

**FOR
SUB
LEASE**

**±669,760 SF
Available**



WAREHOUSE STORAGE | DISTRIBUTION

H4 OCCUPANCY – FLUID CONTAINMENT – HIGH AIR EXCHANGES

775 Innovation Way | Tahoe Reno Industrial Center | Nevada



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PROPERTY HIGHLIGHTS



Total Available: ±669,760 SF
Parcel Size: ±32.2 AC



56 – 9'x10' Dock Doors
8 – 12'x14' Grade Level Doors



Tahoe Reno Industrial Center
Zoning: I2 - Industrial



H4 Class Occupancy Permitted
within Storey County for the
Entire Building



Sloped Speedbays and Spill
Containment Throughout the
Building



Increased Fire/Safety Features
Increased Ventilation and Robust
Exhaust Systems in place



775 INNOVATION WAY SITE PLAN

BUILDING DETAILS

Building Size: 669,760 SF

Building Dimensions: 520'x1288'

Construction Type: Concrete Tilt

Office: 3,360 SF Open Office

Classification: H4 – Storage

Dock Doors: 56 – 9'x10' Doors
(Vision Windows, Bumpers, Z-Guards)

Knock Outs: 66 positions

Grade Level Doors: 8 – 12'x14'

Column Spacing: 50'x56' with 60' Speed Bays

Clear Height: 36' – At First Column

SLAB: 7" Reinforced Concrete

Roof: 60 Mil TPO Roof with Rigid Insulation (R26)

Electrical: 4,000 Amp | 480 Volt | 3-Phase

Fire Suppression: ESFR Spinklers w/ K22 heads

Skylights: 2% on total roof area

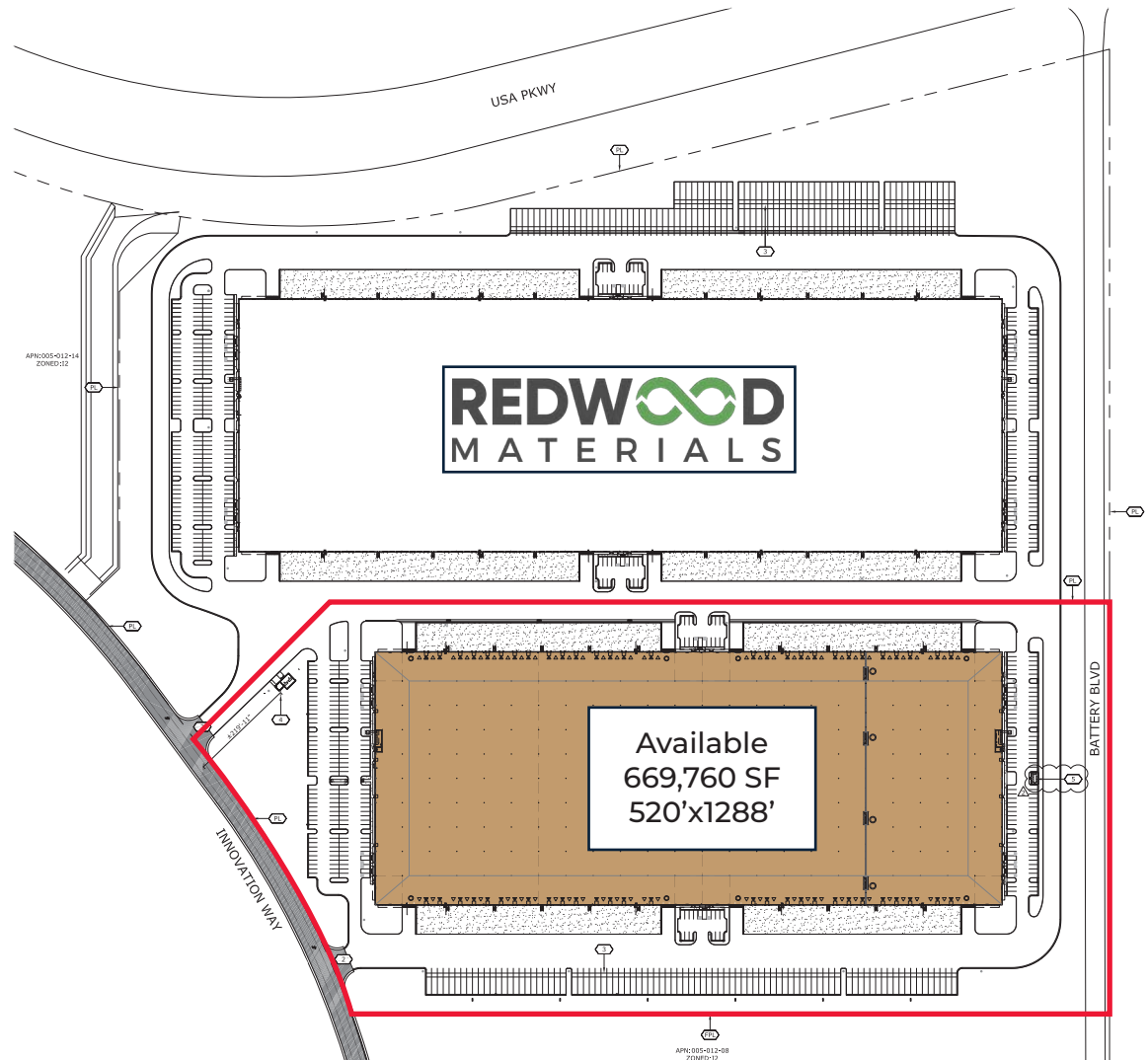
Lighting: LED Lighting on motion sensors

Auto Parking: 298 stalls

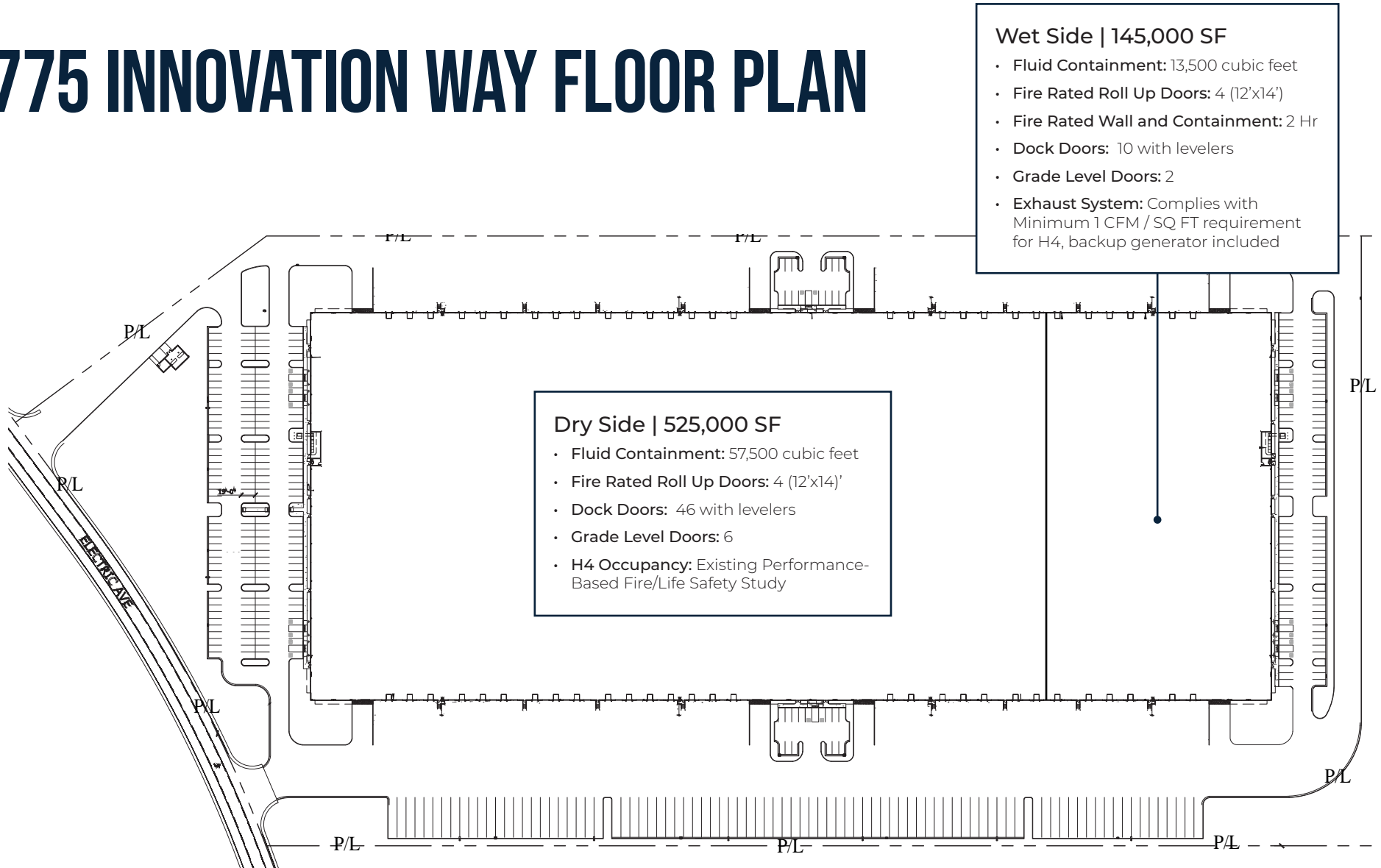
Trailer Parking: 89 stalls

Fiber Internet: Wireless Access Points
Throughout the Space

Lease Expiration: August 31, 2033



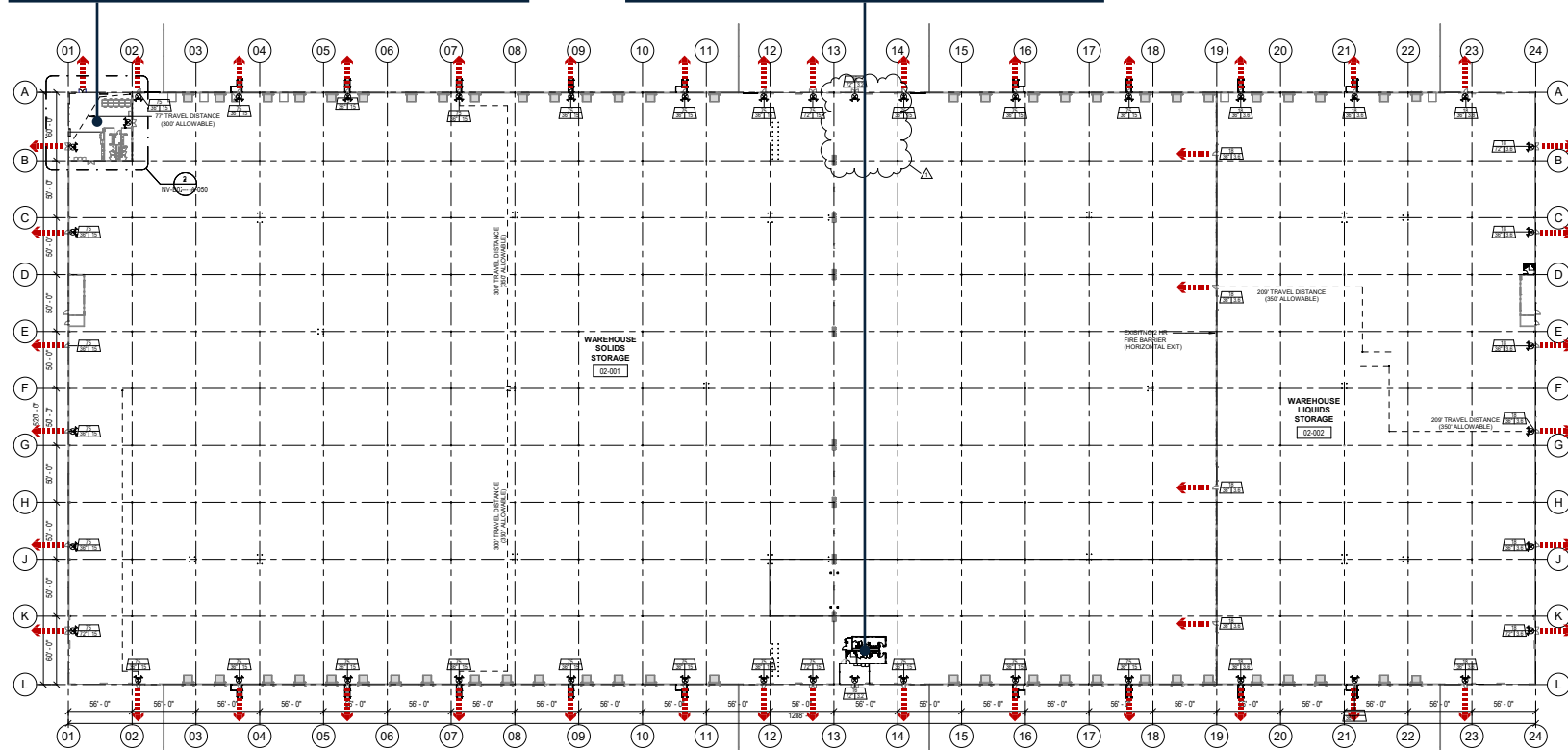
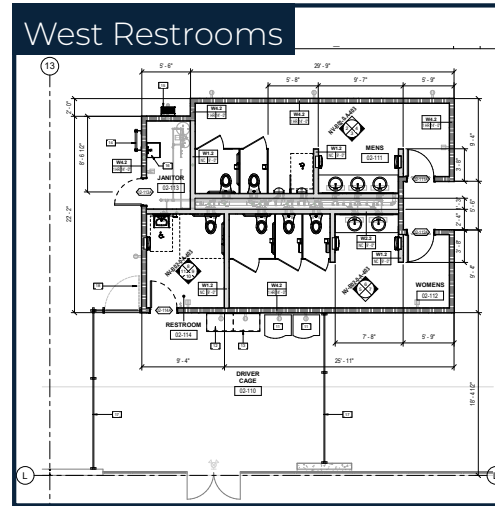
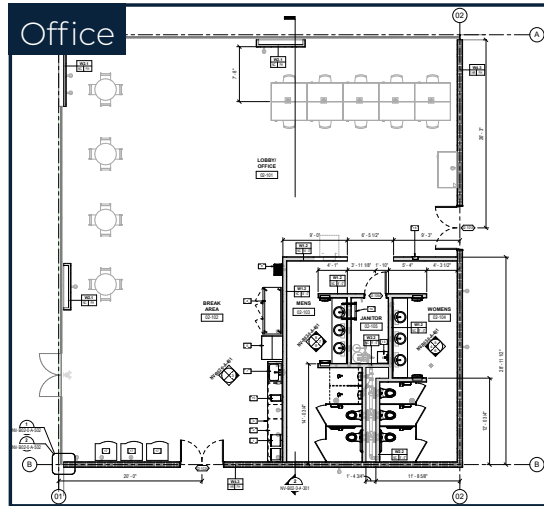
775 INNOVATION WAY FLOOR PLAN



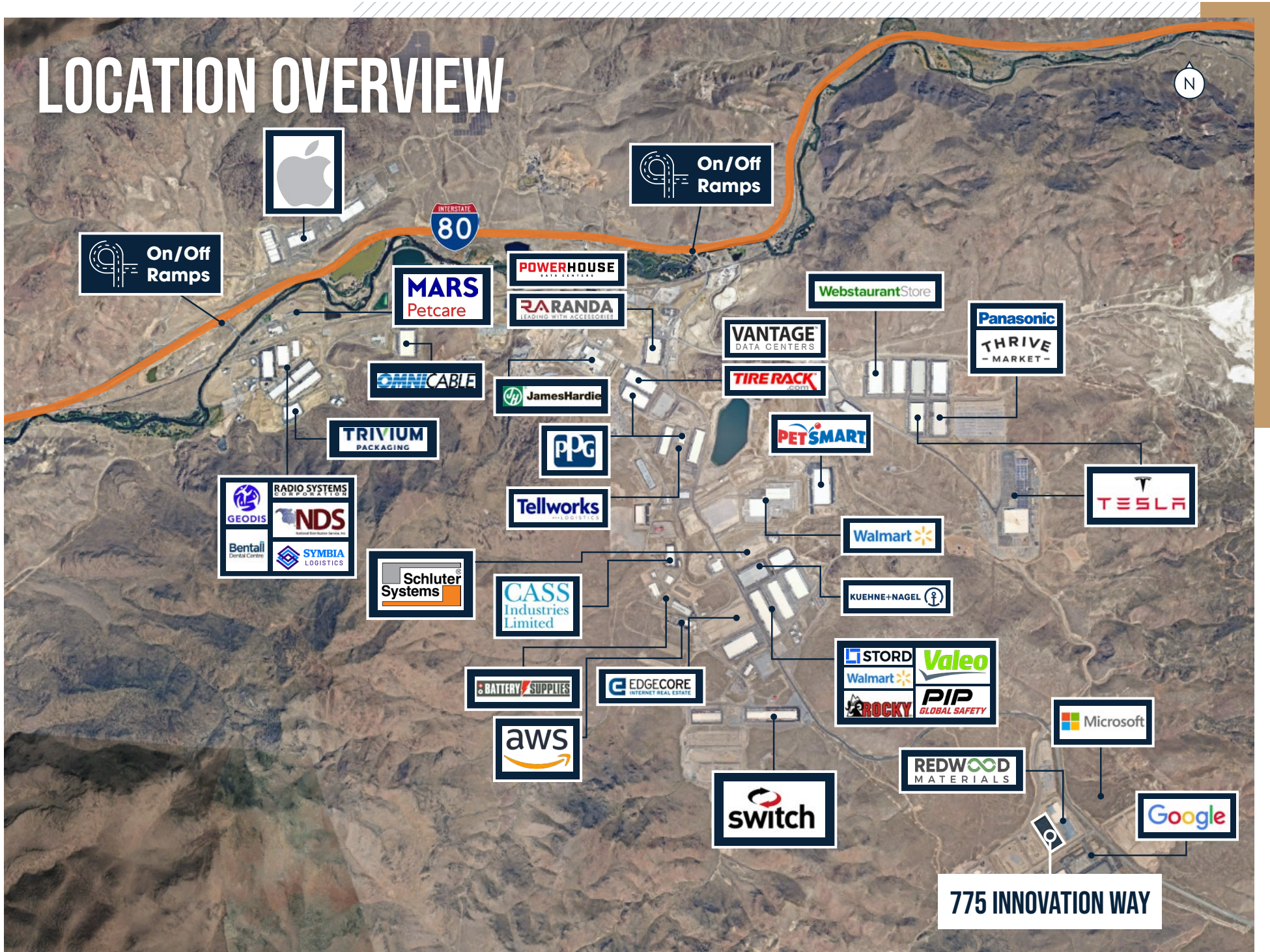
H4 BUILDING IMPROVEMENTS

- Currently used for H4 Occupancy
- H4 Occupancy Permits per Current Storey County Building Codes
- Catch basins for spill containment
- Sloped Slab at the speed bays (dock perimeter) for containment
- HVAC – Climate controlled bldg
- Added exhaust for air change requirements
- Structural roof steel for curb reinforcement
- Wall insulation for energy code
- Required ventilation for high-hazard occupancies / uses (1 CFM/SQ FT)
- Backup generator for exhaust system
- Fire rated 2hr demising wall
- Fire rated 4 OH Doors in demising wall
- Caulked/Sealed slab joints for containment
- **Prospective Tenant will need to verify their specific H4 Occupancy with Storey County**

775 INNOVATION WAY SAFETY PLAN



LOCATION OVERVIEW



WHY RENO/SPARKS

Nevada and Tahoe Reno Industrial Center Operating Advantage

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location
- All industrial uses pre-approved within the Tahoe Reno Industrial Center



Nevada Taxes

- No Personal Income Tax
- No Corporate Income Tax
- No Franchise Tax
- No Estate Tax
- No Inventory Tax
- No Unitary Tax
- No Inheritance Tax

How Reno Ranks Nationally

Ranked #1 America's
Best Small City

Bestcities.org

Ranked #4 Top 10
Leading Metros

Area Development

Ranked #8 Best Cities
for Young Professionals

SmartAsset

Ranked #7 State
Business Tax Climate

State Business Tax Climate

Ranked #6 State
Economic Growth

US News

Ranked #5 Best Cities
for Outdoor Recreation

SmartAsset





For more information, contact:

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