

**McCARRAN
BUSINESS
PARK**
RENO NEVADA

**INDUSTRIAL
FLEX
FOR LEASE**

LEASE RATE | NEGOTIABLE

SUITE 140 | ±6,335 SF AVAILABLE

ZONING | PD - PLANNED DEVELOPMENT

1950 SOUTH MCCARRAN BLVD



***LAST REMAINING SPACE
±6,335 SF AVAILABLE***



LOCUS DEVELOPMENT GROUP

JOEL FOUNTAIN, SIOR
775.850.3136 **OFFICE**
775.287.8127 **CELL**
jfountain@dicksoncg.com
S.78024

BAKER KRUKOW, CCIM
775.624.7876 **OFFICE**
775.300.5804 **CELL**
bkrukow@dicksoncg.com
S.183091

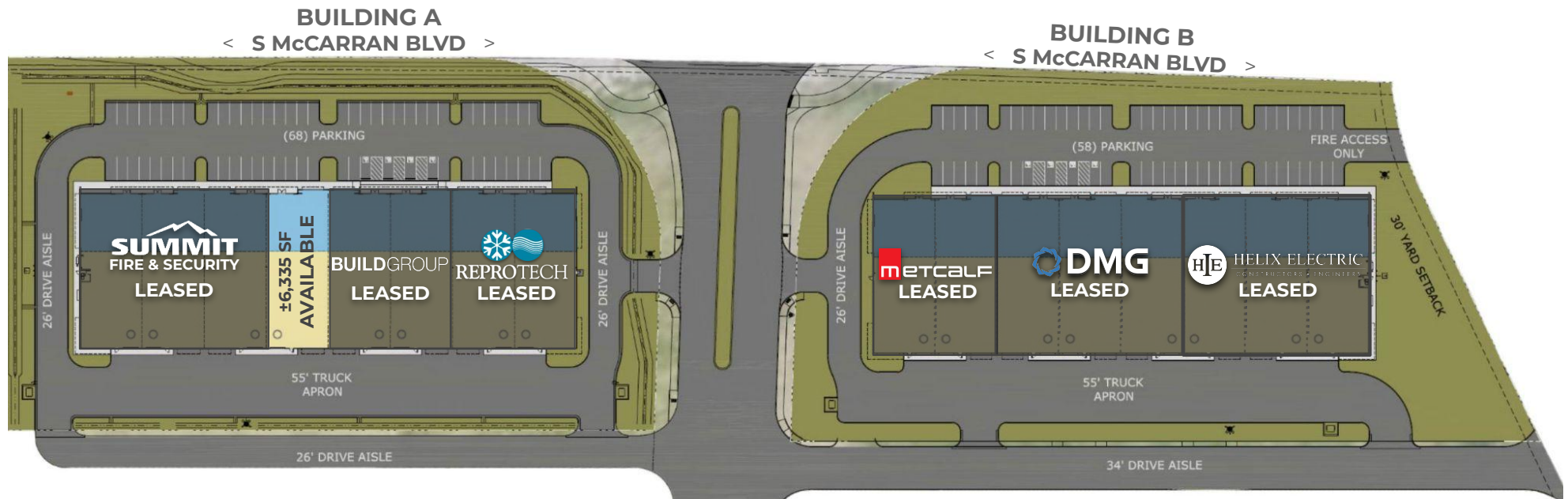
NICK KNECHT, CCIM
775.338.1369 **CELL**
775.850.3032 **OFFICE**
nknecht@dicksoncg.com
BS.145559

SUITE 140 FEATURES

- **±6,335 Available**
- **High-end storefront** facing McCarran Blvd, excellent for office-showroom related uses
- **Build-to-Suit** office / showroom
- **1 (12'X14')** grade level door
- **200 amp 277/480 volt 3-phase** power
- **ESFR** sprinklers
- **Non-combustible** metal deck construction
- **24'** clear height

PROPERTY HIGHLIGHTS

- Centrally located in the Airport Submarket
- Located at the signalized intersection of McCarran Blvd. & Mill Street with 35,020 vehicles per day
- Approximately 1,100 linear feet of frontage on McCarran Blvd
- Easy freeway access to I-80: 1.6mi & I-580: 2.4mi
- Close proximity to services, labor and amenities
- Public transportation nearby



MILL STREET
AVG. DAILY TRAFFIC - 7,560

S McCARRAN BLVD
AVG. DAILY TRAFFIC - 27,370

LEASED

LEASED

SUITE 140
±6,335
AVAILABLE

LEASED



NORTHERN NEVADA A SMART CHOICE FOR GROWTH



HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states
for best business tax
climate and business
incentives.



EdgeCore™
Digital Infrastructure



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium
extraction, processing, and
battery material recycling to
support sustainable domestic
EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th **fastest-growing state in the nation**,
according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7
across the nation for Business Environment.

– US News (2024)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



**Specialized
Programs for
Data Centers and
Aviation**

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned Switch Campus



FORMAT

STATE OF
NEVADA

switch



INSURANCE



AMERCO



snc SIERRA
NEVADA
CORPORATION



HEALTH



MONARCH.
CASINO RESORT SPA • BLACK HAWK

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%