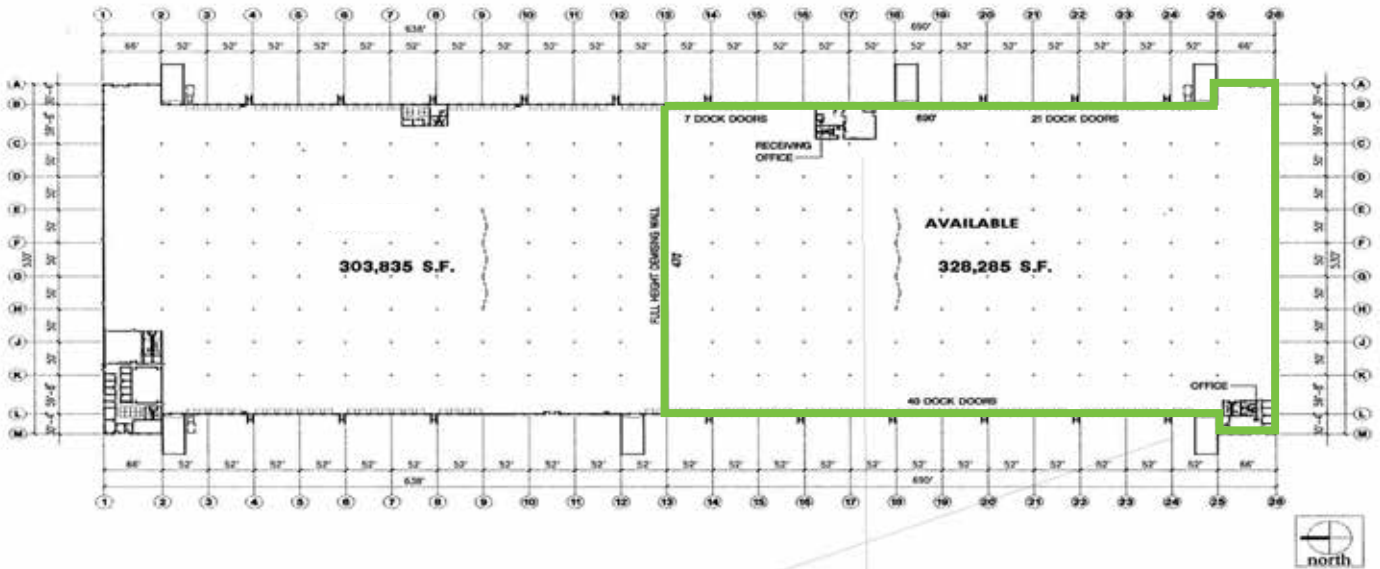
PROPERTY	FEATURES
Wall Construction	Architecturally deigned concrete tilt up
Clear Height	30'at the first column line
Column Spacing	52'x 50' with a 60'x50' staging bay
Sprinkler System	75 PSI ESFR system
Power	3000 AMP Service; 480/277V; 3 Phase Power
Lighting	T5 lights on 10'whips; 100% Installed
Skylights	2.0% Skylights, with smoke vents
Zoning	I-2 Heavy Industrial Zone
Truck Courts	185' deep truck courts
Excess Trailer Parking	±106 trailer stalls
Dock Loading	68 8.5'x10' dock high doors; 3 12'x14' drive in doors
Roof Systems	60 mil white single ply TPO roof with R25 rigid insulation on top of roof deck
HVAC	Warehouse features direct-fired Cambridge heat system; warehouse ventilation average .066 air changes per hour
Auto Parking	±151 auto spaces expandable if all trailer stalls not utilized

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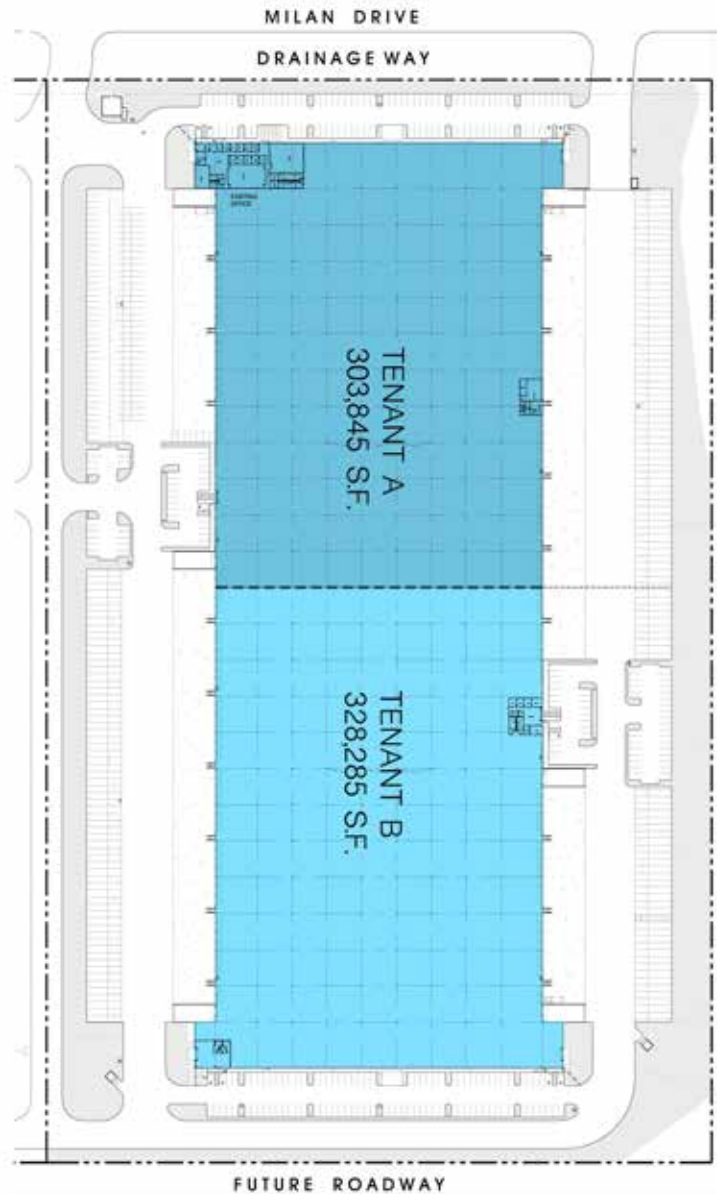


FLOOR PLAN



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Why Northern Nevada

Reno has a strategic location, diverse labor market, wide range of financial resources, business friendly environment and exceptional tax benefits. These factors combine to make it an attractive and affordable location for companies of all sizes that are interested in moving or expanding their business. Possessing everything employees want to enhance their quality of life, from entertainment options to the beauty of the Sierra Nevada, Northern Nevada can attract and retain the right people to build that business

TAX BENEFITS	COMMUNITY BENEFITS
No corporate income tax	Emerging new business dynamic
No personal income tax	
No franchise tax	Strong sense of community
No unitary tax	
No inventory tax	Four vibrant seasons of recreation, arts and culture
No inheritance tax	
No estate tax	A balanced life pace
OPERATING BENEFITS	
Strategic location	
Room for new and expanding companies	
Diverse labor market	
Wide range of financial resources	
Urban, suburban, rural living options - quality of life	

Proximity to Shipping

Within minutes of the three major shipping providers: UPS, FedEx, and On Trac. Bordering five states, Northern Nevada is perfectly situated as the hub of the 11 state western region, with a market area of 53 million people within one day's drive. Trucking services are provided in the area by over 65 local, regional and national carriers with shipments to 80% of the 11 western states occurring on a next day basis.



- One Day Truck Service - 56,215,876 People (18% of US pop)
- Two Day Truck Service - 63,930,000 People (21% of US pop)



CONTACT US

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