

MCCARRAN COMMERCE CENTER

1,286,208 SF | 1402 South McCarran Boulevard, Sparks, NV 89431

AVAILABLE FOR DIRECT LEASE WITH OWNER



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MCCARRAN COMMERCE CENTER



PROPERTY FEATURES

TOTAL BUILDING ENVELOPE	1,286,208 sf
TOTAL OFFICE	TBD
FRONT OFFICE	14,100 sf
SMALLEST DIVISIBLE	111,000 sf
PARCEL NUMBER	034-330-12
CONSTRUCTION	1970, 1973 & 2018
ACREAGE	56.60 acres
ZONING	Industrial
CLEAR HEIGHT	22' - 24'
COLUMN SPACING	40'x40'
SPRINKLER SYSTEM	.64GPM/2,000SF @65PSI
POWER	9,000amps 480 volt 3 phase
SKYLIGHTS	Yes
LIGHTING	T-8, motion sensed
WALLS AND CEILING	White
FLOOR CONDITION	Good
ROOF CONDITION	Good
ROOF INSULATION	External - Rigid Foam
ROOF CONSTRUCTION	Hard Lid - Plywood Deck
EXTERIOR DOCK POSITIONS	Expanded to 154
DOCK LEVELERS	Kelley - heavy duty
DRIVE IN DOORS	2 - (14'x16 & 12'x14')
RAMPS	6 - Within internal dock area
EMPLOYEE PARKING SPACES	300+
TRAILER PARKING SPACES	200+
FENCED YARD	Yes
INGRESS/EGRESS	3 Security Entrances/Exits
OFFICE HVAC	Replaced
WAREHOUSE HEATING	New External Forced Air

SCHEDULED RENOVATIONS

The Commerce Center is scheduled for major renovations starting Q1 2018 with an anticipated delivery in Q3 2018. Some of the highlights of these improvements are as follows:

- › Addition of 108 (9'x10') dock doors and 4 drive in doors
- › Expanded trailer parking by 155 stalls
- › Enlarged truck court to 135' deep
- › Shorter building depth and runs
- › Additional Egress along Greg Street
- › New air-exchange heaters throughout warehouse
- › Independently metered units
- › New asphalt truck courts and drive isles
- › Additional Employee Parking
- › Custom office buildout per allowance

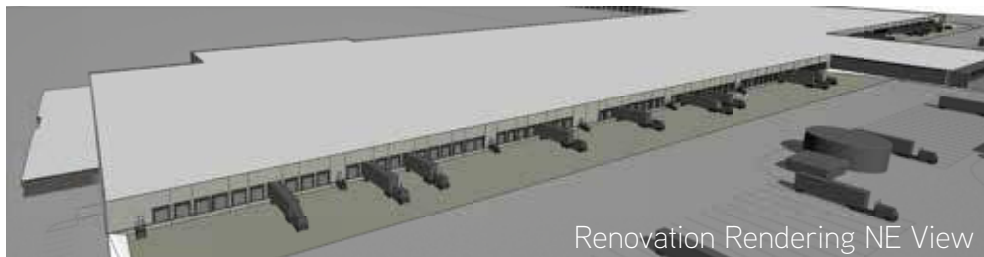
Ownership will consider upgrading the sprinkler system and bringing in the rail per a tenants requirements as an addition to the planned improvements



MCCARRAN COMMERCE CENTER



RENOVATION RENDERINGS



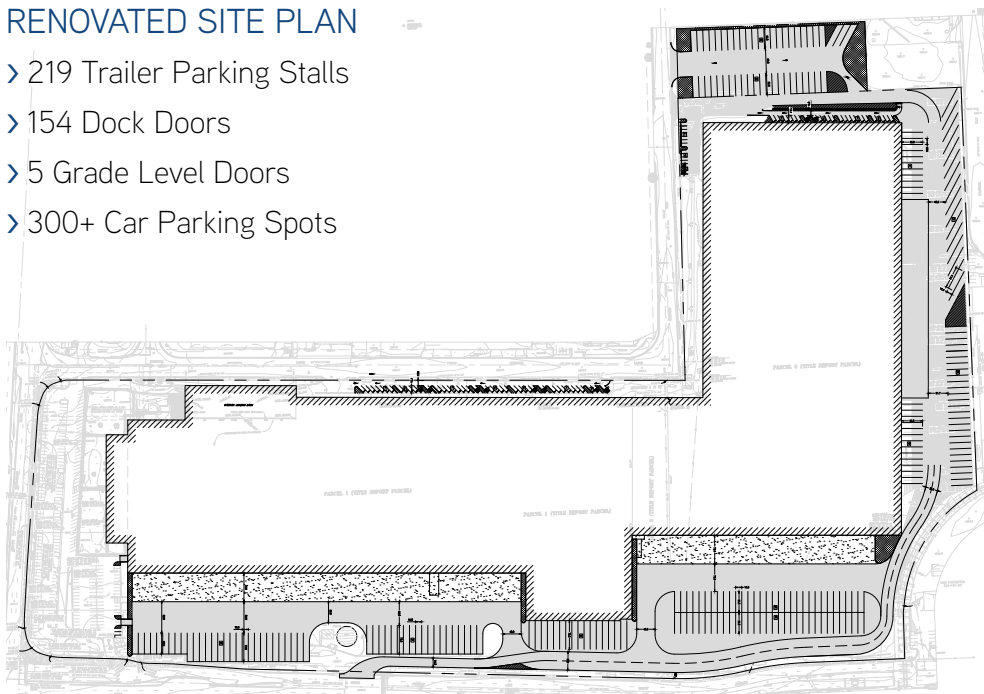
Renovation Rendering NE View



Renovation Rendering NW View

RENOVATED SITE PLAN

- › 219 Trailer Parking Stalls
- › 154 Dock Doors
- › 5 Grade Level Doors
- › 300+ Car Parking Spots



PROPERTY HIGHLIGHTS

This asset is a unique opportunity that is strategically located within Sparks, Nevada. The property boasts superior drive times for employees throughout the Reno/Sparks MSA and is in close proximity to UPS, FedEx, OnTrac, the Reno Tahoe Airport, the Sparks rail yard, and has immediate access to Interstate 80.

The size and location of the asset are unique to the submarket and offers one of the very few options for a larger industrial user to incorporate their headquarters with additional administrative and sales departments into one location with distribution, manufacturing or bulk storage.

Previously available as a sublease product from Sears, the building is now directly available for lease from the ownership. This sophisticated private Landlord owns 725 properties nationwide and will oversee the property through its management agent, Kin Properties. Kin Properties has experience in retrofitting similar industrial product to a tenant's specific needs.

- › Big box industrial product, centrally located in Sparks, NV
- › Large office area and ample employee parking
- › High sprinkler rating throughout the facility
- › Heavy electrical service
- › Secure yard and truck court with guard stations
- › T-8 Motion lighting throughout the facility
- › External rigid roof isolation
- › White walls throughout the facility
- › Can accommodate large range of size options

MCCARRAN COMMERCE CENTER

SITE PLAN DETAILS

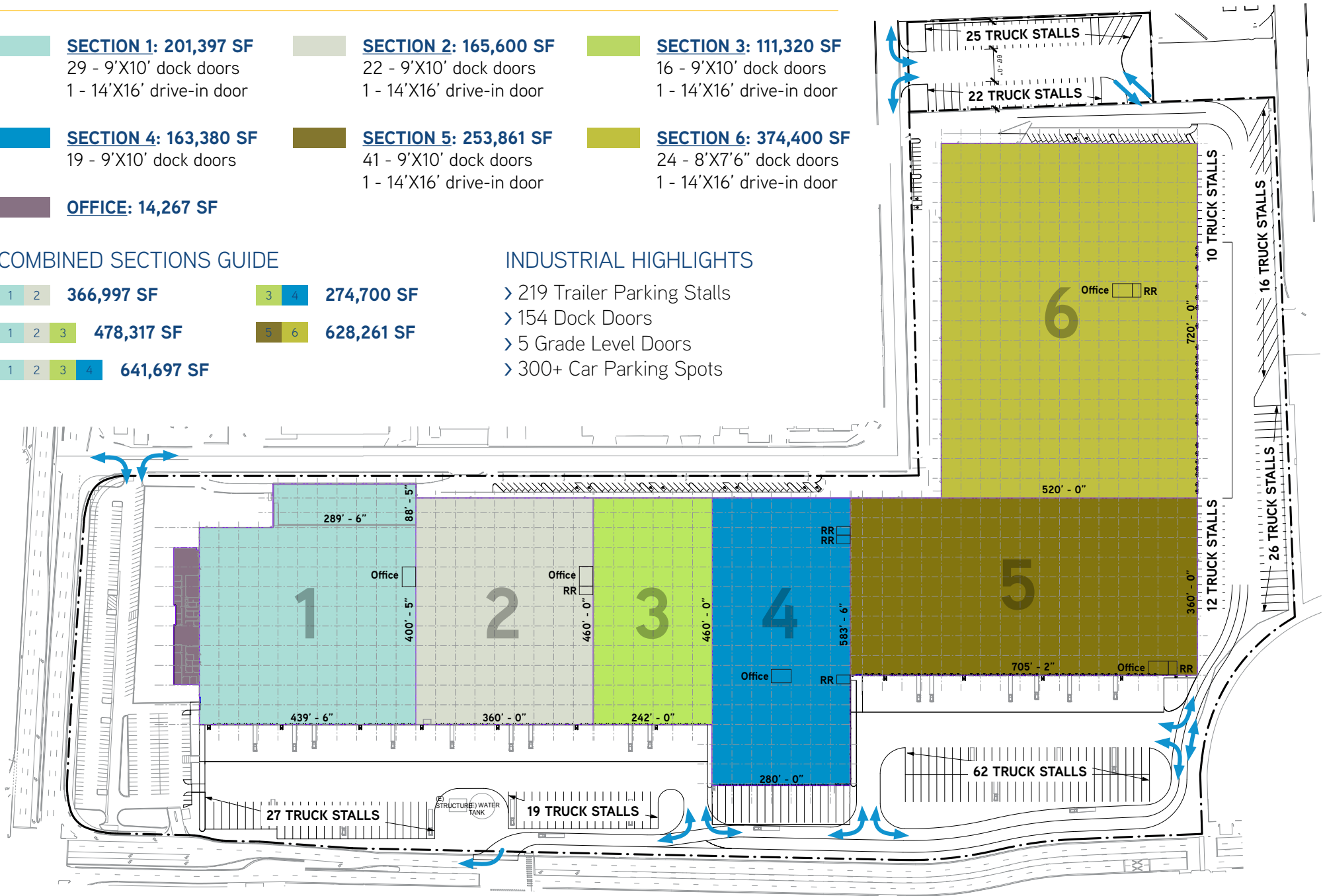
SECTION 1: 201,397 SF 29 - 9'X10' dock doors 1 - 14'X16' drive-in door	SECTION 2: 165,600 SF 22 - 9'X10' dock doors 1 - 14'X16' drive-in door	SECTION 3: 111,320 SF 16 - 9'X10' dock doors 1 - 14'X16' drive-in door
SECTION 4: 163,380 SF 19 - 9'X10' dock doors	SECTION 5: 253,861 SF 41 - 9'X10' dock doors 1 - 14'X16' drive-in door	SECTION 6: 374,400 SF 24 - 8'X7'6" dock doors 1 - 14'X16' drive-in door
OFFICE: 14,267 SF		

COMBINED SECTIONS GUIDE

1 2	366,997 SF	3 4	274,700 SF
1 2 3	478,317 SF	5 6	628,261 SF
1 2 3 4	641,697 SF		

INDUSTRIAL HIGHLIGHTS

- > 219 Trailer Parking Stalls
- > 154 Dock Doors
- > 5 Grade Level Doors
- > 300+ Car Parking Spots



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PROPERTY LOCATION

- › Strategic location within a mile of I-80
- › Centrally located in Sparks, NV Industrial Submarket
- › Easily accessible by all of the Reno-Sparks MSA
 - Via I-80 or McCarran Loop
- › Site draws from all Labor Pools within MSA
- › Convenient drive time for employees
 - No wage premiums
- › Located along Public Transportation Line
 - 3 bus stops adjacent
- › Close proximity to UPS, FedEx and OnTrac

TRANSPORTATION

Location	Distance	Drive Times
Reno-Tahoe International Airport	4.6 miles	10-15 min
UPS Regional	3.5 miles	8-10 min
OnTrac	3.3 Miles	7-10 min
FedEx Ship Center	2.6 miles	4-6 min
FedEx Ground	2.6 miles	4-6 min
FedEx Freight	2.0 miles	3-5 min

RENO-TAHOE INTERNATIONAL AIRPORT

- › **10-15 minutes** to the Reno-Tahoe International Airport
- › **2nd most efficient** airport in the United States by the Air Transportation Research Society
- › More than **4.4 million** passengers annually
- › **60,000 tons** of cargo annually



FEDEX, UPS AND ONTRAC

- › **FedEx, UPS and OnTrac** have regional distribution facilities in Reno and Sparks providing access to premier distribution services and reducing shipping/delivery times across the West coast.



INTERSTATE 80, I-580 / US HIGHWAYS 395

- › Convenient access to **Interstate 80**, which is the second longest interstate highway in the United States connecting the East and West coasts. **Interstate 580/U.S. Highway 395** intersects Reno, a 1,035mile freeway that stretches from Southern California to the US-Canada board.
- › Direct access to **San Francisco, Seattle, Los Angeles, Sacramento, Salt Lake City and Denver**



UNION PACIFIC RAILROADS AND BNSF

- › Two of the largest railroad networks in the United States: **Union Pacific** (chose Sparks, NV for one of its 24 intermodal facilities) and **BNSF**



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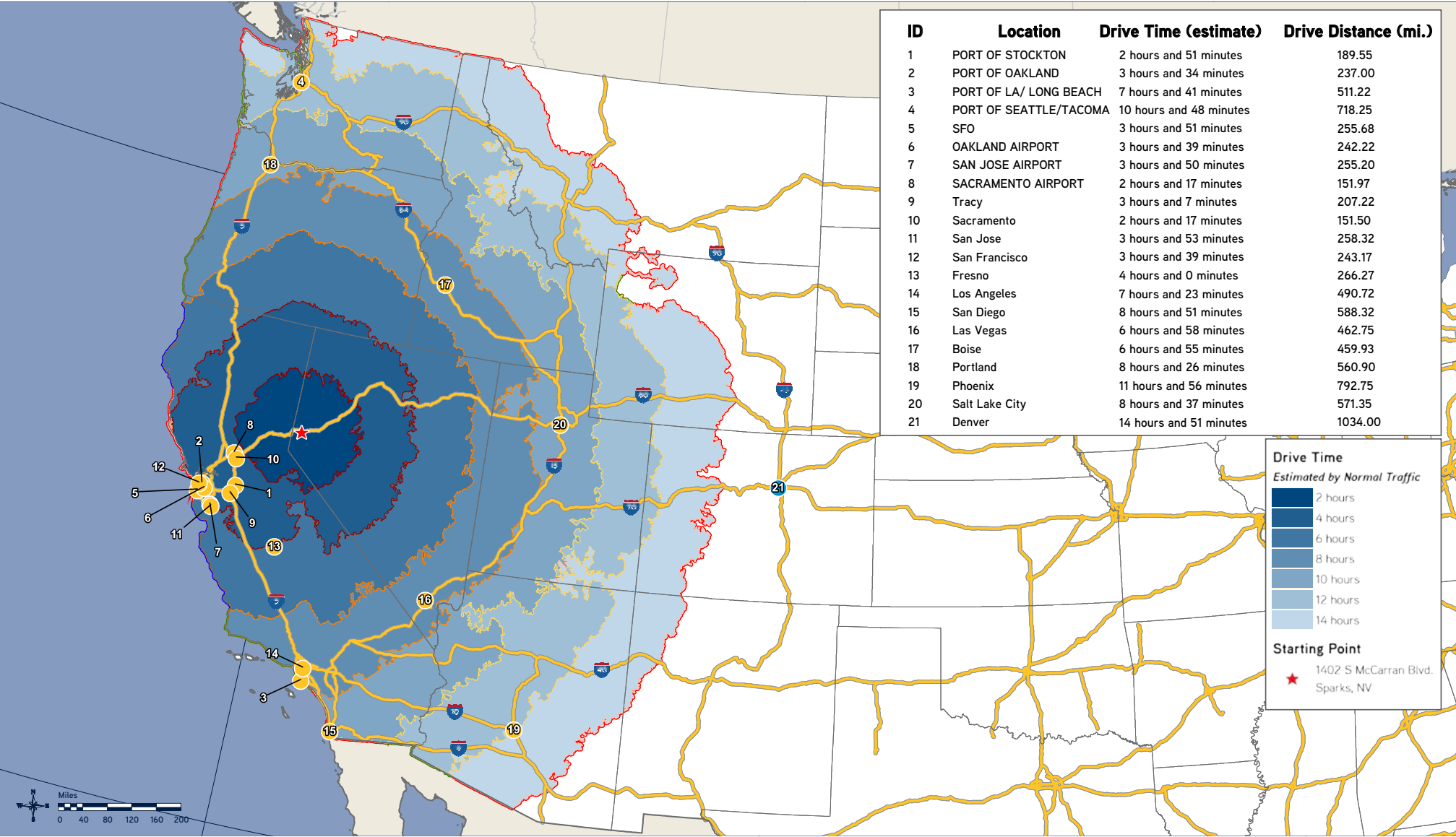
LOCATION AERIAL



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WEST COAST DRIVE TIMES



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THE NEVADA ADVANTAGE

NEVADA OPERATING ADVANTAGE

- › One day drive time to seven states and over 60,000,000 people
- › Strategic location – central among the 11 western states
- › Over 80 million SF of industrial space in Reno/Sparks market
- › State incentives available
- › Strong interest in the area from distributors and manufacturers
- › Advantageous business climate, taxes, and regulations

TAX ADVANTAGE

- › NO corporate income tax
- › NO personal income tax
- › NO franchise tax
- › NO unitary tax
- › NO inventory tax
- › NO inheritance tax
- › NO estate tax

QUALITY OF LIFE ADVANTAGE

- › Affordable living costs
- › Emerging new downtown
- › Strong sense of community
- › Four vibrant seasons
- › Endless recreation opportunities
- › A balanced life pace

HELPFUL LINKS

Economic Development Authority of Western Nevada

- › www.edawn.org

City of Reno

- › www.reno.gov

City of Sparks

- › www.cityofsparks.us

State Department of Taxation

- › www.tax.state.nv.us

Governor's Office of Economic Development

- › www.diversifynevada.com

Nevada Department of Business and Industry

- › www.business.nv.gov

Regional Transportation Commission

- › www.rtcwashoe.com

HOW RENO/SPARKS RANKS NATIONALLY

Top 30 Mid-Size Cities, Reno # 1

NewGeography.com

Top 50 Best Places to Live

Livability.com

No. 5 Best Business Tax Climate

Business Tax Climate Index by Tax Foundation

Named Among 10 Most Entrepreneurial States

Kauffman Index of Entrepreneurial Activity

Top 100 Leading Locations – Reno # 9

AreaDevelopment.com

Top 20 Least Expensive Cities to Do Business

Kosmont-Rose Institute Cost of Doing Business Survey

No. 9 Best State for Business

Chief Executive Magazine

No. 1 in the Small Business Policy Index

Small Business and Entrepreneurship Council