

201 IRELAND



ENGINEERED FOR MOMENTUM

201 Ireland Dr, Sparks, NV 89437

IEQT | REAL ESTATE

CUSHMAN & WAKEFIELD



DESIGNED FOR ACCELERATED RESULTS



201 Ireland is built for peak performance. This $\pm 304,200$ SF cross-dock facility delivers the speed, efficiency, and infrastructure required for modern logistics. With true two-sided loading, $\pm 130'$ of staging, and 47 dock-high doors equipped for rapid throughput, the building is designed to keep product moving—minimizing dwell time and accelerating delivery cycles. Add in 52' x 50' column spacing, robust and expandable power, and advanced life-safety systems, and you have a distribution environment built for operations that prioritize speed to market.

Located in Sparks within the Tahoe-Reno Industrial Center, this facility positions your business at the center of one of the West's most efficient industrial ecosystems—where momentum becomes your competitive edge.



**$\pm 304,200$ SF DISTRIBUTION /
BULK WAREHOUSE**



PROPERTY HIGHLIGHTS



±4,406 SF of office



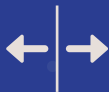
±60' concrete dock aprons



Cross-dock loading



Located in the desirable
Tahoe-Reno Industrial Center



52' x 50' column
spacing



Less than 5 minutes to
quick lunch options,
shopping, and hotels



CURRENT AVAILABILITY

SITE DETAILS

- ±304,200 SF Distribution / Bulk Warehouse
- ±4,406 SF of office
- Estimated NNN is \$0.111/SF per month
- 53.50% site coverage
- 176 auto parking
- 22 trailer storage spaces
- ±130' of staging area and / or trailer storage
- Cross dock loading

STRUCTURAL HIGHLIGHTS

- 52' x 50' column spacing
- 47 dock high doors with vision lites, dock seals, dock lights, and Z-guards
- (26 with 35,000 lb in-pit levelers)
- 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
- Interior walls painted white
- Interior structural columns painted yellow 10' AFF
- 2 remote warehouse restrooms

ELECTRICAL HIGHLIGHTS

- 800 amps; 277/480 volt; 3-phase existing with ability to upgrade to 2,000 amps total
- LED lighting system with motion sensors
- 2% skylights in warehouse
- Indirect fired heating units
- ESFR sprinklers



±21.09 ACRES
±918,672 SF / SITE AREA



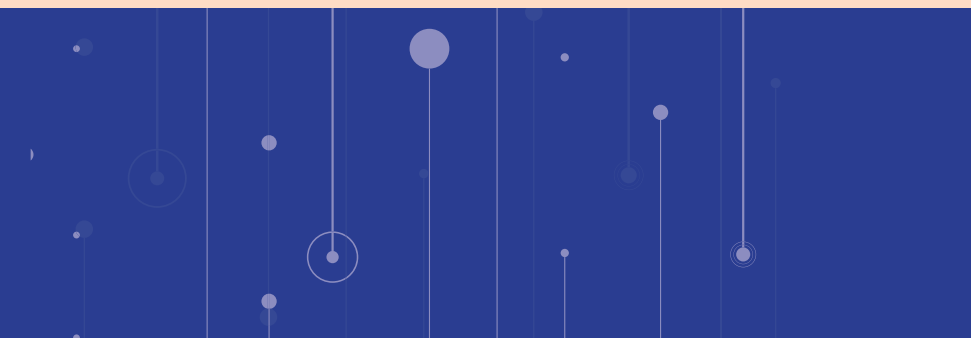
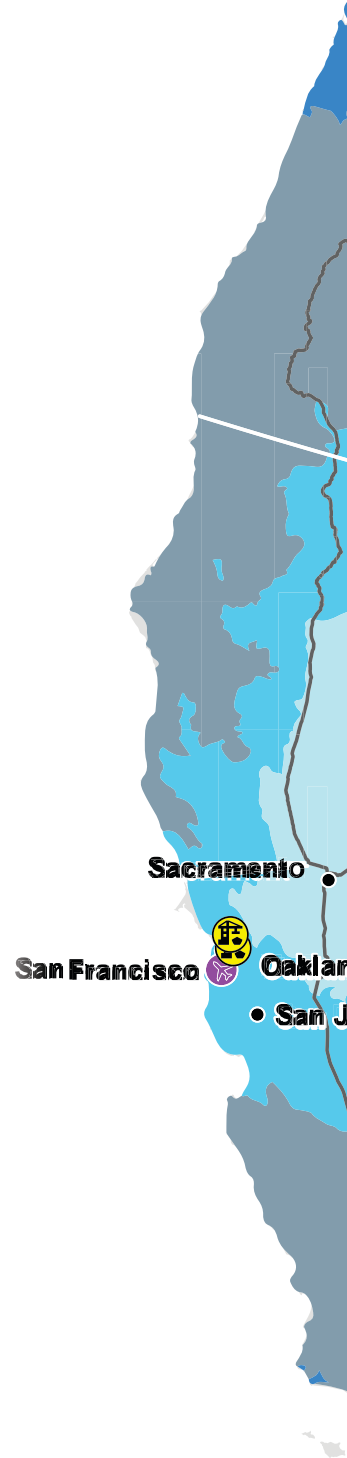
201 IRELAND

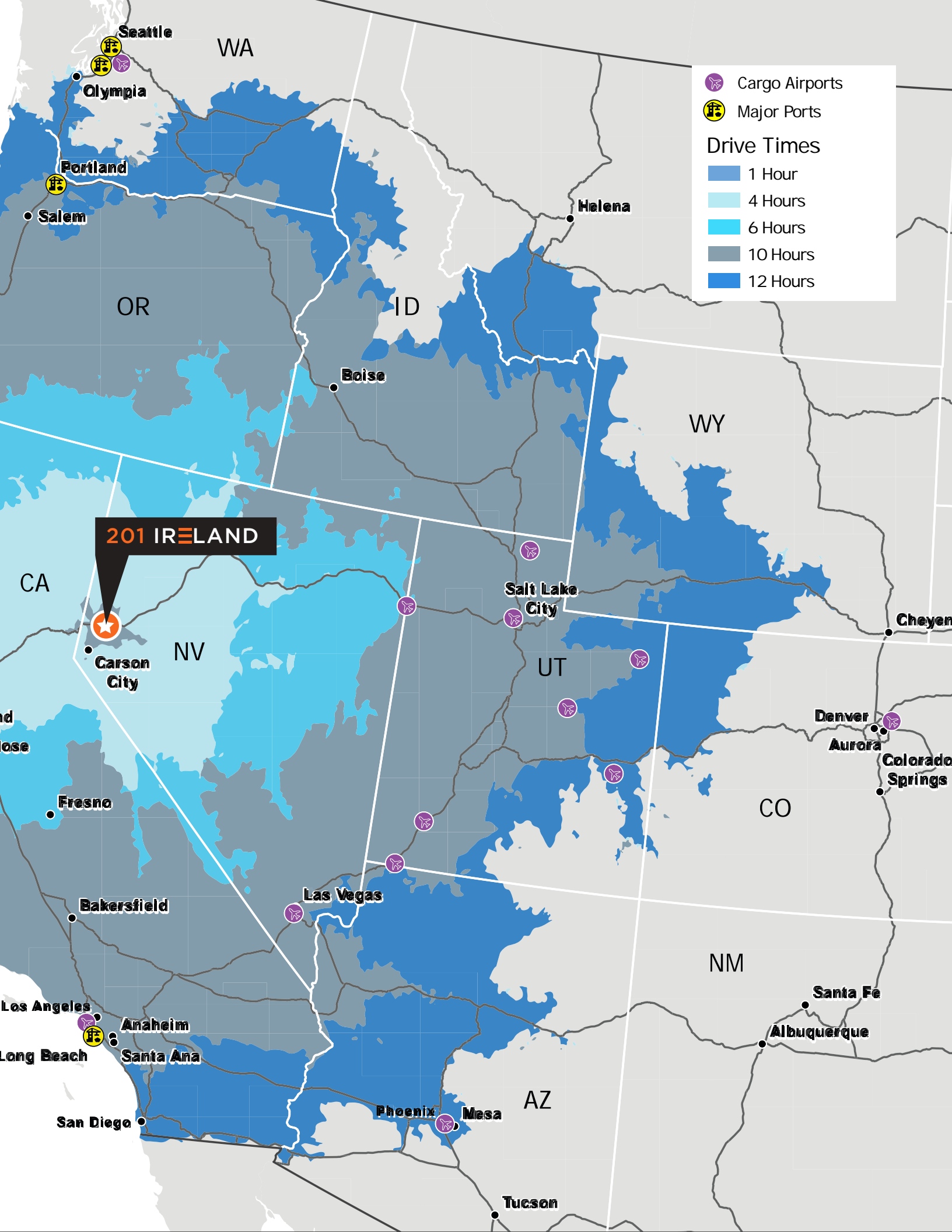
LOCATION AND ACCESS

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

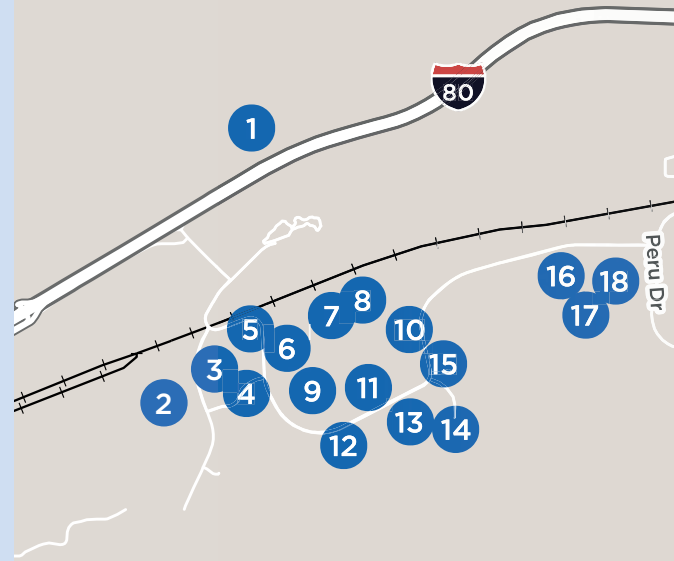






TAHOE-RENO INDUSTRIAL CENTER

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.

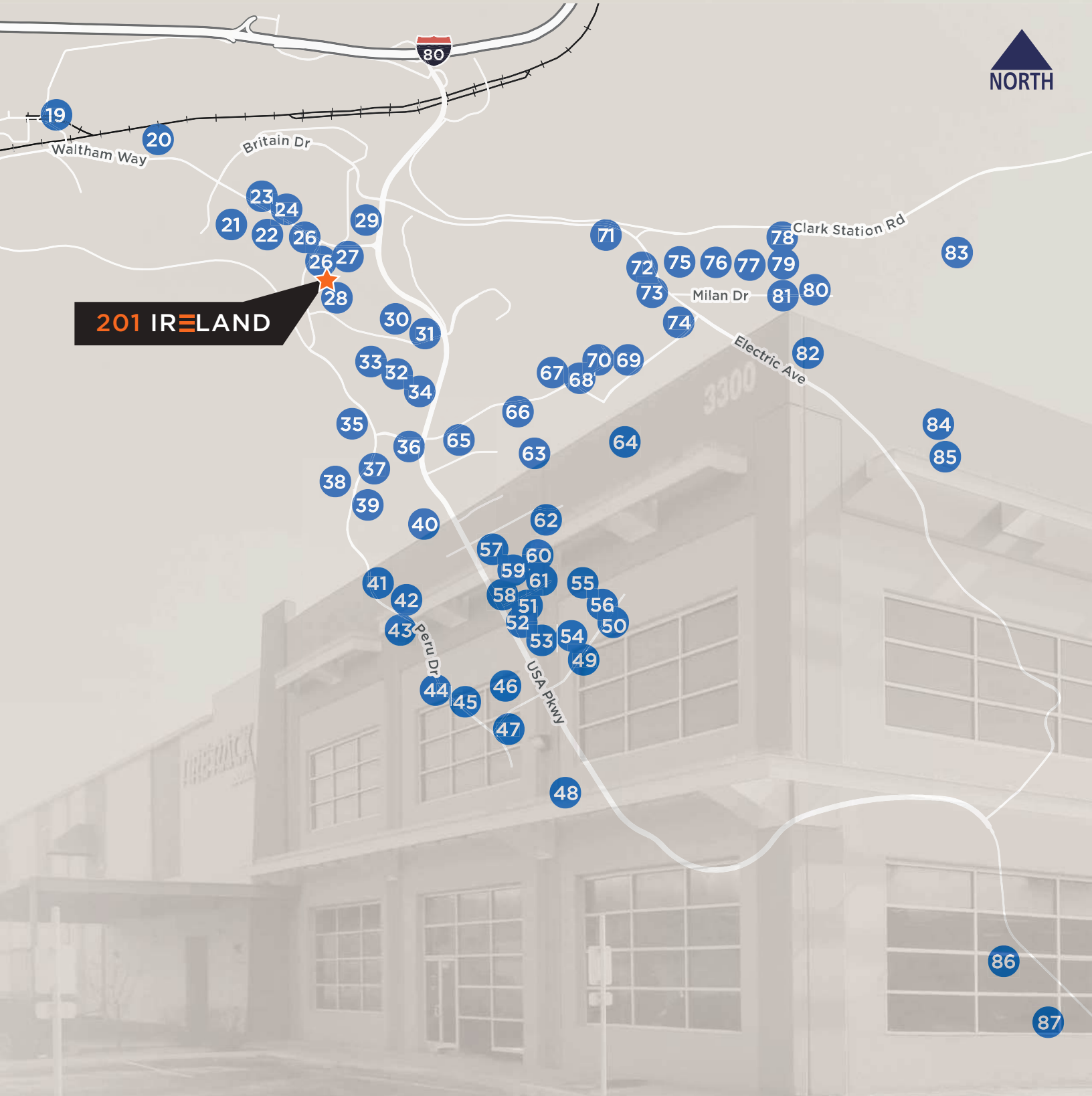


CORPORATE NEIGHBORS

- | | | |
|--|---|-----------------------------------|
| 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 |



201 IRELAND



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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