



# 3200 USA PARKWAY

SPARKS, NEVADA



[USAPARKWAY.COM](https://usaparkway.com)

**CBRE**

 **CAPROCK**  
PARTNERS



# Project Highlights



±707,010 SF FOR LEASE



48.09 Acres



APN 005-071-47



Built in 2014



Zoned I-2:  
Heavy Industrial



7" Reinforced concrete slab



.45 Mil TPO roofing



LED lighting



±14,890 SF office



36' Clear height



±762 Parking spaces



50 Trailer stalls,  
expandable to ±150



- 

±707,010 SF available
- 

435 4' x 8' Skylights
- 

Clean agent fire suppression system serving the data room
- 

ESFR sprinklers, K17 under 40' and K22 over 40'
- 

2-3 Air exchanges per hour achieved with additional air handling equipment & louvers
- 

52' X 50' Column spacing
- 

Caulked floors
- 

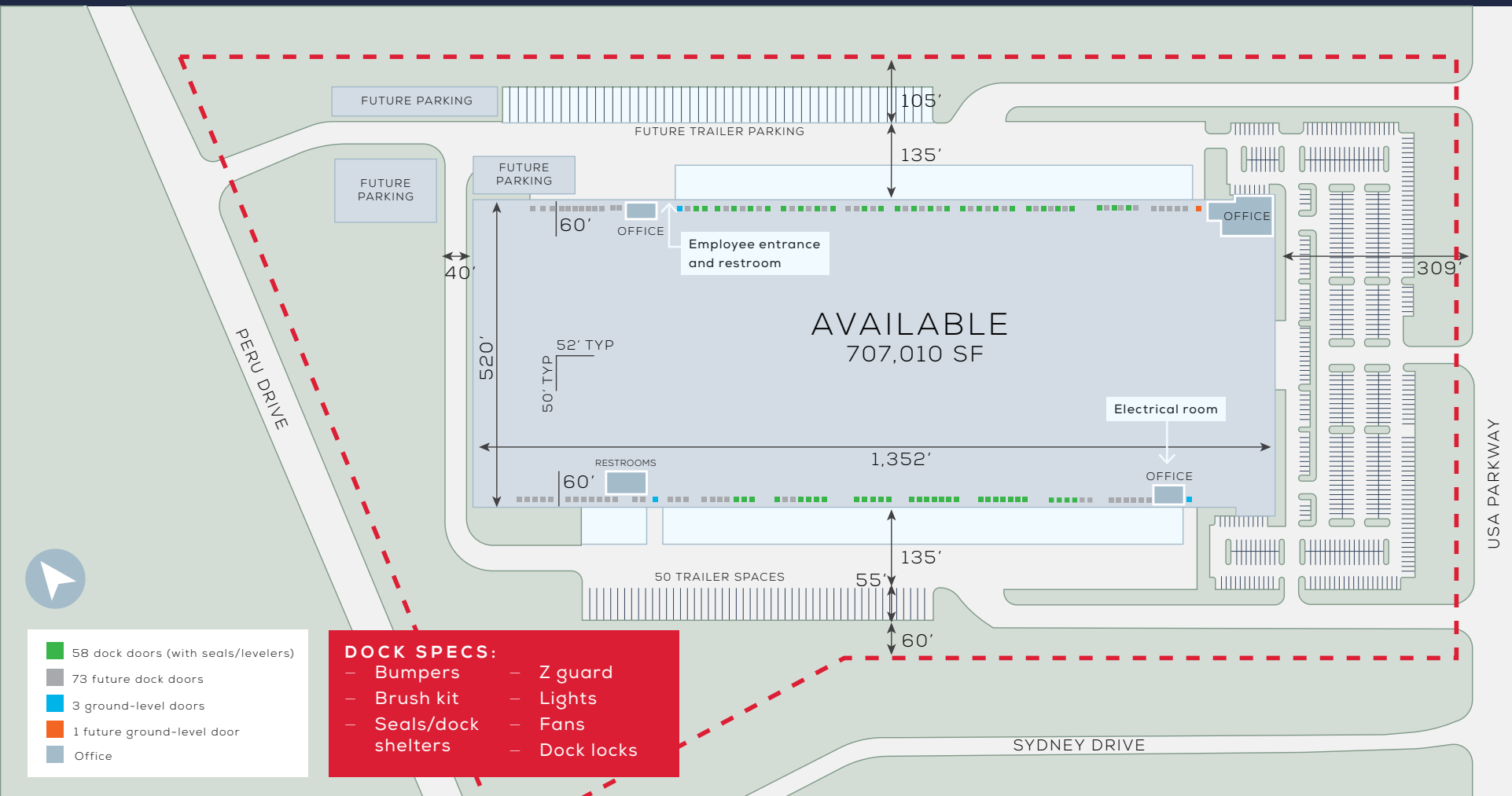
8,000 Amps, 277/480v, 3-phase power
- 

53 Dock-high doors (expandable to 120)
- 

3 Grade-level doors (expandable to 4)
- 

190' Fenced and secured truck court
- 

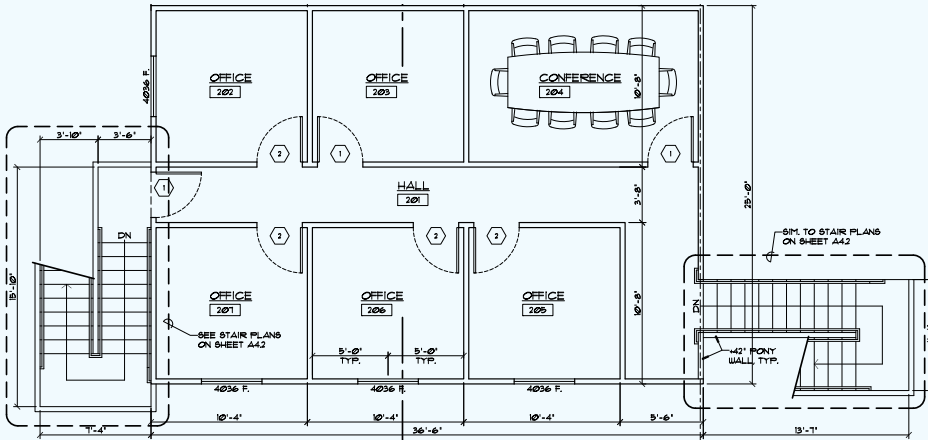
Outdoor break area



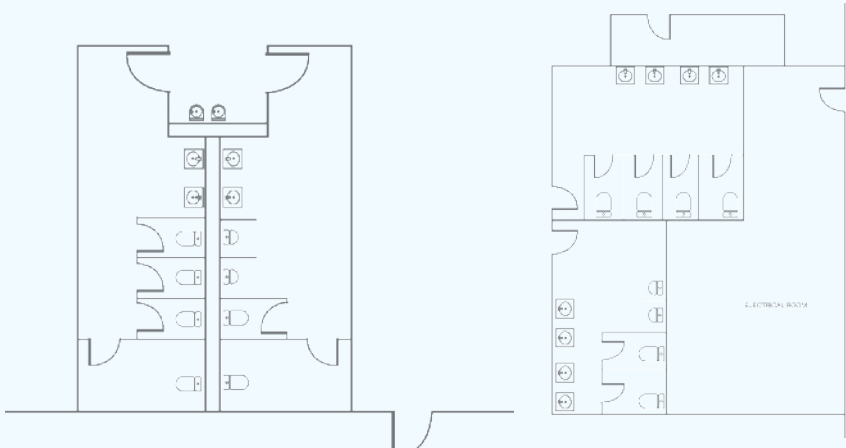
# Office Floor Plans



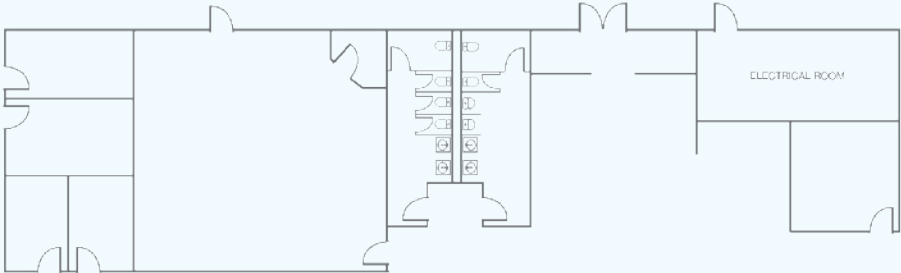
MAIN FLOOR PLAN



MEZZANINE OFFICE

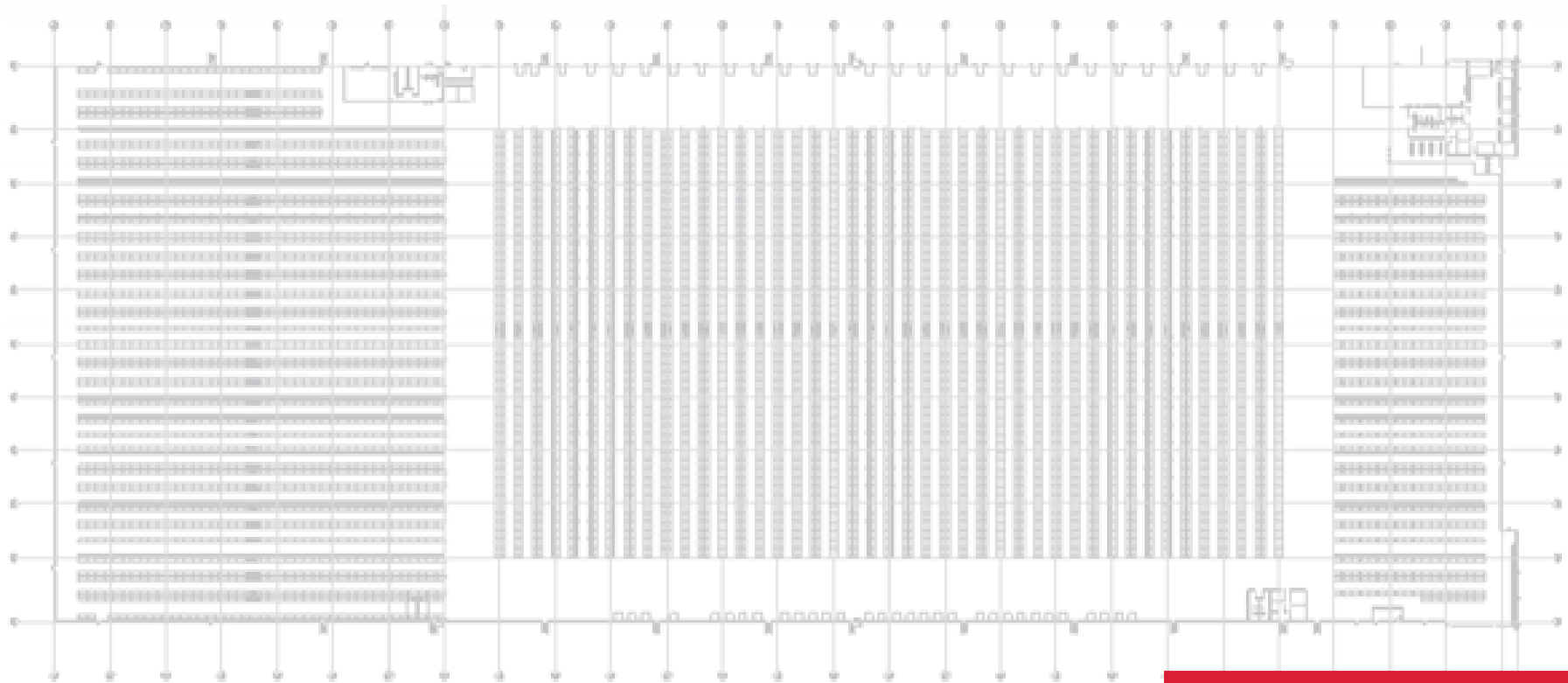


SOUTH SIDE RESTROOMS



NORTH SIDE EMPLOYEE ENTRANCE

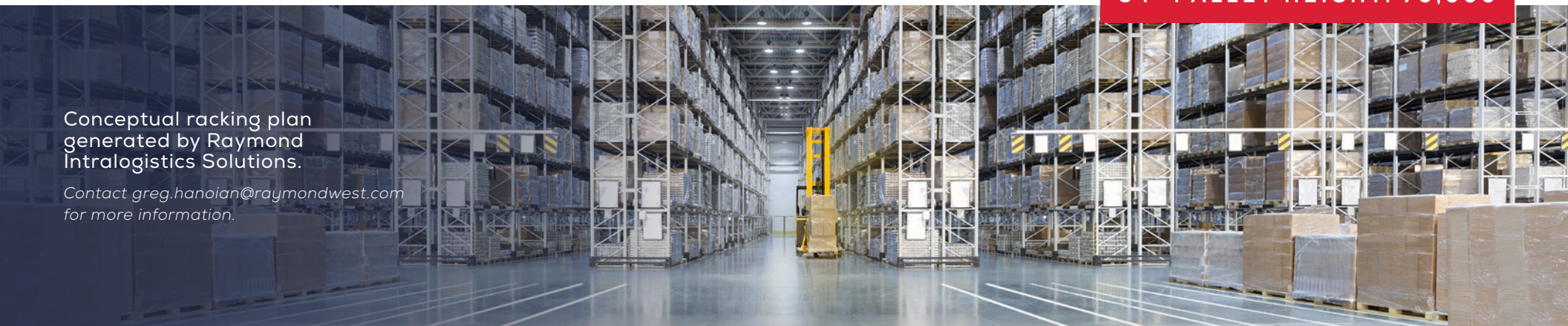
## Sample Racking Plans



56" PALLET HEIGHT: 84,000  
64" PALLET HEIGHT: 70,000

Conceptual racking plan  
generated by Raymond  
Intralogistics Solutions.

Contact [greg.hanoian@raymondwest.com](mailto:greg.hanoian@raymondwest.com)  
for more information.

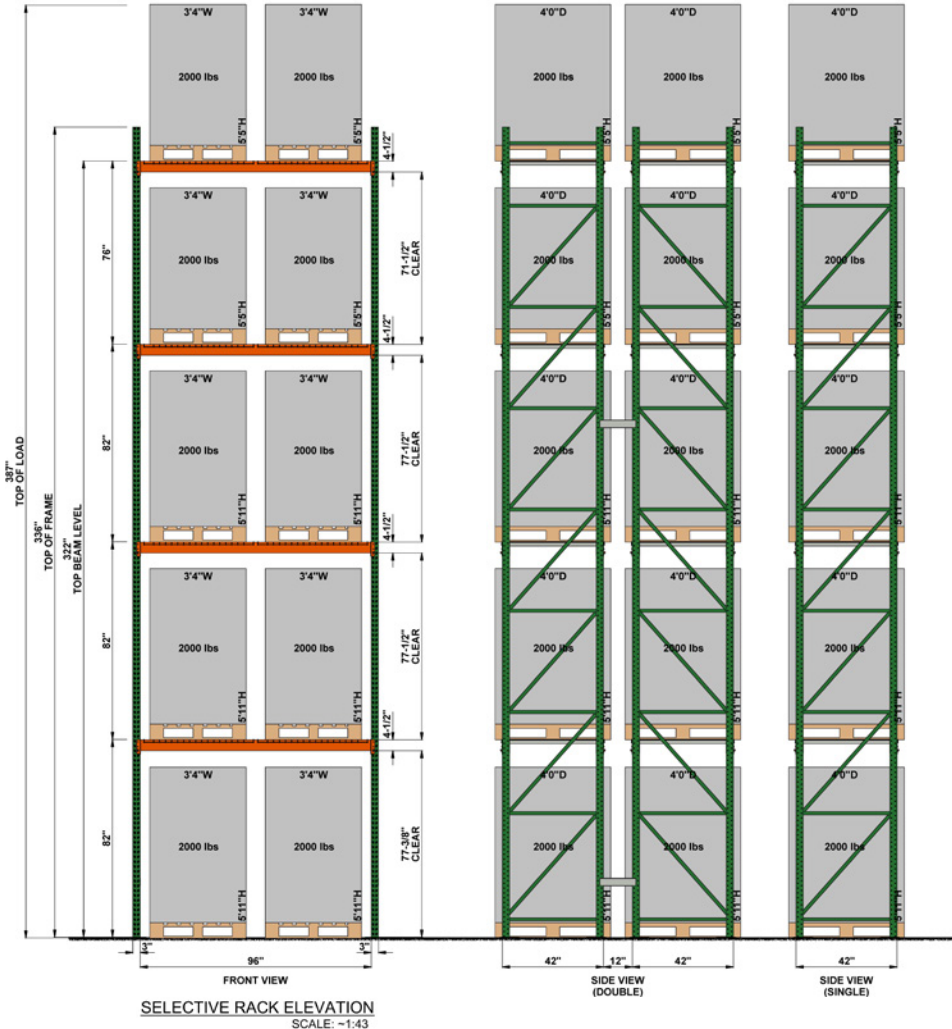
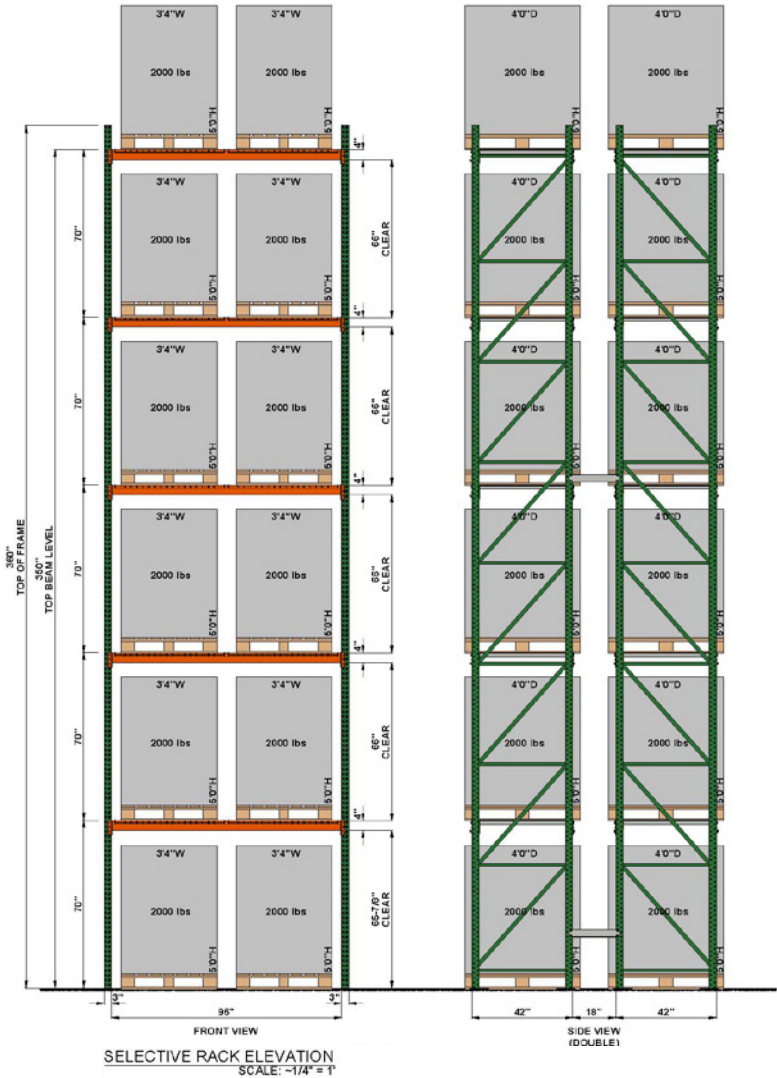




# Sample Racking Plans

56" PALLET HEIGHT: 84,000

64" PALLET HEIGHT: 70,000





3200 USA PARKWAY

SPARKS, NEVADA



SOUTH SIDE OF BUILDING LOOKING WEST



SOUTH SIDE FRONT



EMPLOYEE PARKING - FRONT OF BUILDING



3200 USA PARKWAY

SPARKS, NEVADA

# 3200 USA Parkway Neighbors





# Tahoe Reno Industrial Center Tenants





3200 USA PARKWAY

395

## Regional Map

SPARKS, NEVADA

Fernley

Reno

3200 USA  
PARKWAY

Truckee

Lake Tahoe

### KEY DISTANCES



±3.0  
miles

Reno/  
Sparks  
Area

±16.0  
miles



±21.0  
miles



±21.0  
miles

Reno-Tahoe  
International  
Airport

±24.0  
miles

Reno  
Stead  
Airport

±31.0  
miles

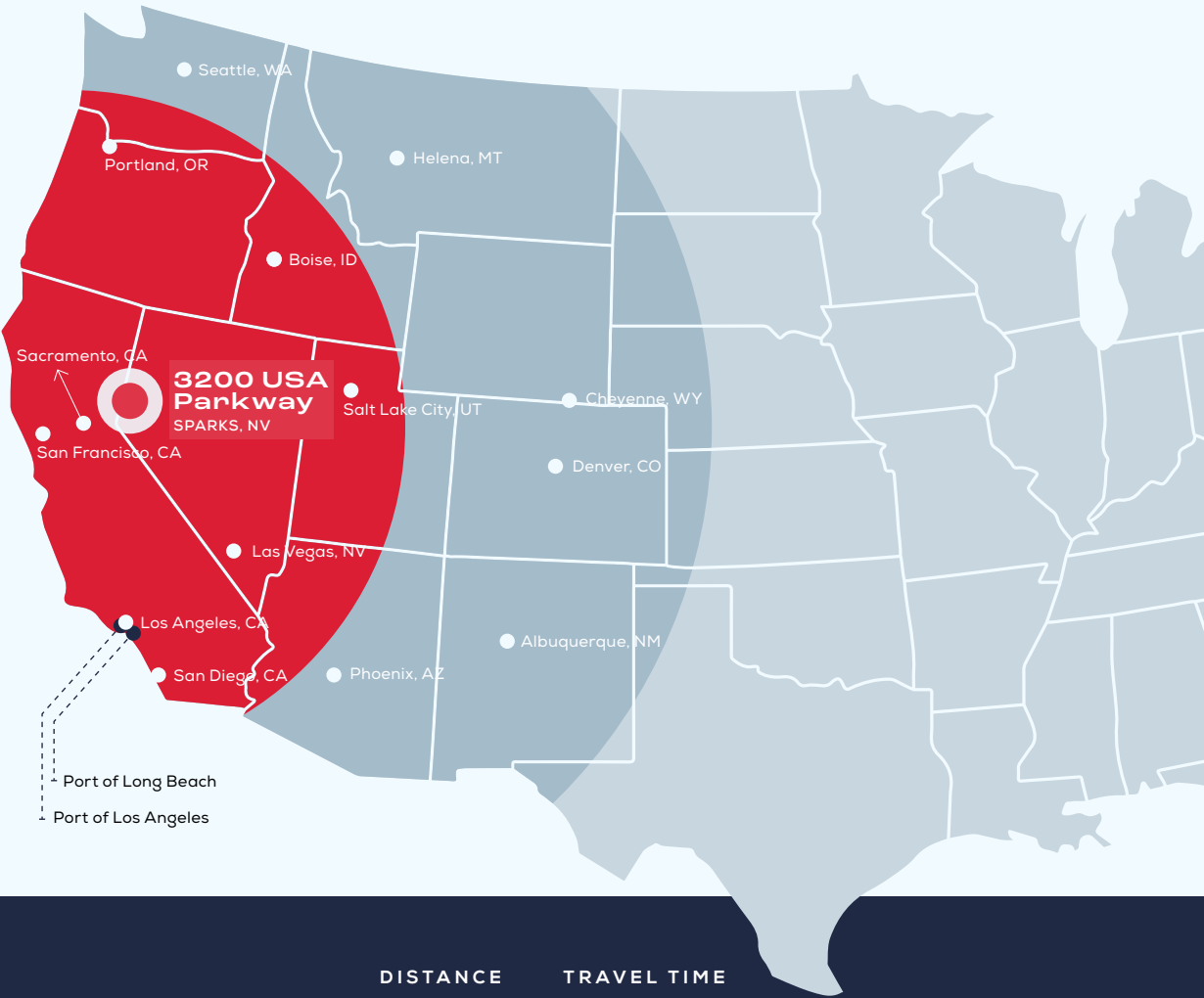
California  
Border

±36.0  
miles



# Transit Analysis from Sparks

- One-Day Truck Service  
±60M PEOPLE
- Two-Day Truck Service  
±75M PEOPLE



	DISTANCE	TRAVEL TIME		DISTANCE	TRAVEL TIME
RENO	25 miles	30 min	PHOENIX	719 miles	11 hr, 7 min
SAN FRANCISCO	242 miles	4 hr, 14 min	SEATTLE	725 miles	11 hr, 53 min
BOISE	406 miles	6 hr, 8 min	HELENA	867 miles	12 hr, 37 min
LOS ANGELES	495 miles	8 hr, 14 min	CHEYENNE	937 miles	13 hr, 33 min
SALT LAKE CITY	503 miles	6 hr, 55 min	DENVER	1,018 miles	14 hr, 46 min
PORTLAND	552 miles	9 hr, 12 min	ALBUQUERQUE	1,045 miles	16 hr, 28 min

# The Best in the West

## ADVANTAGES OF DOING BUSINESS IN NEVADA

- Nevada ranks #7 for best business tax climate
- Low-cost startup, regulatory, licensing and annual fees
- Supportive ecosystem for entrepreneurs, startups and corporations
- Right-to-work state with able and willing workforce
- Flexible & pro-business environment
- Nevada has a relatively streamlined incorporation process

## NEVADA IS NATIONALLY RANKED

- #1 in clean energy
- #4 best infrastructure
- #6 best business climate
- #9 best economy
- #9 best performing cities
- #21 Reno best cities for outdoor activities
- #25 Reno/Sparks largest Gen Z workforce

Source: EDAWN

## *The Tax Foundation's 2024 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.

- Reno named "Happiest Place to Live" by Outdoor Magazine
- UNR-designated Tech Hub – EV Battery Lithium Loop
- Tourism to Reno helps make the transportation sector Nevada's biggest energy consumer

## NEVADA TAX ADVANTAGES:

- No corporate income tax
- No personal income tax
- No capital gains tax
- No inventory tax
- No franchise tax
- No special intangible tax







CAPROCK  
PARTNERS

## LEASING INFORMATION

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