

AVAILABLE FOR LEASE



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Center

USA PARKWAY | MCCARRAN, NEVADA | [C3COMSTOCK.COM](http://C3COMSTOCK.COM)

CBRE

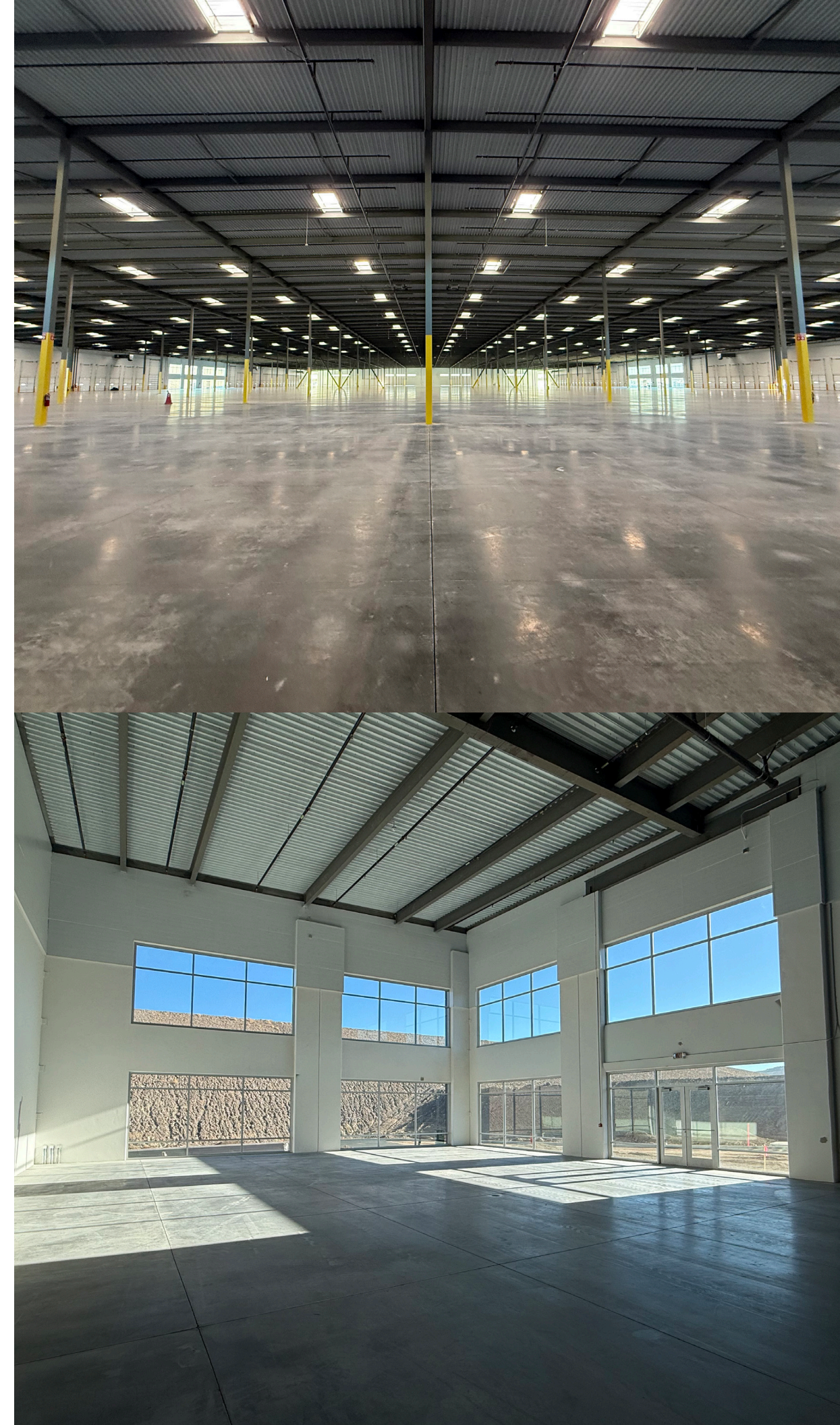
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**LDG**  
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GROUP

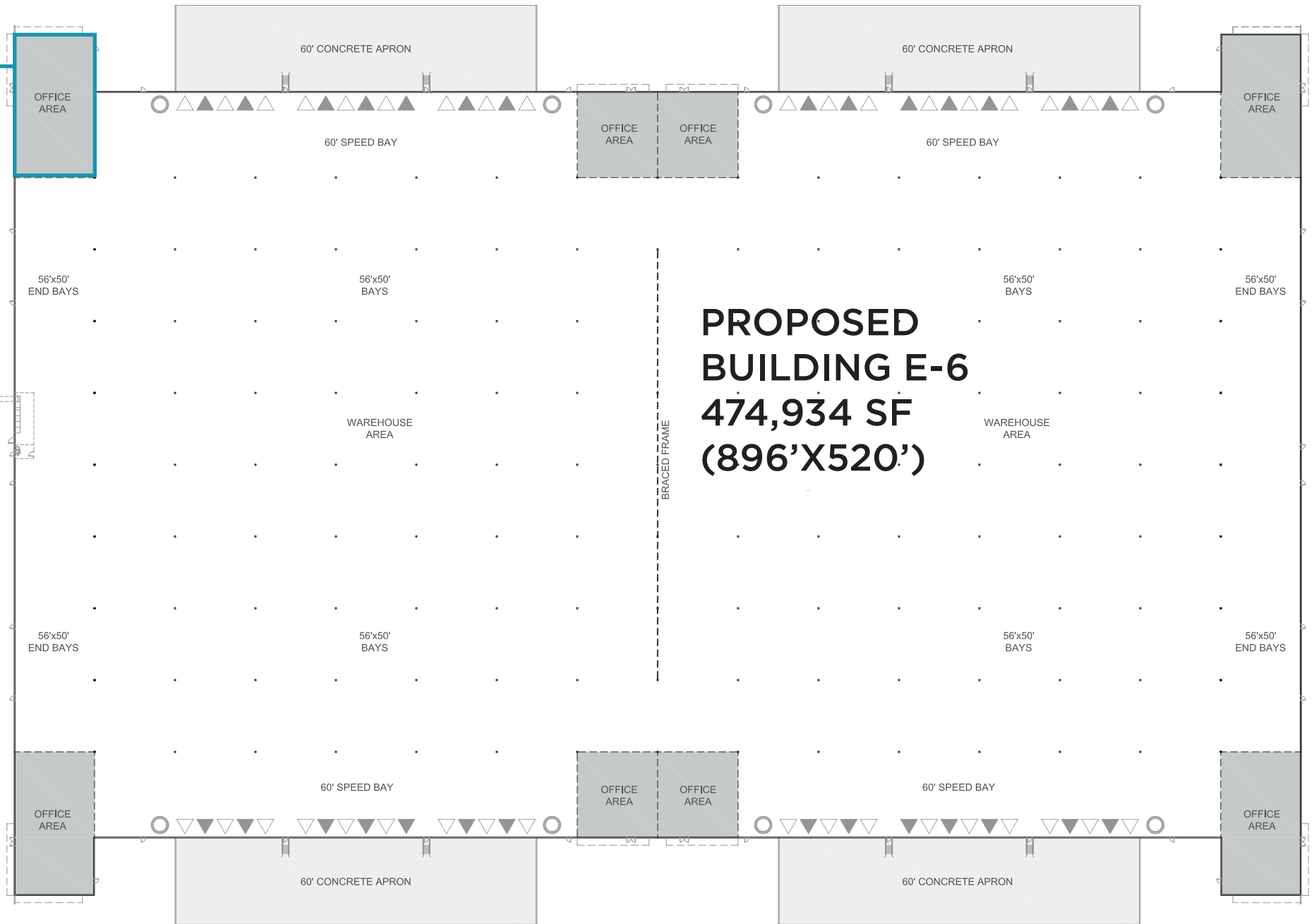
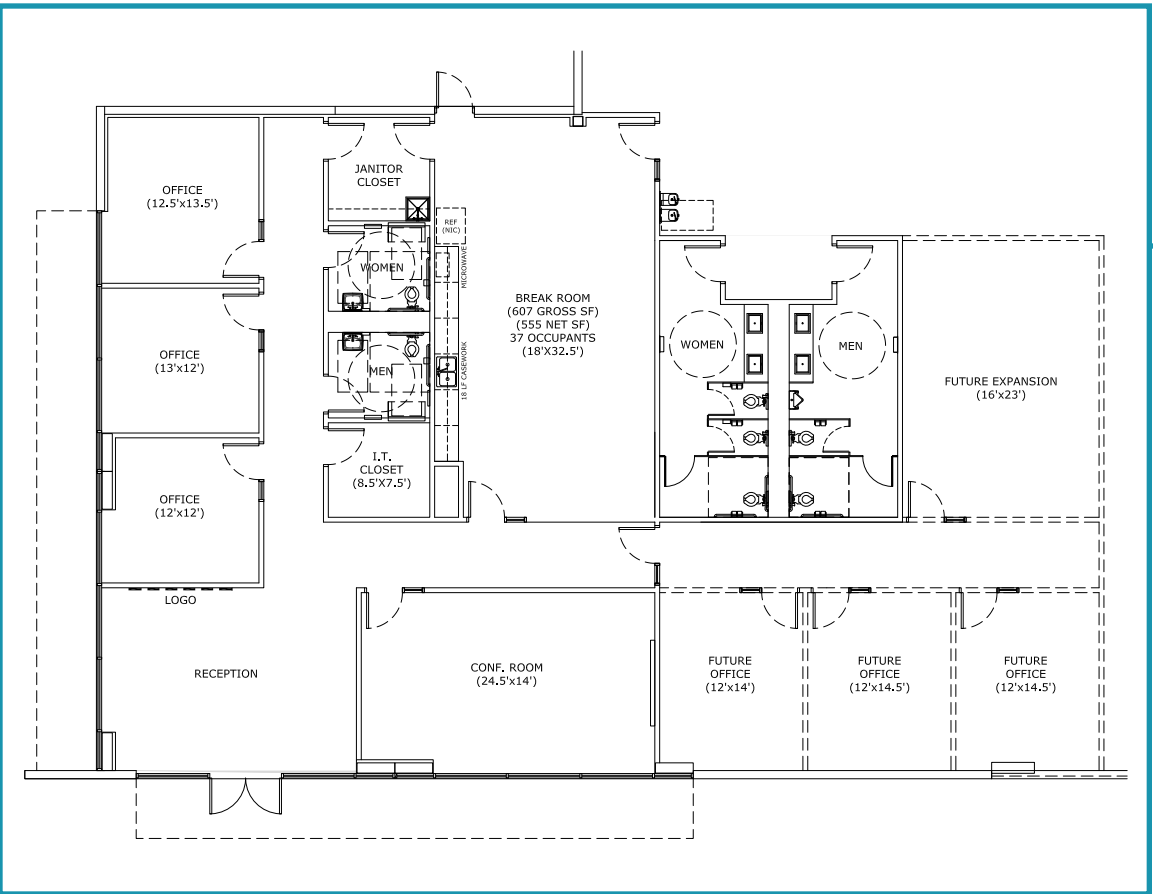
# PROPERTY SPECS

## BUILDING 6

<b>Total Building Size</b>	±474,934 SF
<b>Divisible</b>	±237,467 SF
<b>Office</b>	±3,030 SF
<b>Clear Height</b>	36'
<b>Drive-In Truck Doors</b>	Eight (8) 12' x 14' (insulated)
<b>Truck Doors</b>	Sixty-four (64) 9' x 10' (insulated), manual vertical lift
<b>Bay Spacing</b>	50' x 54' typical bay spacing (60' at speed bay)
<b>Guard Door</b>	"z" guard door track protection at each door
<b>Tilt-up Walls</b>	Concrete tilt-up walls (4,500 psi concrete, type V cement and W/C ratio of 0.45 max), steel truss roof structure with wood deck (Type III-B construction)
<b>Interior Walls</b>	Interior wall painted white and columns with safety yellow 10' AFF
<b>Skylights</b>	2% minimum
<b>Roofing</b>	Metal Roof Deck - 60 mil TPO single-ply membrane
<b>Foundation</b>	Slab on Grade 7" over 5" Type II structural, 4,000 PSI floors, 4,500 PSI walls and foundations
<b>Power</b>	Two 4,000 amp electrical services of 277/480 volt 3-phase power totaling 8,000 amps
<b>Sprinklers</b>	ESFR, automatic fire prevention system
<b>Lighting</b>	LED Lighting
<b>Parking</b>	228 spaces
<b>Trailer Parking</b>	41 spaces



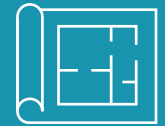
# CONCEPTUAL FLOOR PLAN



# PROJECT HIGHLIGHTS



850-ACRE INDUSTRIAL PARK WITHIN TRIC



±234,000 SF UP TO ±1,000,000 SF AVAILABLE FOR LEASE



BUILD-TO-SUIT AND GROUND LEASE OPTIONS;  
STREAMLINED PERMITTING FOR FAST DELIVERY



FULLY ENTITLED



LOCATED IN THE TAHOE-RENO  
INDUSTRIAL CENTER



MASS GRADING IN PROGRESS, ALLOWING  
FOR A FAST DELIVERY TIME



DIRECT ACCESS TO I-80 AND REGIONAL  
DISTRIBUTION CORRIDORS



# EAST PHASE 2 SITE PLAN

**±474,934 SF**

BULK INDUSTRIAL BUILDING  
DIVISIBLE TO ±237,900 SF

**64**

DOCK HIGH DOORS

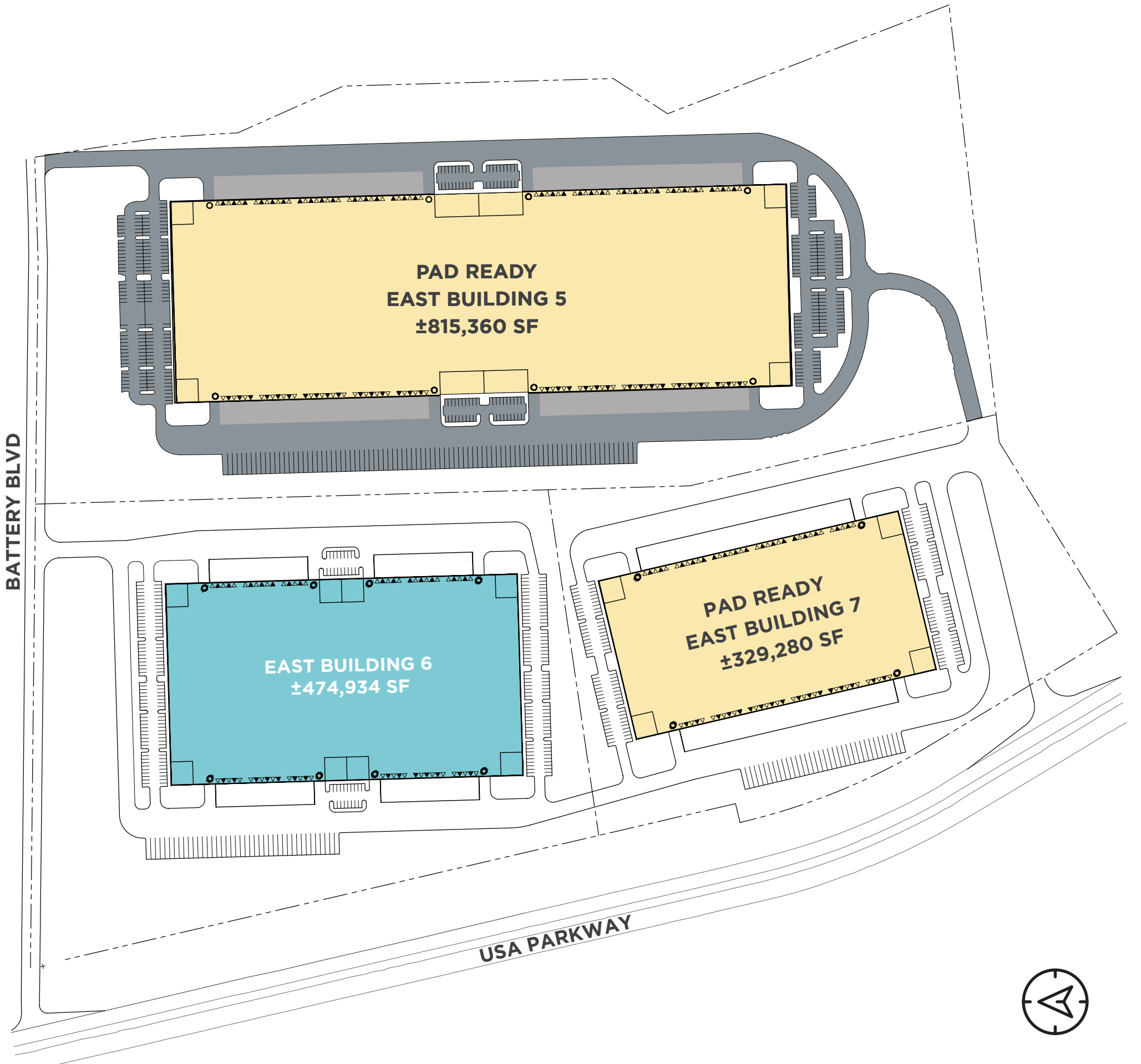
**8**

12'x14' DRIVE-IN DOORS

BUILDING 5 & 7 ARE PAD READY  
AND FULLY ENTITLED.

BUILDINGS CAN BE DELIVERED  
WITHIN 12 - 16 MONTHS FROM  
LEASE EXECUTION.

BATTERY BLVD

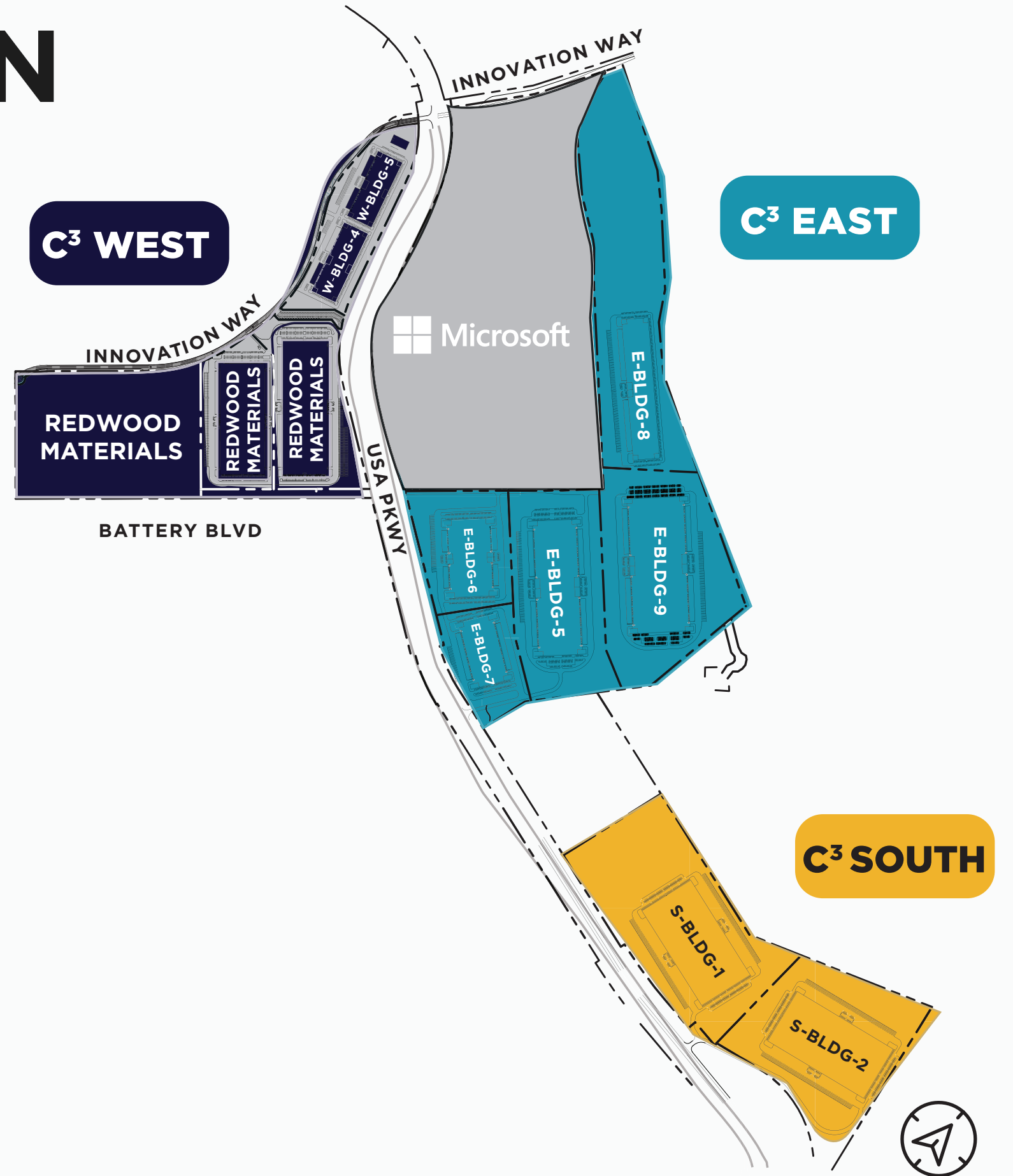


# MASTER SITE PLAN & AVAILABILITIES

C <sup>3</sup> West Building	Size (SF)	Status
1	1,100,000	Sold
2 (775 Innovation Way)	669,760	Leased
3 (675 Innovation Way)	815,360	Leased
4	274,040	<b>Pad Ready</b>
5	257,920	<b>Pad Ready</b>

C <sup>3</sup> East Building	Size (SF)	Status
1-4	2,528,150	Sold
5	815,360	<b>Pad Ready (with BLDG Plans)</b>
6 (500 Battery Blvd.)	474,934	<b>Complete/ Available</b>
7	338,240	<b>Pad Ready (with BLDG Plans)</b>
8	477,040	<b>Planned</b>
9	1,050,560	<b>Planned</b>

C <sup>3</sup> South Building	Size (SF)	Status
1	Up to 1,018,400	<b>Planned</b>
2	Up to 1,018,400	<b>Planned</b>



# CORPORATE NEIGHBORS

**7-10 minutes**

INTERSTATE 80

**33 minutes**

RENO/TAHOE INT'L AIRPORT

**60 minutes**

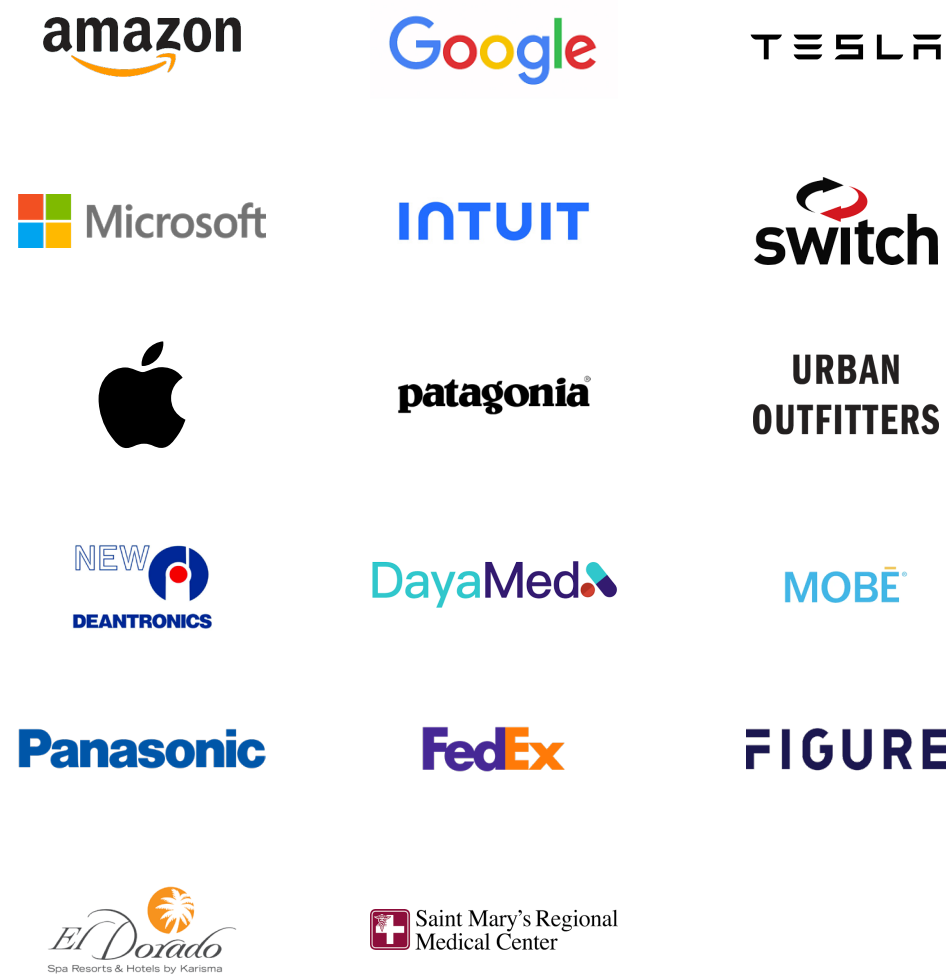
CALIFORNIA BORDER



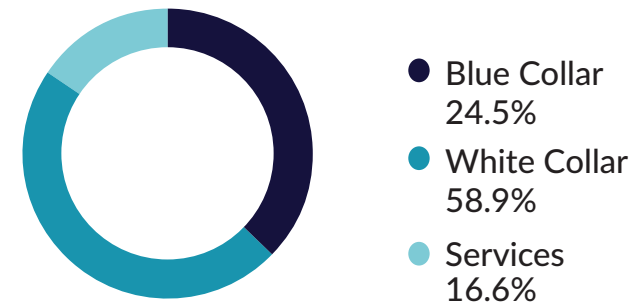
# NORTHERN NEVADA FACTS & DEMOGRAPHICS

<b>588,069</b> TOTAL POPULATION	<b>246,834</b> EMPLOYEES IN RENO	<b>\$121,655</b> AVG HOUSEHOLD INCOME
<b>24.7%</b> MILLENNIALS IN AREA		<b>\$18-20</b> WAREHOUSE ASSOCIATE PAY

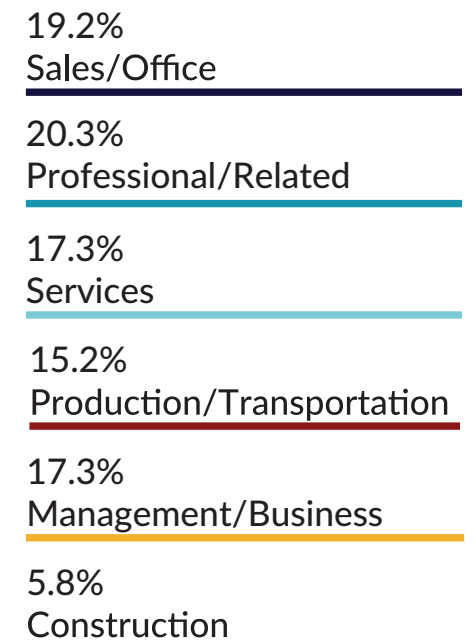
## PROMINENT EMPLOYERS



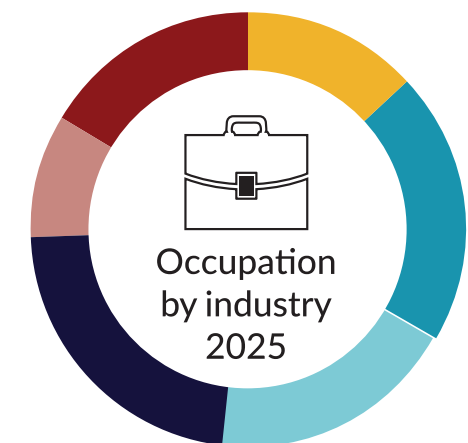
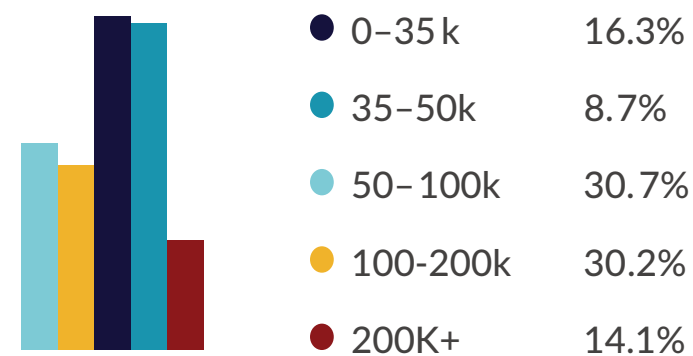
## EMPLOYMENT



**95.1%** EMPLOYED      **4.9%** UNEMPLOYED

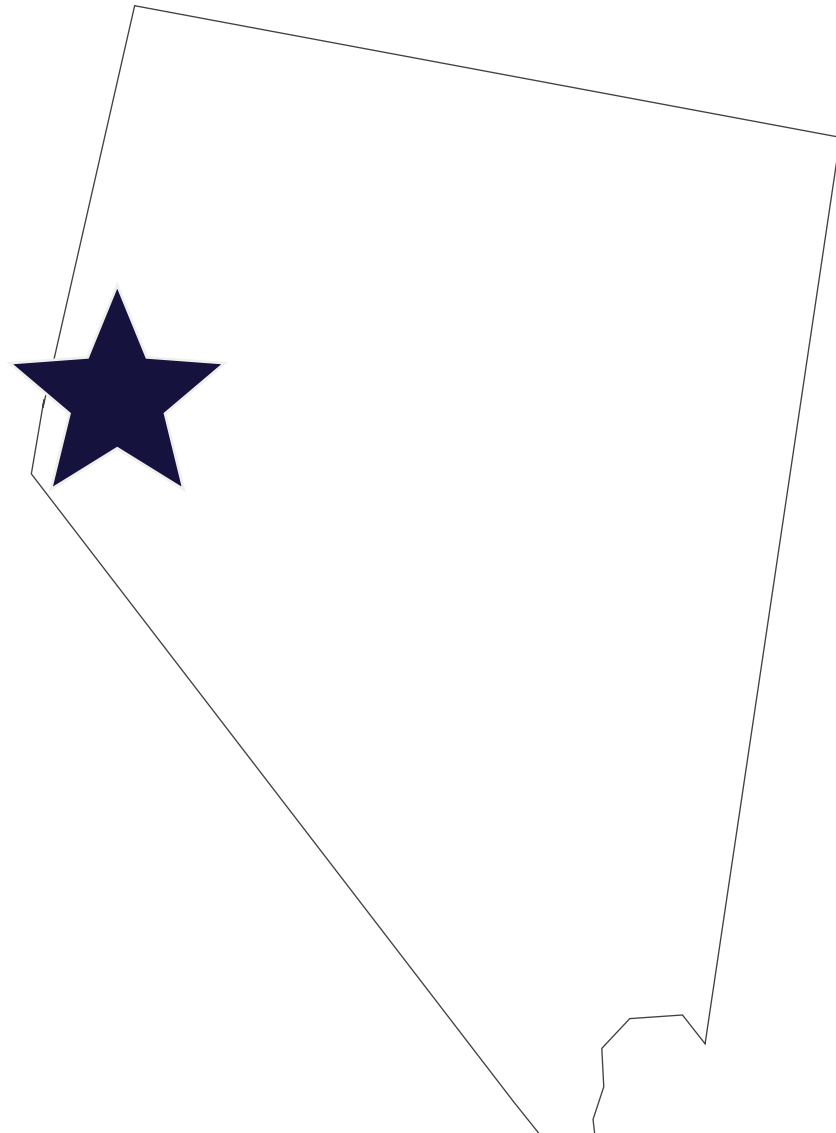


## INCOME BY HOUSEHOLD



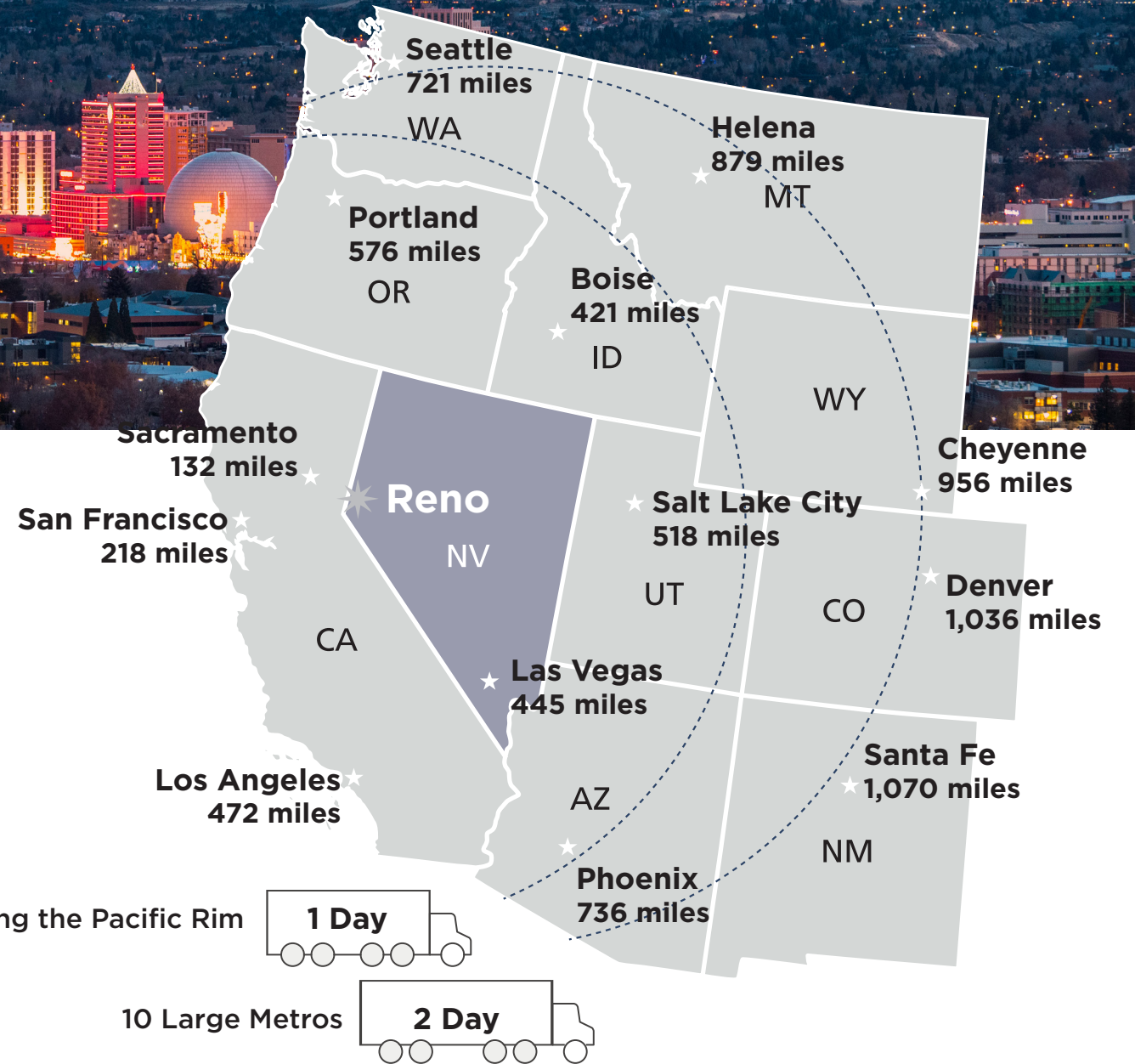
# THE NEW NORTHERN NEVADA

## A DISTRIBUTION HUB



**3 HOURS**  
TO THE BAY AREA

**1/2**  
THE PRICE OF  
THE BAY AREA



### BUSINESS COST COMPARISONS

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	4.95%	6.925%	6.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO

[https://www.nvenergy.com/publish/content/dam/nvenergy/brochures\\_arch/about-nvenergy/economic-development/business\\_cost\\_comparisons.pdf](https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/business_cost_comparisons.pdf)

#### Sources:

www.ballotpedia.org  
www.nvenergy.com/economicdevelopment

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