



FOR SUBLEASE



MANUFACTURING FACILITY FOR SUBLEASE
30,715 SQUARE FEET

1335 ALEXANDRIA COURT
MCCARRAN, NEVADA

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License: B.0023542.LLC

PREMISE SPECIFICATIONS

1335 ALEXANDRIA COURT, MCCARRAN NEVADA

Sublease through August 31, 2030

30,715 square feet with 2,276 square foot office

3,500 square foot, fenced and paved yard

4 dock high doors, 2 with pit levelers

2 drive-in doors (12' x 14' - motorized with remote)

Zoned Heavy Industrial (I-2)

LED lighting in warehouse and offices

24' clear height

44' x 40' column spacing

Built: 2001

Lease Rate: \$0.61 PSF/month NNN

Estimated OPEX: \$0.08 PSF/month

4000A / 480V 3-phase power (to be verified)

.33 gpm / 3,100 SF fire sprinkler density

29 dedicated parking spaces

Gas warehouse heaters

4' x 8' warehouse skylights

Stoey County APN: 005-021-47

TRIGID water + sewer service

NV Energy electric + gas service



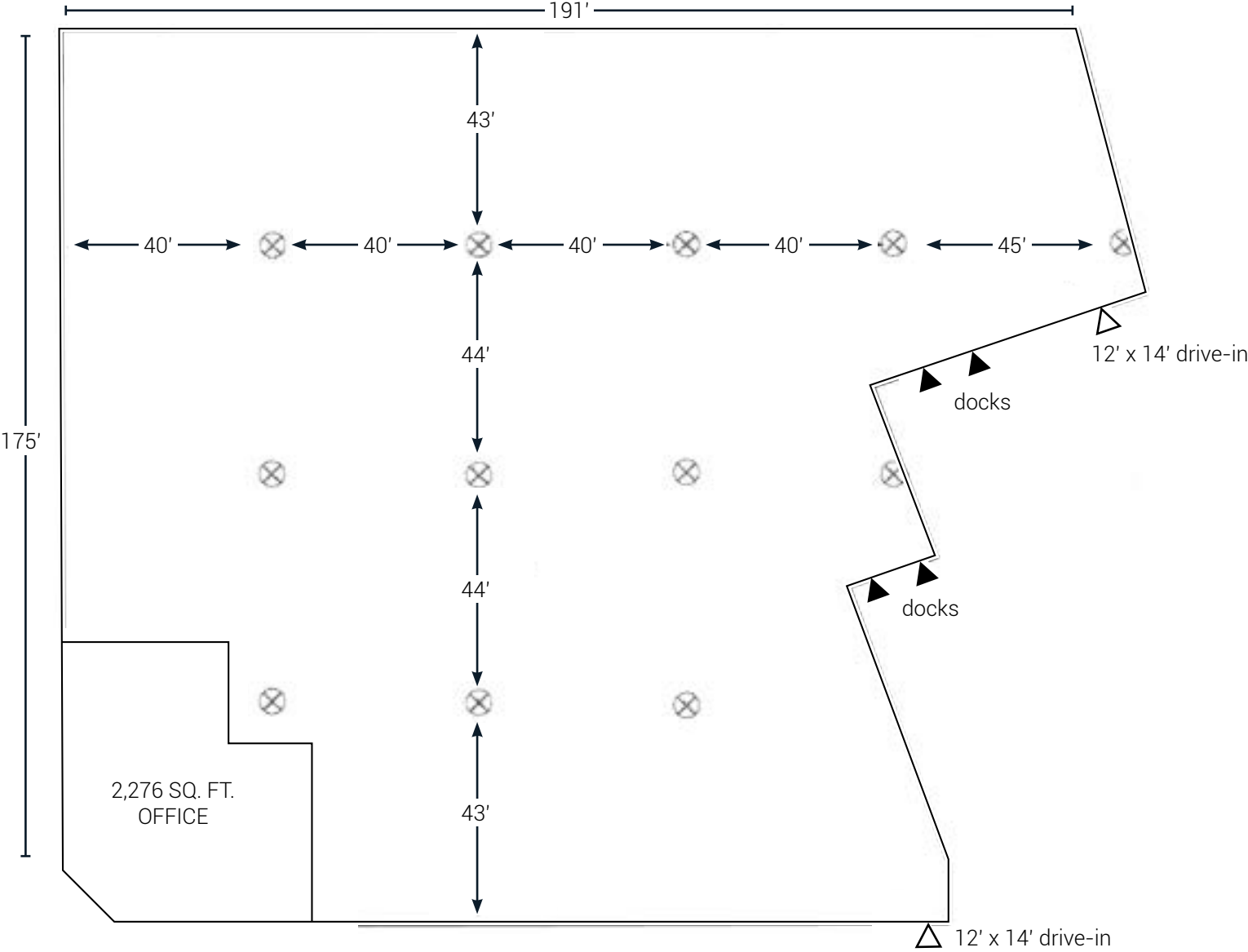
AERIAL VIEW

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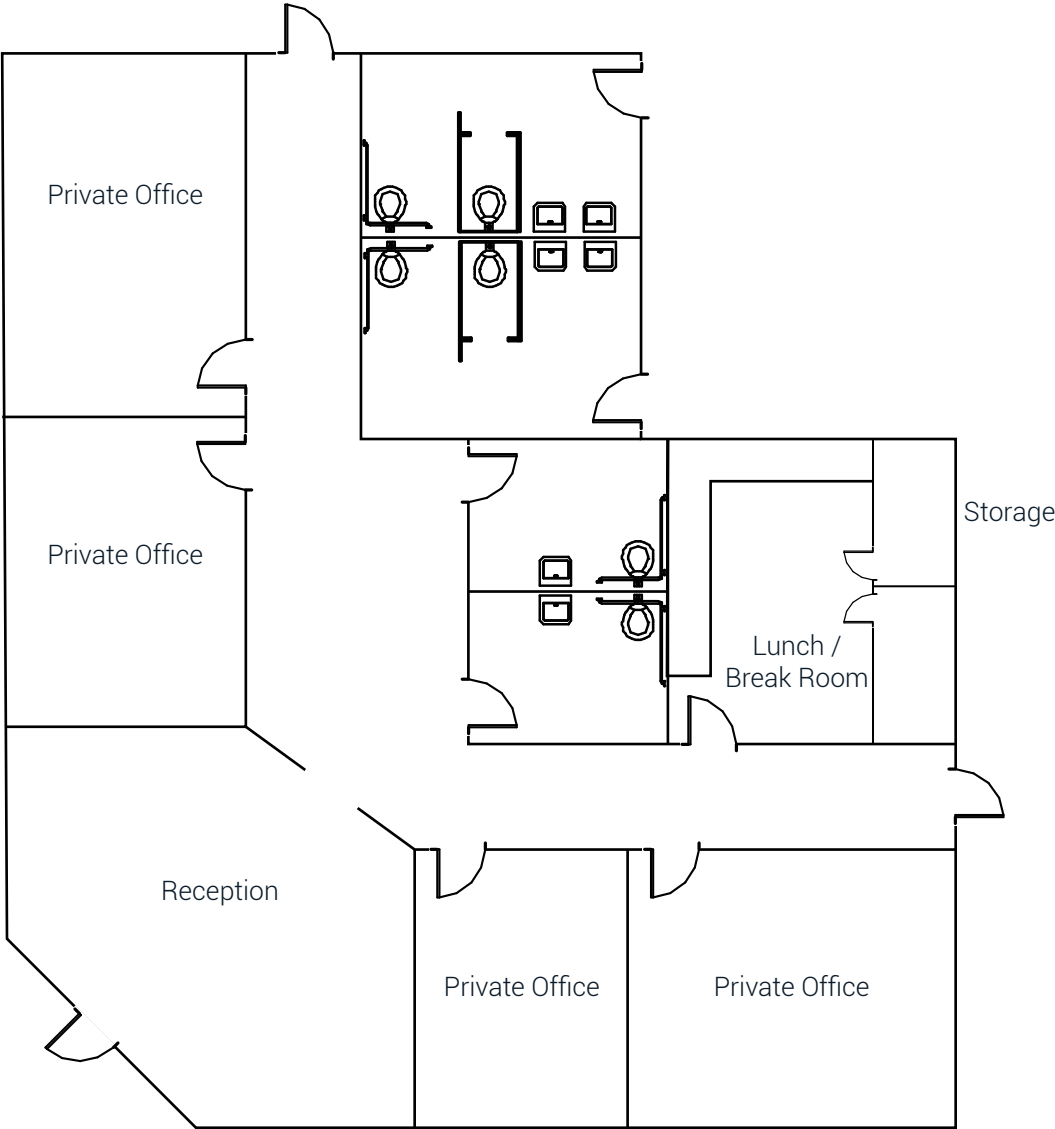
FLOOR PLAN

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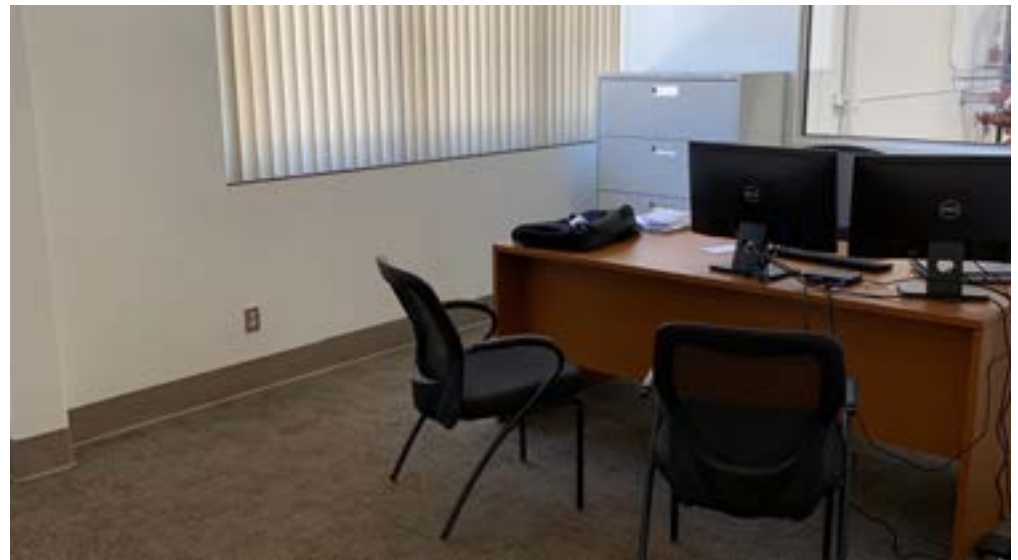


OFFICE PLAN

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MARKET OVERVIEW

Northern Nevada is ranked the #1 MSA for job growth (EDAWN.org and Milken Report 2020) and is ranked among the top U.S. cities for young professionals. Bay Area companies continue to move to Reno and the surrounding areas to lower their business operating costs and to provide their employees with a lower cost of living.

Widely known companies such as Tesla, Microsoft, Amazon, Apple, Polaris, Urban Outfitters, Switch, Google, Patagonia, Thrive Market and Panasonic call northern Nevada home for some of their largest and most important business functions.



MARKET AERIAL

NORTHERN NEVADA INDUSTRIAL MARKET



WHY NORTHERN NEVADA?

BUSINESS ADVANTAGE

Logistics Hub - Transportation & Market Access

With borders on five states, Nevada provides efficient transportation to the eleven western states. Northern Nevada is a hub of an extensive transportation network on two major highway corridors: Interstate 80 and U.S. Highway 395. Interstate 80 connects Reno/Sparks to San Francisco to the west and Salt Lake City to the east. U.S. Highway 395 runs northbound to Oregon, Washington and Canada & southbound to Los Angeles.

The northern Nevada industrial market is strategically located at the epicenter of the western United States, providing a convenient point of distribution for truck, rail, and air services. The Fernley location, located just outside of the Reno/Sparks area, allows for **overnight delivery to the majority of the eleven western states (53 million people)** and **two-day delivery to over 70 million people** via truck and rail freight shipping.

Workforce

The great Reno-Sparks market has a **labor force of more 267,000 people**, with a close proximity to metro cities like Sacramento, Phoenix, and San Francisco, and the quality of life to attract young professionals.

Favorable Tax Climate

- No corporate income tax
- No inventory tax
- No franchise tax
- No personal income tax
- No inheritance tax
- No estate tax
- No unitary tax
- No intangibles tax

(Source: EDAWN, 2024)

NEVADA RANKED TOP TEN STATES FOR ECONOMIC GROWTH POTENTIAL

(Source: Economy.com)



WHY NORTHERN NEVADA?

LIFESTYLE ADVANTAGE



**RENO RANKED #1 IN AMERICA'S
TOP SMALL CITY PROFILE**

(Source: Resonance 2020, MSA 100,000 - 500,00)

Reno-Tahoe: The City

Affectionately known as "The Biggest Little City in the World," Reno has a population of 430,000 people and offers a quality of life that is hard to match.

Ranked in Top 100 Best Places to Live, Reno's residents experience many cultural activities including multiple museums, ballet, theatre companies, symphony, and opera. There are many venues for sporting events and concerts including the Reno Events Center, Reno Livestock Event's Center and Lawlor Events Center. Various districts and events in the city offer no shortage of things to do.

Outdoor Recreation

Northern Nevada is also renowned for its outdoor beauty and variety of adventure options, including winter activities like skiing, snowboarding, snowshoeing, and ice skating and spring/summer/fall activities like golf, hiking, mountain biking, kayaking, whitewater rafting and fishing.

And with more than 300 days of sunshine every year, there's plenty of time to enjoy it all. Lake Tahoe is a 30-minute drive from downtown Reno, and Reno-Tahoe has the highest concentration of slopes in North America. The Truckee River flows from Lake Tahoe through the heart of Reno and Sparks, creating summertime activities like kayaking and whitewater rafting, fishing and tubing.

University of Nevada, Reno

Established in 1874, the University of Nevada, Reno is a National Tier 1 University and one of the nation's top public research universities. Its College of Engineering has put Nevada researchers at the forefront nationally in a wide range of civil engineering, earthquake and large-scale structures testing and modeling.

CONTACTS

INQUIRIES & TOURS:

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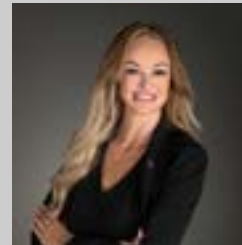
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