

FOR LEASE

3200 USA PARKWAY



Industrial
PRODUCT TYPE



±707,010 SF
AVAILABLE SF



Negotiable
RATE



Immediately
AVAILABLE



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FOR LEASE

3200 USA PARKWAY



Property Highlights

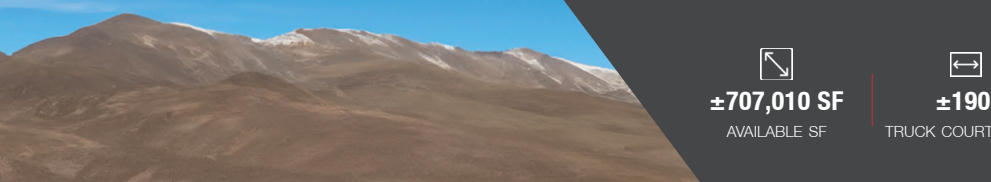
This exceptionally located industrial building sits in the heart of the Tahoe Reno Industrial Center - the home of Tesla's Gigafactory 1 surrounded by numerous Fortune 500 occupants comprising the epicenter of the west coast's green power and propulsion ecosystem. Fronting on Nevada's Infinity Highway provides excellent visibility and access to the area's robust logistics infrastructure. The building is only 3 miles from I-80, less than 20 miles to Highway 50, 24 miles to the Reno-Tahoe International Airport and 236 miles to the Port of Oakland.

Property Details

Address	3200 USA Pkwy, Sparks, NV 89437
Available SF	±707,010 SF
Available AC	±48.09 AC
Lease Rate	Negotiable
Lease Type	NNN
OPEX	TBD
Clear Height	±36'
Office	±14,890 SF
Surface Parking	±762 Parking Spots
Trailer Parking	±50 Parking Spots
Construction Type	Reinforced Concrete
APN	005-071-47
Year Built	2014
Zoning	I-2 Heavy Industrial



Aerial Map + Property Highlights



±707,010 SF
AVAILABLE SF



±190'
TRUCK COURT DEPTH



±36'
CLEAR HEIGHT



52' x 50'
COLUMN SPACING



Negotiable
RATE



±707,010 SF
RENTABLE SF



±14,890 SF
OFFICE SF



±48.09 AC
LAND SIZE



2014
YEAR BUILT / WAY



±36'
CLEAR HEIGHT



±762 Spaces
CAR PARKING



**±190' FENCED AND
SECURED TRUCK COURT**
TRUCK COURT DEPTH



±50 Spaces
EXPANDABLE
TRAILER PARKING



**52' x 50' TYPICAL
W/60' SPEED BAYS**
COLUMN SPACING



**60 Mil
White TPO**
ROOF



58
EXPANDABLE TO 131
DOCKS EXPANDABLE



100% ESFR
SPRINKLERS



3
DRIVE IN



LED Lighting
LIGHTING



8,000 AMPS
277/480 VOLTS
POWER



435 (4' x 8')
SKYLIGHTS

Property Highlights


±707,010 SF
AVAILABLE SF


±190'
TRUCK COURT DEPTH


±36'
CLEAR HEIGHT


52' x 50'
COLUMN SPACING

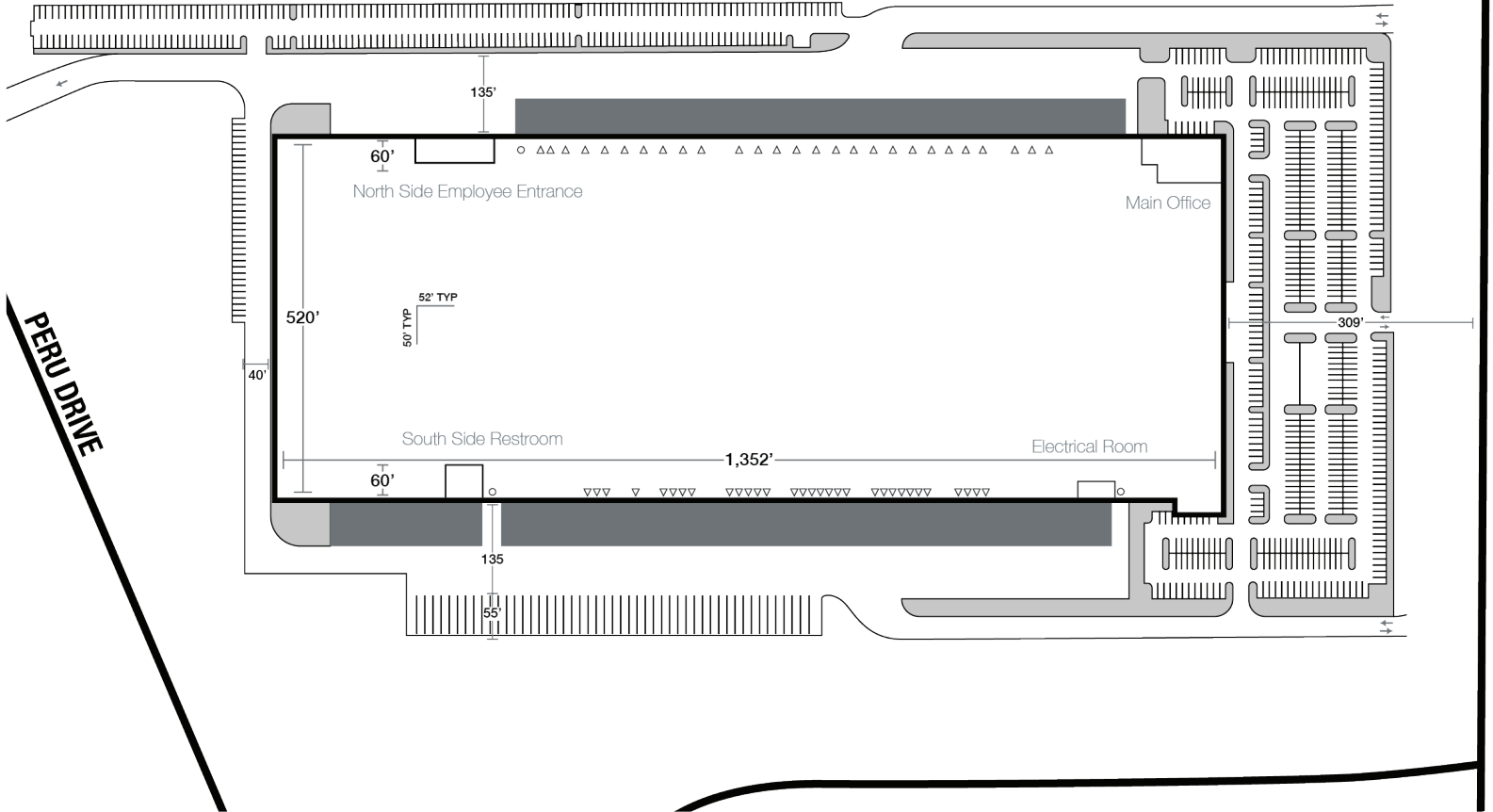

Negotiable
RATE


58
DOCK DOORS


±36'
CLEAR HEIGHT


73
FUTURE
DOCK DOORS


1
FUTURE
DRIVE IN





±707,010 SF

AVAILABLE SF



±190'

TRUCK COURT DEPTH



±36'

CLEAR HEIGHT



52' x 50'

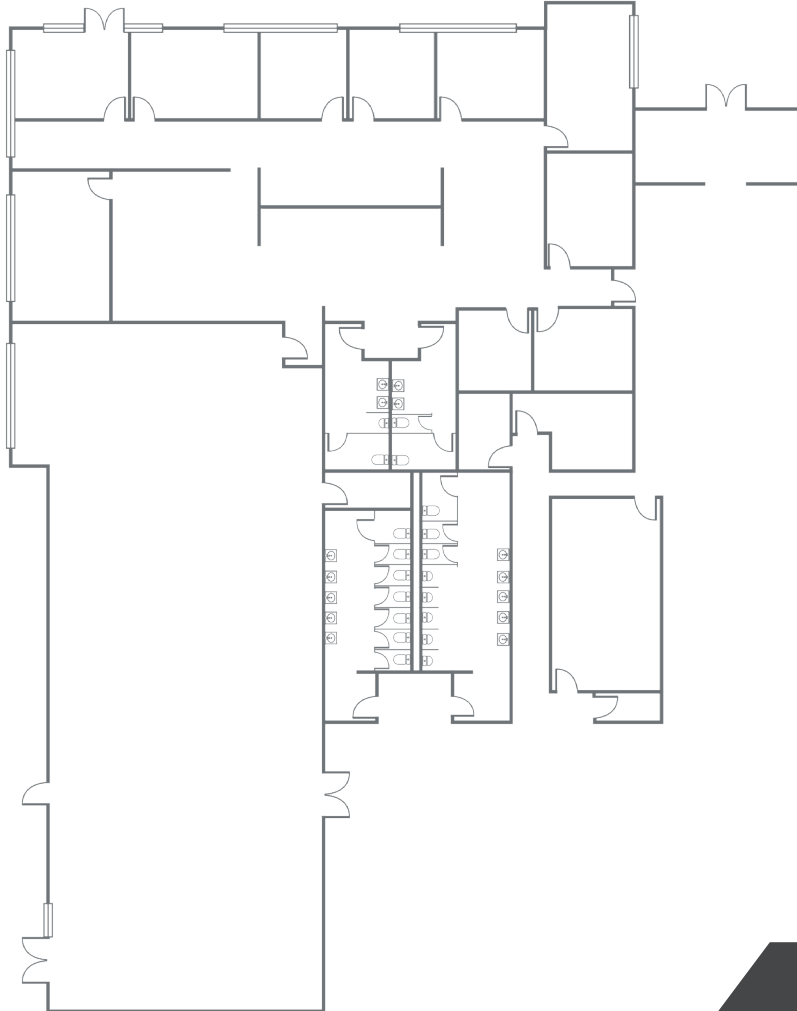
COLUMN SPACING



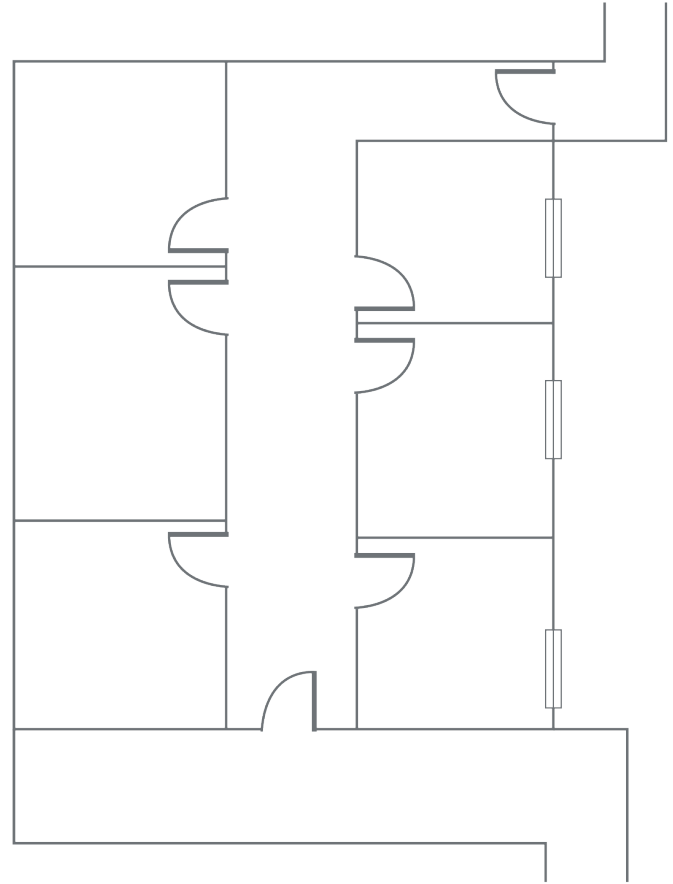
Negotiable

RATE

Main Office



Mezzanine Office





±707,010 SF

AVAILABLE SF



±190'

TRUCK COURT DEPTH



±36'

CLEAR HEIGHT



52' x 50'

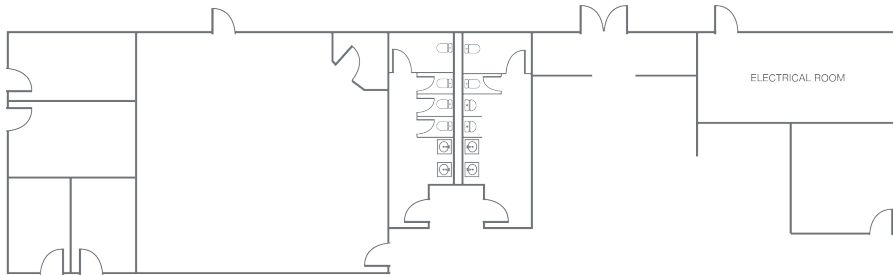
COLUMN SPACING



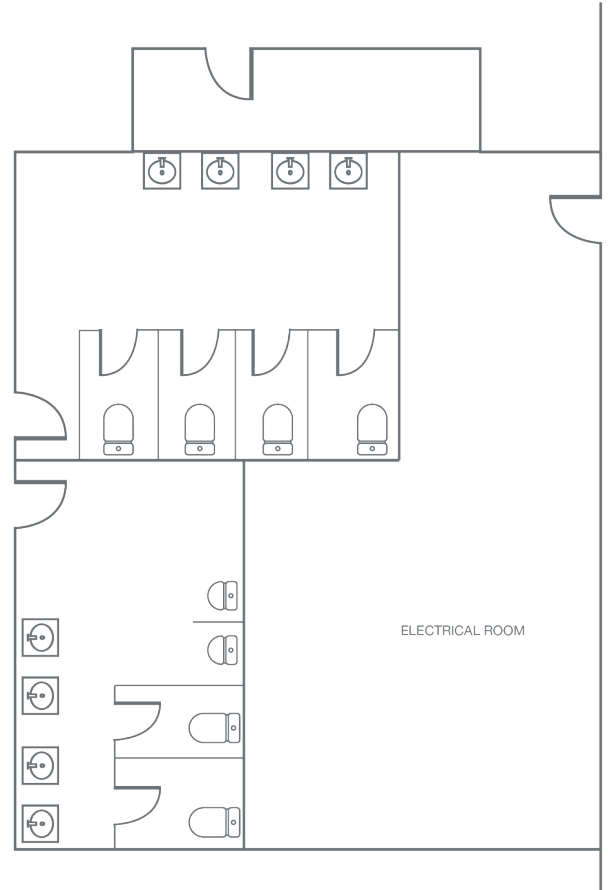
Negotiable

RATE

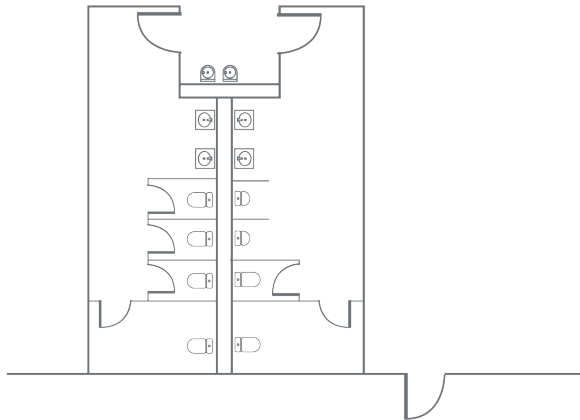
North Side Employee Entrance



South Side Restroom



South Side Restroom




±707,010 SF
AVAILABLE SF


±190'
TRUCK COURT DEPTH


±36'
CLEAR HEIGHT


52' x 50'
COLUMN SPACING


Negotiable
RATE





±707,010 SF
AVAILABLE SF



±190'
TRUCK COURT DEPTH



±36'
CLEAR HEIGHT



52' x 50'
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Negotiable
RATE





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AVAILABLE SF



±190'
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Negotiable
RATE





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Negotiable
RATE

2023 RENO DAILY TRAFFIC VOLUMES

1 ±24,600
USA PKWY

4 ±49,500
EAST RENO AT
I80 AND VISTA BLVD

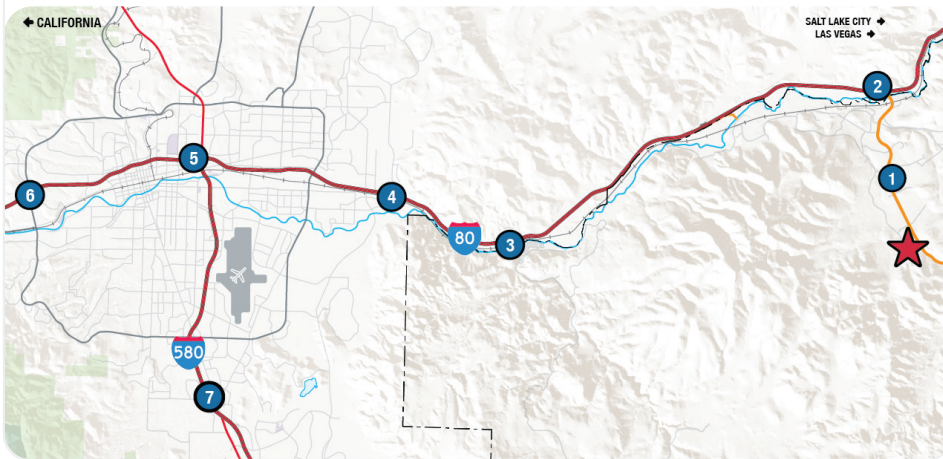
6 ±51,500
WEST RENO AT
I80 AND MCCARRAN

2 ±41,000
USA PKWAY
I80 ON RAMP

5 ±122,000
I80 AND I580
INTERCHANGE

7 ±109,000
I580 SOUTH RENO

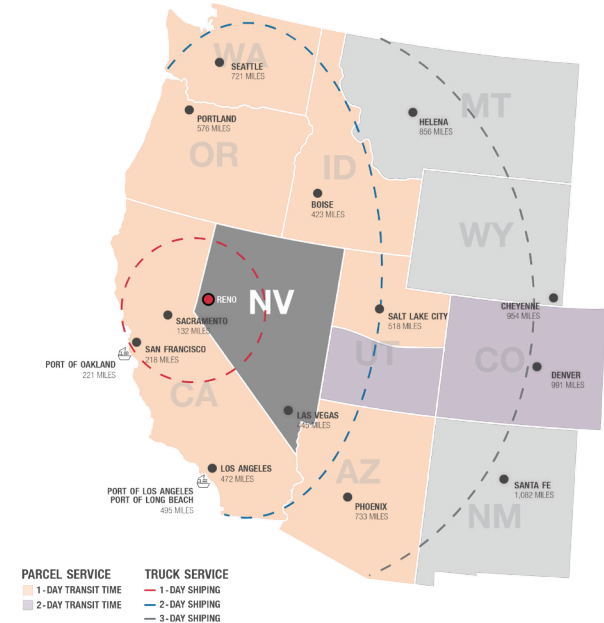
3 ±51,000
EAST RENO AT
I80 AND LOCKWOOD



TRUCK SERVICE FROM RENO

 **±60 M**
PEOPLE IN A
1-DAY DRIVE

 **±70 M**
PEOPLE IN A
2-DAY DRIVE




±707,010 SF
AVAILABLE SF


±190'
TRUCK COURT DEPTH


±36'
CLEAR HEIGHT


52' x 50'
COLUMN SPACING


Negotiable
RATE

30 -MILE KEY FACTS



598,366
POPULATION



5.2%
UNEMPLOYMENT



2.5
HOUSEHOLD
SIZE (AVG.)



38
MEDIAN
AGE

30 -MILE INCOME FACTS



\$77,647

MEDIAN
HOUSEHOLD
INCOME



\$42,166

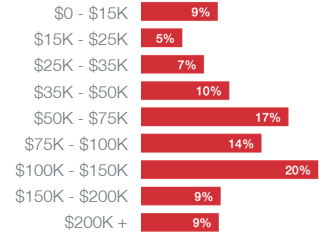
PER CAPITA
INCOME



\$150,863

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



30 -MILE BUSINESS FACTS



19,824
BUSINESSES



281,558
EMPLOYEES

30 - MILE EDUCATION FACTS

10%

NO HIGH
SCHOOL
DIPLOMA

25%

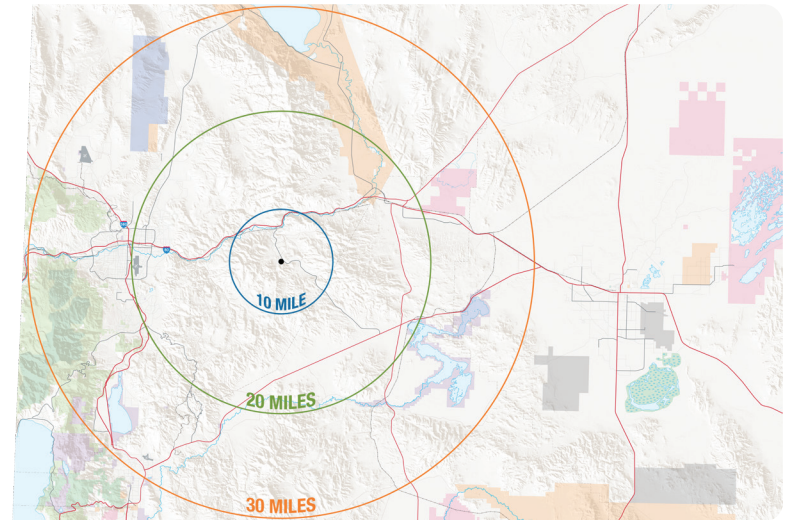
HIGH
SCHOOL
GRADUATE

32%

SOME
COLLEGE

32%

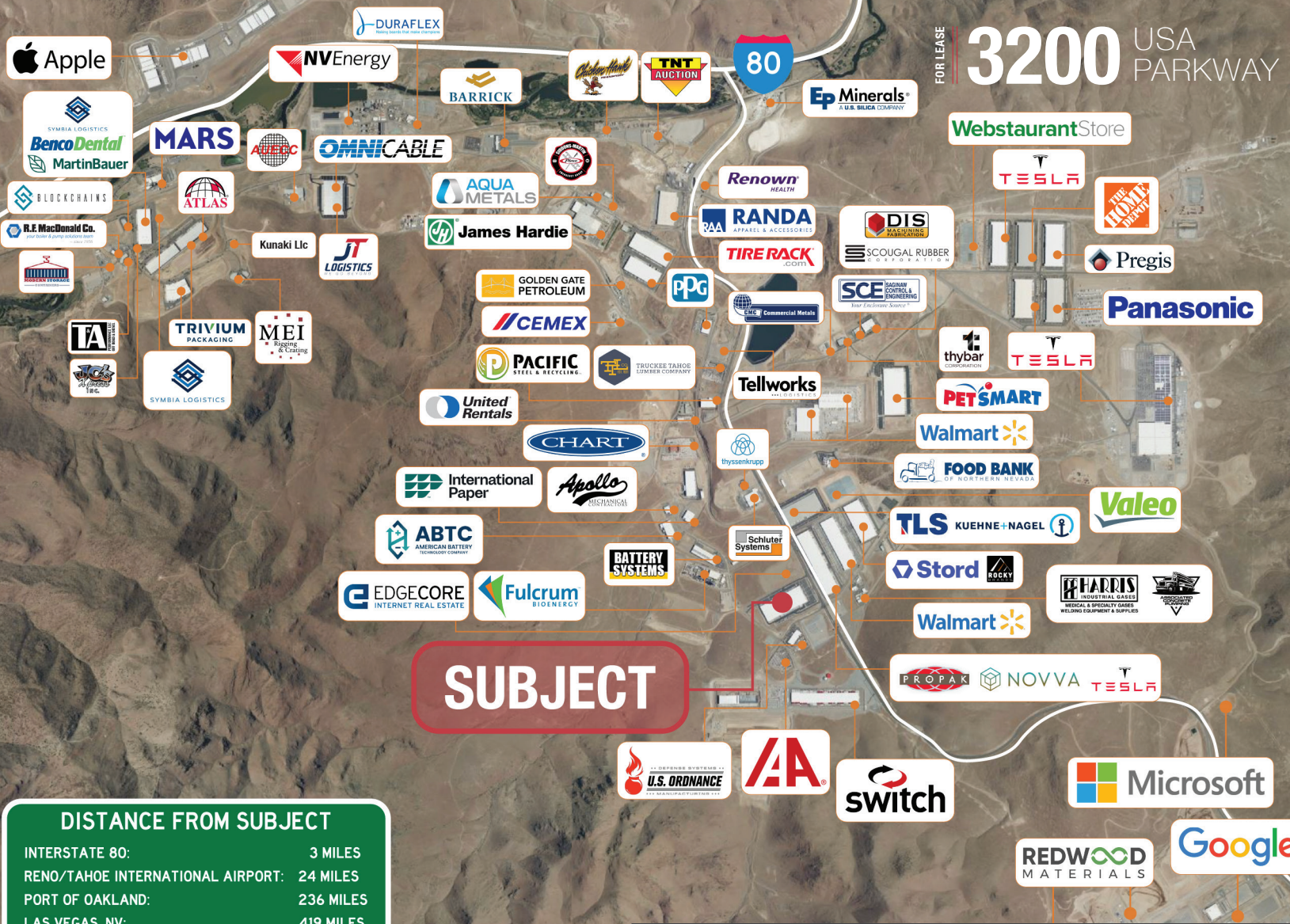
BACHELOR'S
DEGREE



Source: 30 Mile Demographic Profile by ESRI

FOR LEASE

3200 USA PARKWAY



SUBJECT

DISTANCE FROM SUBJECT	
INTERSTATE 80:	3 MILES
RENO/TAHOE INTERNATIONAL AIRPORT:	24 MILES
PORT OF OAKLAND:	236 MILES
LAS VEGAS, NV:	419 MILES
PORT OF LA / LONG BEACH:	493 MILES
SALT LAKE CITY, UT:	502 MILES

Area Map


±707,010 SF
AVAILABLE SF

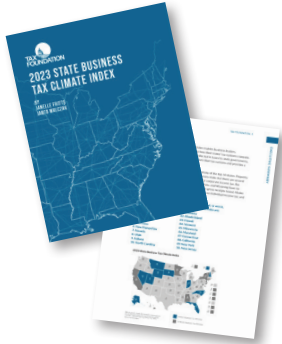

±190'
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COLUMN SPACING


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RATE









Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax

61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development



FOR LEASE

3200 USA
PARKWAY



WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

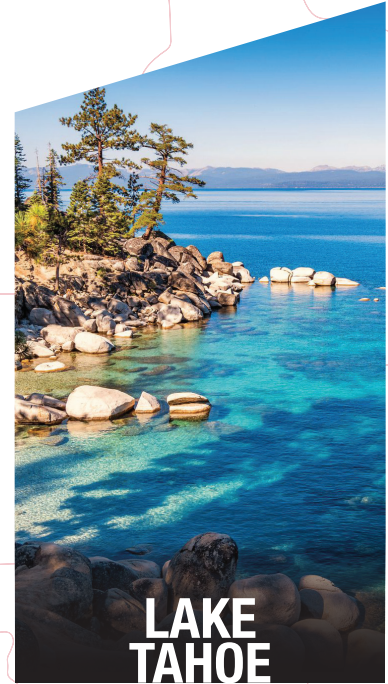
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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