

3300 WALTHAM



ENGINEERED FOR MOMENTUM

3300 Waltham Way, Sparks, NV 89437

IEQT | REAL
ESTATE

**CUSHMAN &
WAKEFIELD**

DESIGNED FOR ACCELERATED RESULTS

3300 WALTHAM



Built in 2007 and renovated in 2019, this modern single-story distribution and bulk warehouse facility spans approximately ±597,900 square feet within the USA Parkway Distribution Center. Designed to meet the demands of today's large-scale logistics operations, the building delivers the efficiency, capacity, and robust infrastructure leading companies expect—enhanced by thoughtful features such as expansive skylighting that creates a brighter, more natural working environment.

Located in Sparks, Nevada, within the heart of the Tahoe-Reno Industrial Center (TRIC), the property positions your business at the center of one of the West's most dynamic and efficient industrial ecosystems—where superior accessibility, scale, and continued momentum provide a true competitive advantage.



PROPERTY HIGHLIGHTS



±2,264 SF of office



±60' concrete dock aprons



Front loading



Located in the desirable Tahoe-Reno Industrial Center



52' x 50' column spacing



Less than 5 minutes to dining, retail, shopping, and hotel amenities

±63,960 SF DISTRIBUTION /
BULK WAREHOUSE



CURRENT AVAILABILITY

SITE & SPACE DETAILS

- Suite 106: ±63,960 SF Available
- ±2,264 SF of office
- Lease rate: Negotiable
- Estimated NNN: \$0.11/PSF
- Available: 1/1/2027
- Loading: Front
- 14 dock-high doors (6 with mechanical pit-type levelers)
- 1 drive-in door
- ESFR sprinkler system
- 277/480V, 3-phase power

STRUCTURAL HIGHLIGHTS

- 52' x 50' column spacing
- 30' clear height
- ±60' concrete dock aprons
- ±6" reinforced concrete floor
- Single-ply TPO membrane roof
- R-19 fiberglass batt insulation at underside of roof
- LED lighting system with motion sensors
- 2% skylights in warehouse
- Indirect-fired heating units



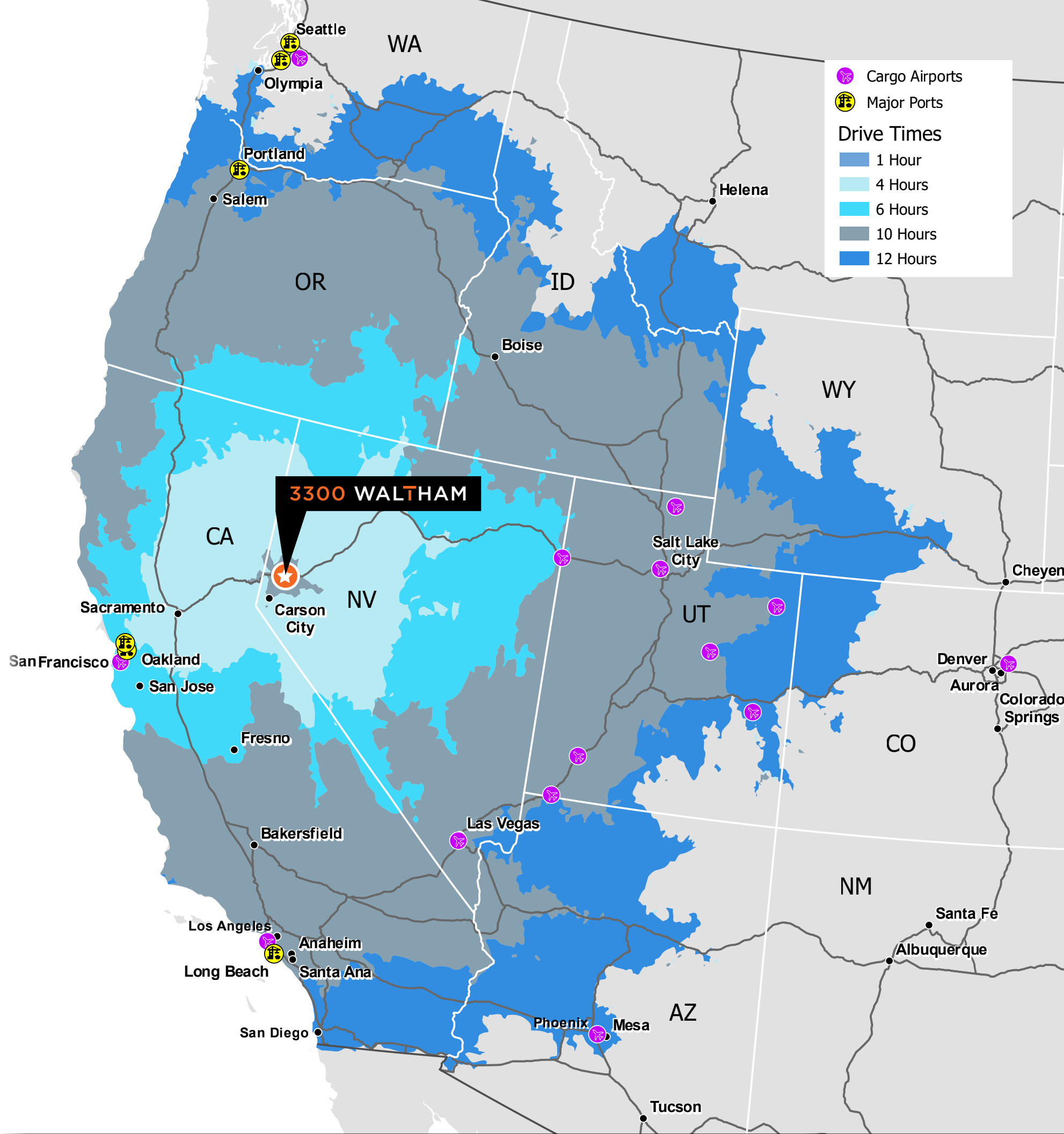
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LOCATION AND ACCESS

From 201 Ireland, speed to market isn't just a promise—it's built into your location. Positioned in the Tahoe-Reno Industrial Center with immediate access to regional highways, the site puts most of the Western U.S. within a single trucking shift. That means faster delivery cycles, shorter lead times, and the ability to reach customers across major West Coast population centers without sacrificing efficiency. For companies built on responsiveness, 201 Ireland gives your supply chain a head start.

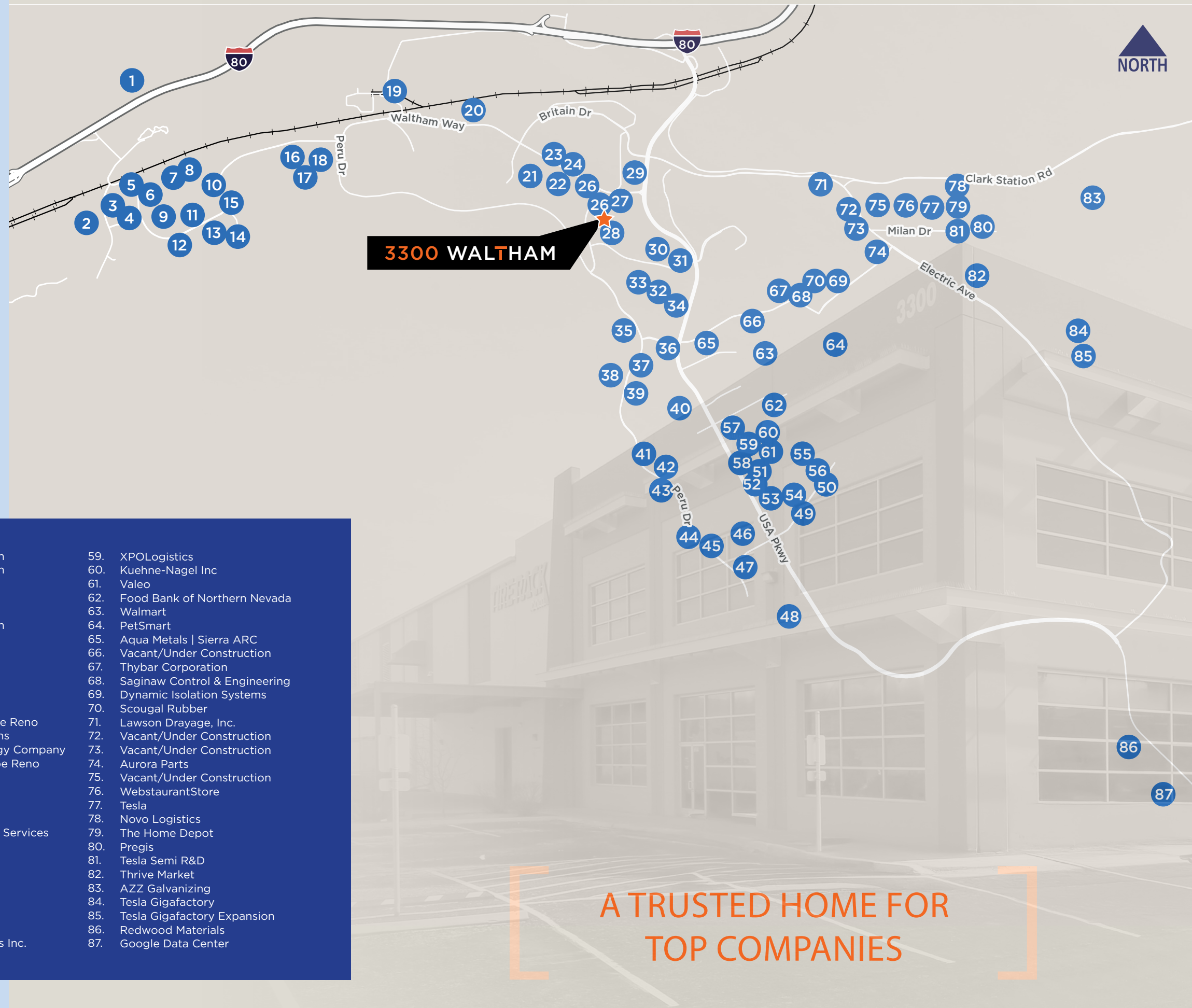
DEMOGRAPHICS

2025	10 MI	15 MI	30 MI
2025 TOTAL POPULATION	1,544	188,712	602,030
AVERAGE HOUSEHOLD INCOME	\$76,098	\$98,020	\$86,694
MEDIAN AGE	50.9	39.4	39.3
MEDIAN HOME VALUE	\$286,055	\$532,234	\$533,162



TAHOE-RENO INDUSTRIAL CENTER

The Tahoe-Reno Industrial Center has become the preferred home for industry leaders because it delivers what modern operations need most: abundant infrastructure, reliable utilities, pro-business governance, and unmatched access to Western markets. Its heavy industrial zoning, large-scale sites, and streamlined permitting create an environment where companies can expand with confidence. With global brands like Tesla, PetSmart, and Panasonic already operating here, TRIC has proven itself as a stable, high-performance ecosystem built to support long-term growth.



CORPORATE NEIGHBORS

- | | | |
|--|---|-----------------------------------|
| 1. Apple | 30. Vacant/Under Construction | 59. XPOLogistics |
| 2. Vacant/Under Construction | 31. Vacant/Under Construction | 60. Kuehne-Nagel Inc |
| 3. R.F. MacDonald Co. | 32. PPG | 61. Valeo |
| 4. T & A Performance LLC | 33. Tesla Semi | 62. Food Bank of Northern Nevada |
| 5. Blockchains | 34. Tellworks Logistics | 63. Walmart |
| 6. Martin Bauer Inc. | 35. Vacant/Under Construction | 64. PetSmart |
| 7. Symbia Logistics | 36. Pacific Steel | 65. Aqua Metals Sierra ARC |
| 8. Aftermarket Performance Group | 37. United Rentals | 66. Vacant/Under Construction |
| 9. Radio Frequency | 38. Arcadia Cold Storage | 67. Thybar Corporation |
| 10. Trivium Packaging | 39. Chart Industries | 68. Saginaw Control & Engineering |
| 11. STANDVAST | 40. Schluter Systems | 69. Dynamic Isolation Systems |
| 12. Trivium Packaging | 41. International Paper | 70. Scougal Rubber |
| 13. MEI Industrial Solutions Nevada | 42. Novva Data Centers - Tahoe Reno | 71. Lawson Drayage, Inc. |
| 14. Nefab Packaging West | 43. Continental Battery Systems | 72. Vacant/Under Construction |
| 15. Kunaki LLC | 44. America Battery Technology Company | 73. Vacant/Under Construction |
| 16. Asia Union Electronic Chemicals | 45. Novva Data Centers - Tahoe Reno | 74. Aurora Parts |
| 17. OmniCable | 46. Vacant | 75. Vacant/Under Construction |
| 18. JT Logistics | 47. US Ordnance | 76. WebstaurantStore |
| 19. Duraflex | 48. Switch | 77. Tesla |
| 20. Barrick Gold Western 102 Power Plant | 49. Harris Industrial Gases | 78. Novo Logistics |
| 21. Tedesco Pacific Construction Inc | 50. Bioactive Safe Sterilization Services | 79. The Home Depot |
| 22. James Hardie | 51. Tesla | 80. Pregis |
| 23. Aqua Metals | 52. Rexel | 81. Tesla Semi R&D |
| 24. Siddons-Martin Emergency Group | 53. Radial Fulfillment | 82. Thrive Market |
| 25. Tachikara USA Inc. | 54. Walmart | 83. AZZ Galvanizing |
| 26. Tire Rack | 55. Rocky Brands | 84. Tesla Gigafactory |
| 27. Automatic Distributors | 56. Stord Fulfillment | 85. Tesla Gigafactory Expansion |
| 28. PPG | 57. Essex Brownell | 86. Redwood Materials |
| 29. Randa Apparel & Accessories | 58. TLS Supply Chain Solutions Inc. | 87. Google Data Center |

A TRUSTED HOME FOR
TOP COMPANIES

WHY BUSINESSES CHOOSE RENO



Nevada businesses enjoy a low-regulation environment, a streamlined licensing and approval process, and a favorable tax environment for businesses and industry. Nevada also offers the workforce, education, and infrastructure to support economic development.

NO TAX ON:

- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workman's compensation rates



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CONTACTS

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