



3200 USA PARKWAY

SPARKS, NEVADA



USAPARKWAY.COM

CBRE

 **CAPROCK**
PARTNERS


Project Highlights

 ±716,096 SF FOR LEASE

 48.09 Acres

 APN 005-071-47

 Built in 2014


 Zoned I-2:
Heavy Industrial

 7" Reinforced concrete slab

 60 mil white TPO roofing

 LED lighting

 ±14,890 SF office


 36' Clear height


 ±762 Parking spaces


 50 Trailer stalls,
expandable to ±150




 ±716,096 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

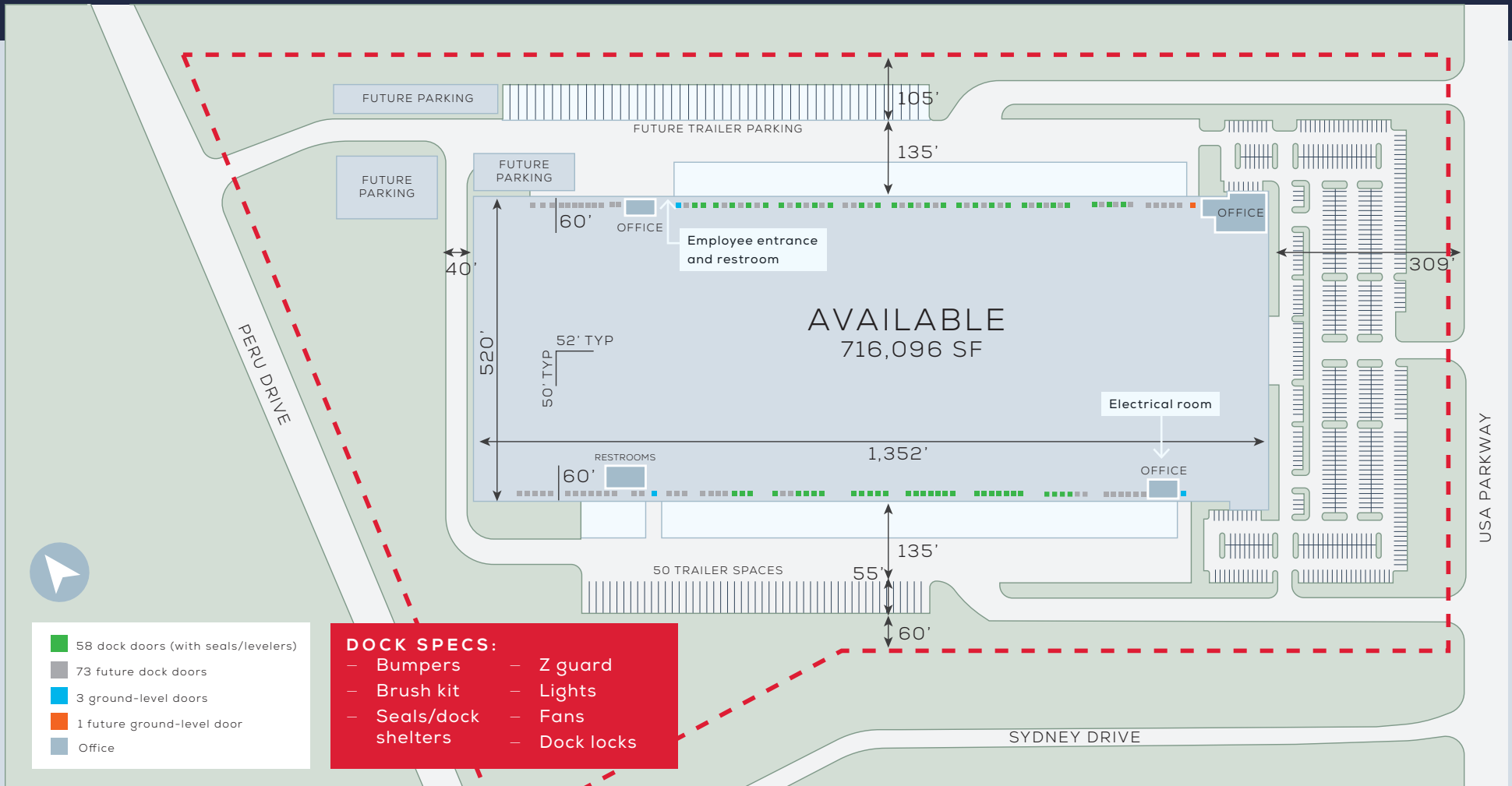
 2 MW (expandable to 4MW): 8,000 Amps, dual 4,000 Amps switchgears, 277/480v, 3-phase power






 53 Dock-high doors (expandable to 120)

 3 Grade-level doors (expandable to 4)

 190' Fenced and secured truck court

 Outdoor break area



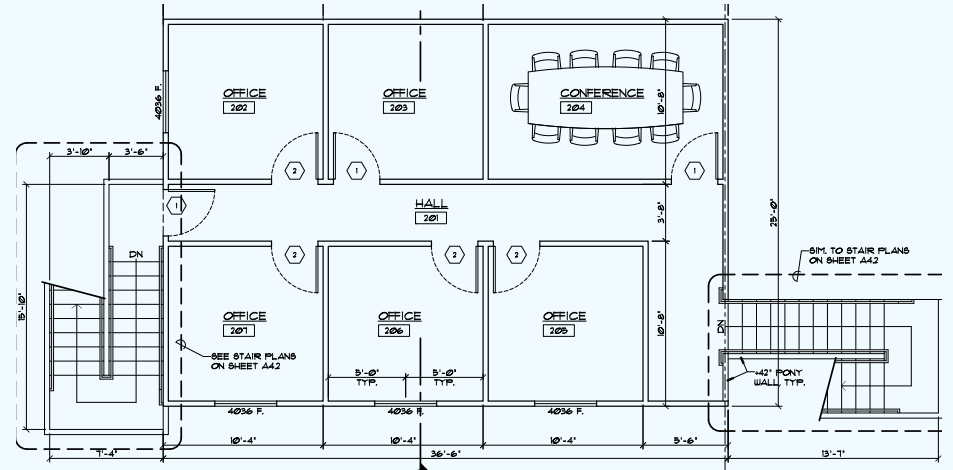
-  58 dock doors (with seals/levelers)
-  73 future dock doors
-  3 ground-level doors
-  1 future ground-level door
-  Office

- DOCK SPECS:**
- Bumpers
 - Brush kit
 - Seals/dock shelters
 - Z guard
 - Lights
 - Fans
 - Dock locks

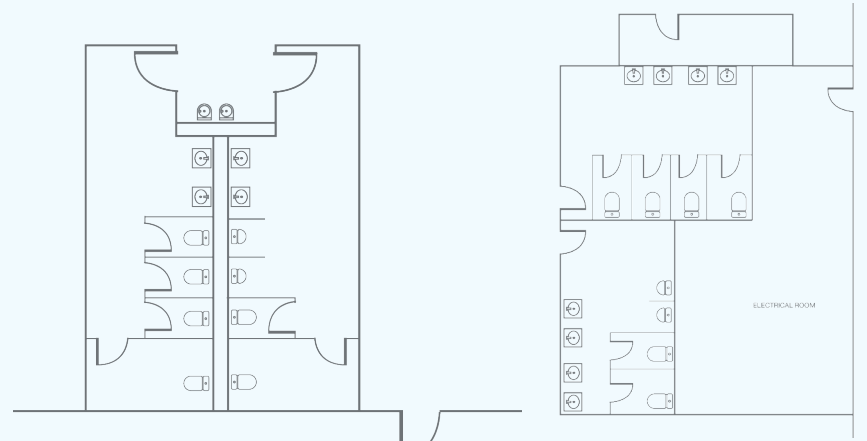
Office Floor Plans



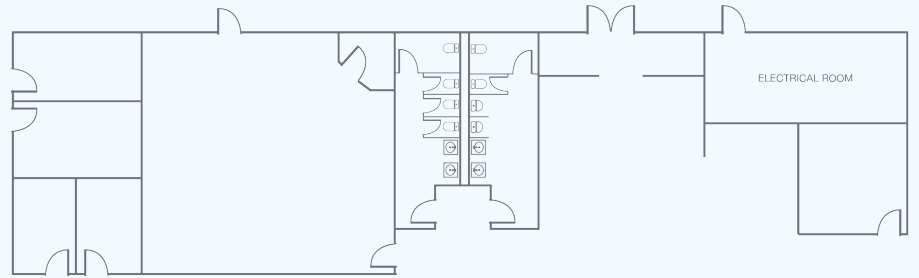
MAIN FLOOR PLAN



MEZZANINE OFFICE

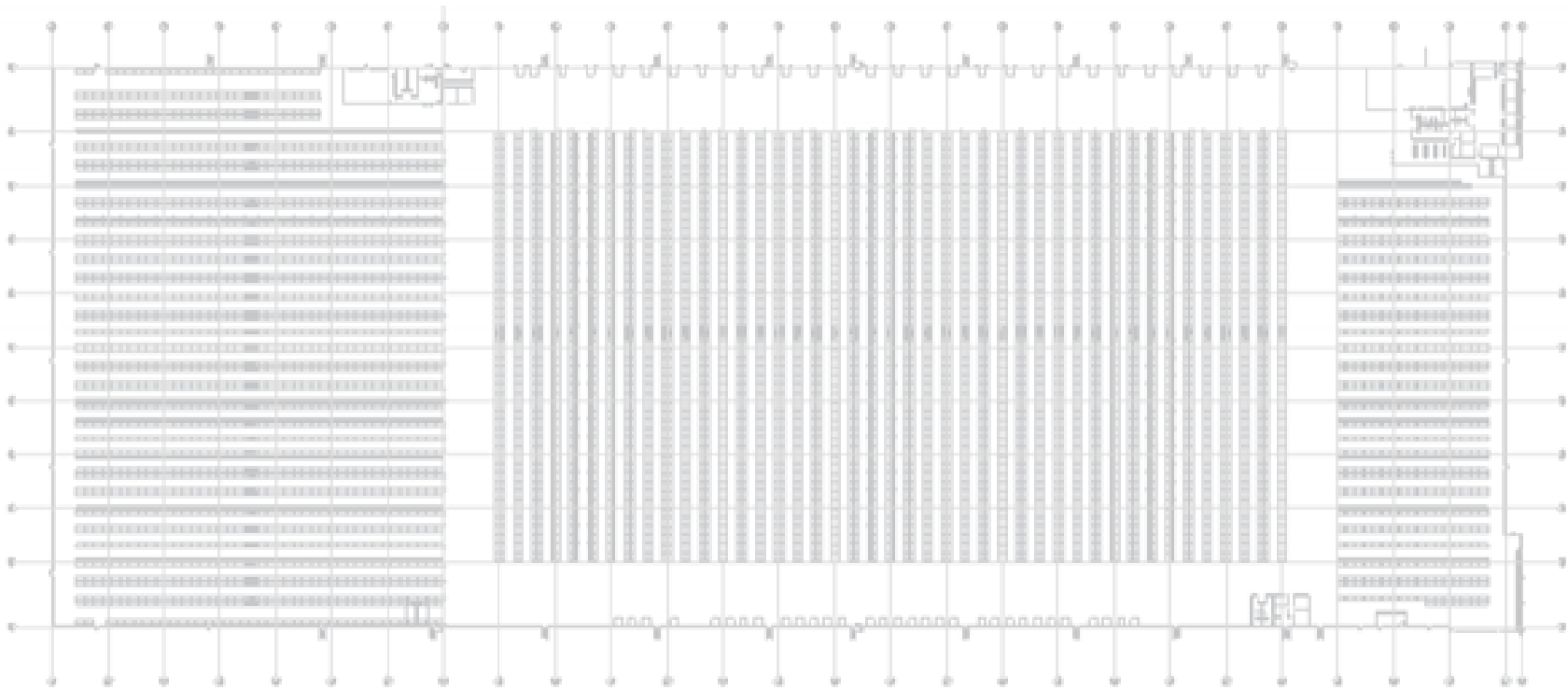


SOUTH SIDE RESTROOMS



NORTH SIDE EMPLOYEE ENTRANCE

Sample Racking Plans



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

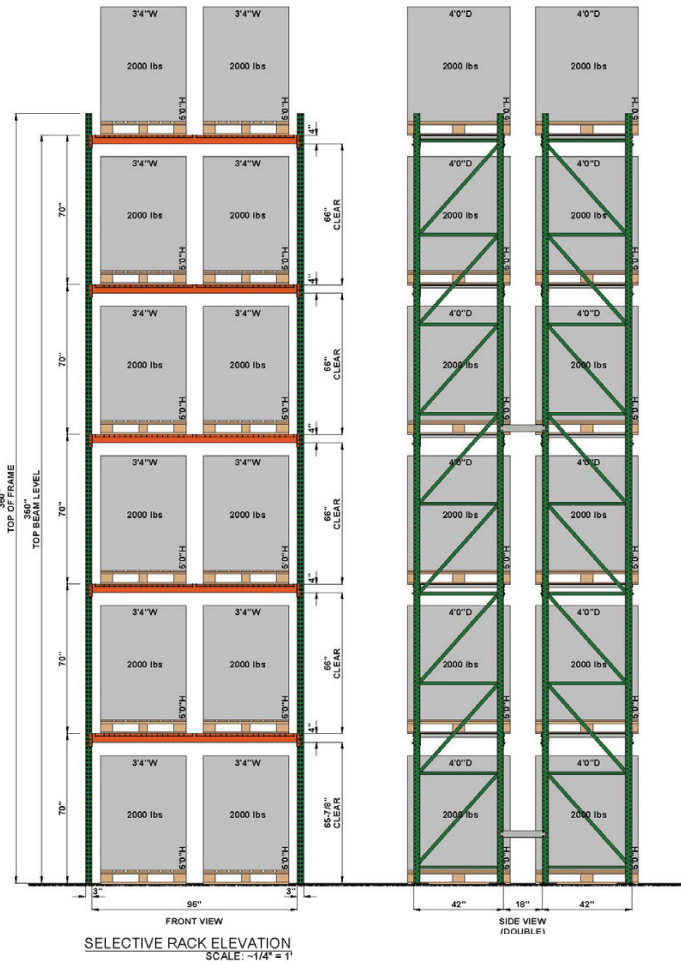
Conceptual racking plan
generated by Raymond
Intralogistics Solutions.

Contact greg.hanoian@raymondwest.com
for more information.

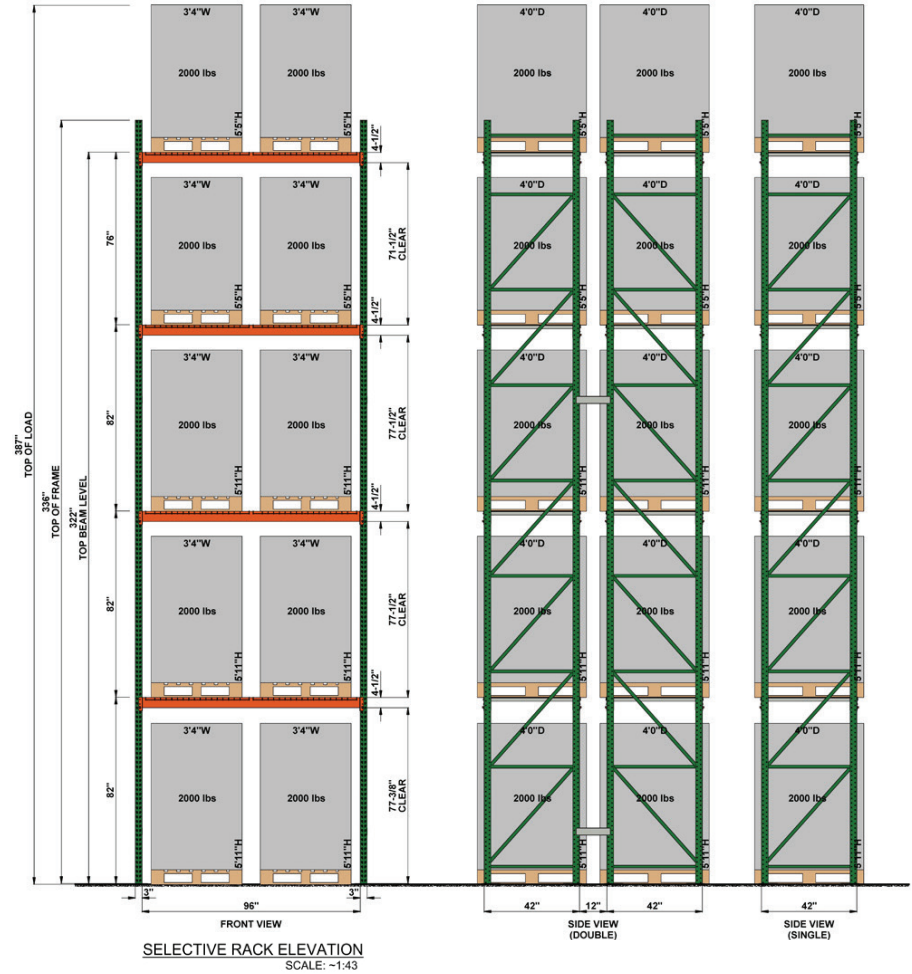


Sample Racking Plans

56" PALLET HEIGHT: 84,000



64" PALLET HEIGHT: 70,000



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SPARKS, NEVADA



SOUTH SIDE OF BUILDING LOOKING WEST



SOUTH SIDE FRONT



EMPLOYEE PARKING - FRONT OF BUILDING

3200 USA Parkway Neighbors



BOXOUT
Empowering Health & Wellness

Tellworks
LOGISTICS

MEI
Rigging & Crating

Walmart

BOMBARD
ELECTRIC, LLC

Aurora Parts

WebstaurantStore

TESLA

THE HOME DEPOT

Stord
Pregis

Panasonic

TESLA

TLS

ESSEX BROWNELL

KUEHNE+NAGEL

Valeo

PETSMART

TESLA

THRIVE
- MARKET -

Panasonic

Schluter Systems

EDGECORE
INTERNET REAL ESTATE

ROCKY
MOUNTAIN

Stord

Walmart

USA PARKWAY

TESLA

PROPAK

NOVVA

Stord

1.800 flowers.com

CAPROCK
PARTNERS

U.S. ORDNANCE
BY MANUFACTURING PARTNERS

Tahoe Reno Industrial Center Tenants



DB SCHENKER
TIRE RACK

RANDA
APPARELS & ACCESSORIES

BOXOUT
Empowering Health & Wellness

Tellworks
SOLUTIONS

VANTAGE
DATA CENTERS

TESLA

GLOBAL LOGISTICS

BOMBARD
ELECTRIC, INC.

THE HOME DEPOT

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Panasonic
THRIVE
- MARKET -

Panasonic
TESLA

Google
Microsoft
REDWOOD
MATERIALS

TIRE RACK

TESLA
PPG

TESLA

PPG

CASS

ABTC
AMERICAN BATTERY TECHNOLOGICAL CENTER

International Paper

Schluter Systems

MEI
Rigging & Crating

Walmart

FOOD BANK

KUEHNE+NAGEL

ESSEX BROWNELL

TLS

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U.S. DRONANCE

CAPROCK
PARKERS




switch

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Regional Map

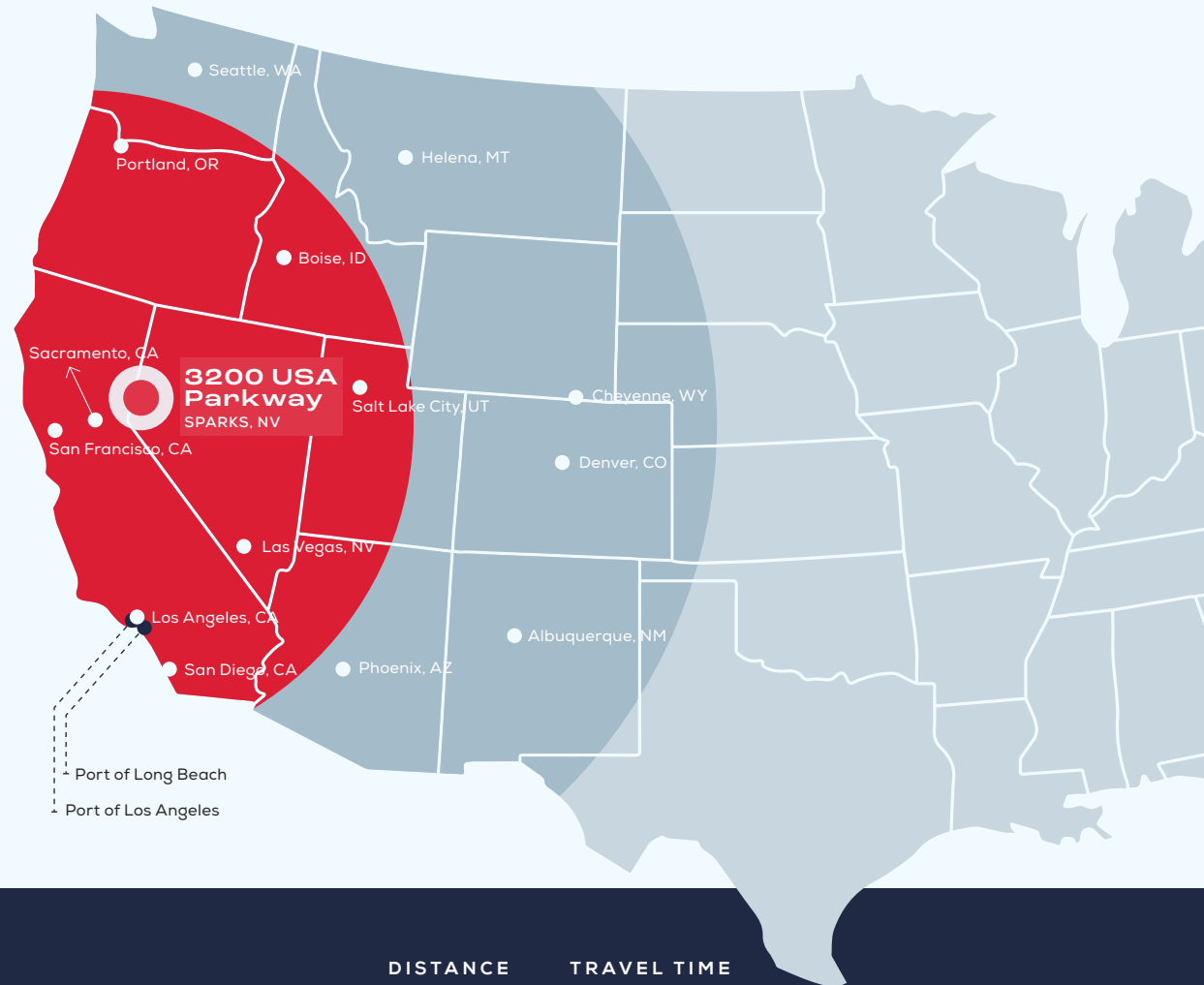


KEY DISTANCES		Reno/Sparks Area			Reno-Tahoe International Airport	Reno Stead Airport	California Border
	±3.0 miles	±16.0 miles	±21.0 miles	±21.0 miles	±24.0 miles	±31.0 miles	±36.0 miles

Lake Tahoe

Transit Analysis from Sparks

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



	DISTANCE	TRAVEL TIME
RENO	25 miles	30 min
SAN FRANCISCO	242 miles	4 hr, 14 min
BOISE	406 miles	6 hr, 8 min
LOS ANGELES	495 miles	8 hr, 14 min
SALT LAKE CITY	503 miles	6 hr, 55 min
PORTLAND	552 miles	9 hr, 12 min

	DISTANCE	TRAVEL TIME
PHOENIX	719 miles	11 hr, 7 min
SEATTLE	725 miles	11 hr, 53 min
HELENA	867 miles	12 hr, 37 min
CHEYENNE	937 miles	13 hr, 33 min
DENVER	1,018 miles	14 hr, 46 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
- 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

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.

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



The CBRE logo is displayed in a bold, white, sans-serif font. The background of the entire page is a dark, monochromatic photograph of a large industrial warehouse building with multiple loading docks and roll-up doors. The building is set against a backdrop of mountains under a clear sky.

LEASING INFORMATION

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