

FOR SALE >

9.12 Acre Industrial Site

TAHOE RENO INDUSTRIAL CENTER | MCCARRAN | NEVADA



For more information,
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AVAILABLE SPACE

9.12 Acres

Industrial Zoning

- Parcel size and configuration flexible

SALE PRICE

\$6.00 PSF

PROPERTY DESCRIPTION:

- > APN: 005-061-20
- > For sale or JV possibilities
- > All approvals in place - quick to permit
- > Located on the USA Parkway in Tahoe Reno Industrial Center
- > Tahoe Reno Industrial Center is the new home of Tesla and Switch



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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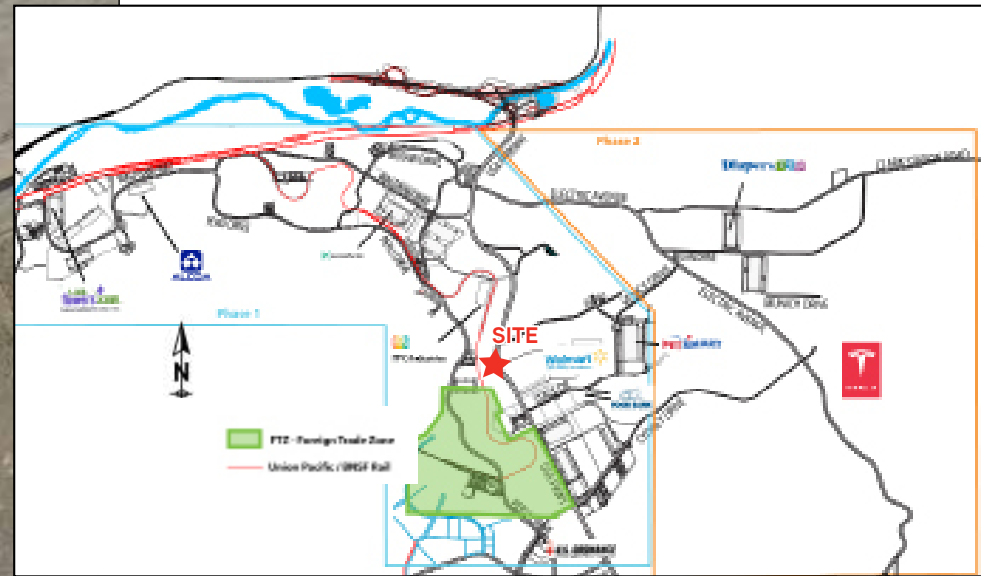
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The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching! As the announcements of large and recognizable companies that are moving to the area are publicized, businesses, investors and developers from all over the country are rushing to jump on the bandwagon. Companies are finding that the ease of doing business, coupled with favorable taxes and incentives, is creating an unparalleled motivation for business leaders to focus on Northern Nevada.

With the area including major cities such as Reno, Sparks, Carson City, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's no tax on businesses and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

With Nevada having the third most business-friendly tax structures in the country, it opened up many possibilities of out-of-state companies to locate facilities here, including Apple, Tesla, and Switch. Apple recently chose Reno as its site for the massive iCloud data facility, making the largest land purchase in its history. Tesla Motors also invested in Nevada and is currently building the world's largest lithium ion battery factory 20 miles east of Reno. This \$5 billion lithium battery plant is projected to employ 6,500 people and 16,000 indirect jobs within the next few years. In addition, the Las Vegas based tech company, Switch, plans to invest billions in a projected 8 million square foot data center. It is projected that there will be 16,000 new jobs that are indirectly related to these companies.

The population of Reno/Sparks is estimated to grow by 65,000 new residents over the next 5 years due to an unprecedented economic boom. The demand for housing and commercial services will soon outpace the supply. Developers are realizing that potential housing shortages will drive home prices higher and available land for housing development is disappearing quickly. Commercial development is looking for rare in-fill locations using urban building design to fit the ever growing need.



Switch will be bringing the world's largest data center to Reno, and will invest billions in a nearly 8 million square feet of data centers. This center will make Reno the most digitally connected state in the nation. Switch's project will include the development of a fiber optic network that will connect Reno and Las Vegas to Los Angeles and San Francisco.



The giant e-retailer, Amazon.com, will bring its new 750,000 square foot warehouse to the LogistiCenter industrial park. Currently, the LogistiCenter industrial park is comprised of two other warehouses for a combined total of 1.2 million square feet.



After beating out giant states, such as Texas and Arizona, Nevada was chosen to be the home to the 5 million square foot Tesla Gigafactory, rumored to be as large as 24 million square feet. The \$5 billion dollar project is expected to create 6,500 direct jobs and 16,000 indirect jobs in the community. Tesla's factory will rank as one of the world's largest buildings and will set a new precedent within Reno's industrial renaissance.



Initially built in early 2013, Apple's data center is continually growing. Currently, Apple has 345 acres of land reserved in the Reno Technological Park and fully intends to continue expanding around the facility. Apple's land purchase for its iCloud facility has been considered the largest land purchase in Reno's history.

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