

Parkway Industrial Center

1200 USA Parkway & 625 Pittsburgh Avenue | TRIC | McCarran, Nevada

NOW LEASING | TWO INDUSTRIAL BUILDINGS



EXCLUSIVE LISTING AGENT

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CBRE



PROPERTY HIGHLIGHTS

- AVAILABLE NOW
- Building 1: ±243,324 SF
- Building 2: ±141,120 SF
- Divisible: ±141,120 SF
- Zoning: Heavy Industrial
- Direct Access to I-80
- ±35 Minutes to Reno-Tahoe International Airport
- Surrounding by many industrial neighbors

SITE PLAN





BUILDINGS 1 & 2 | SITE PHOTO

1200 USA Parkway & 625 Pittsburgh Avenue | TRIC | McCarran, Nevada



1200 USA PARKWAY
Parkway Industrial Center

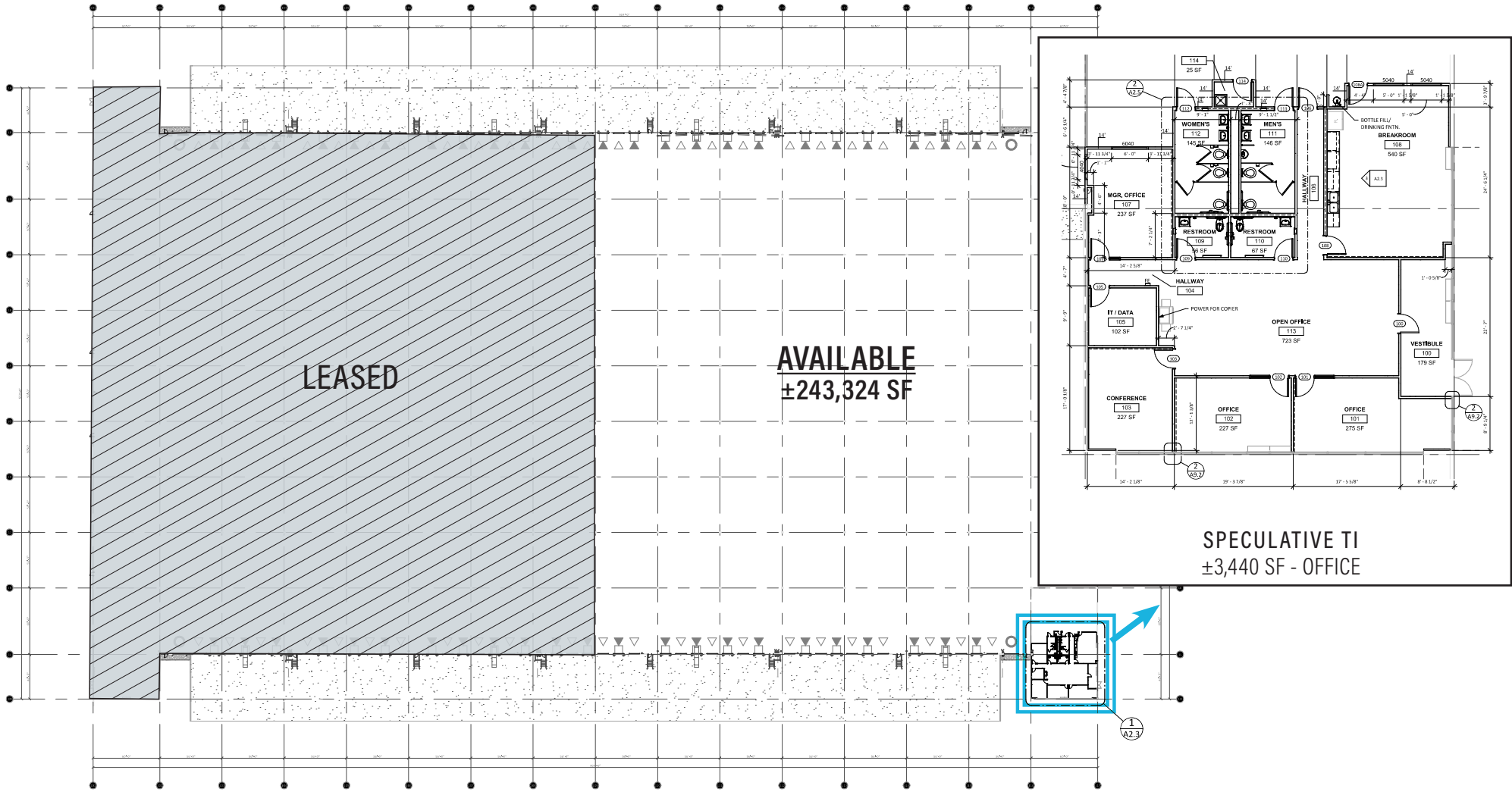
625 PITTSBURGH AVE
Parkway Industrial Center

USA PKWY



BUILDING 1 - 1200 USA PARKWAY | SPECS & OFFICE PLAN

- AVAILABLE NOW
- ±243,324 SF Available
- Clear Height: 36'
- Office Space: ±3,440 SF
- 56' x 50 Column Spacing
- 46 Dock Doors, 23 Equipped with Levelers
- 2 Drive-in Doors
- Power: 800 Amps existing expandable to 2,000 Amps, 277/480V, 3-Phase
- Skylights
- Truck Courts: 130'
- Trailer Parking: 32
- Car Parking: 87
- Cross Docking

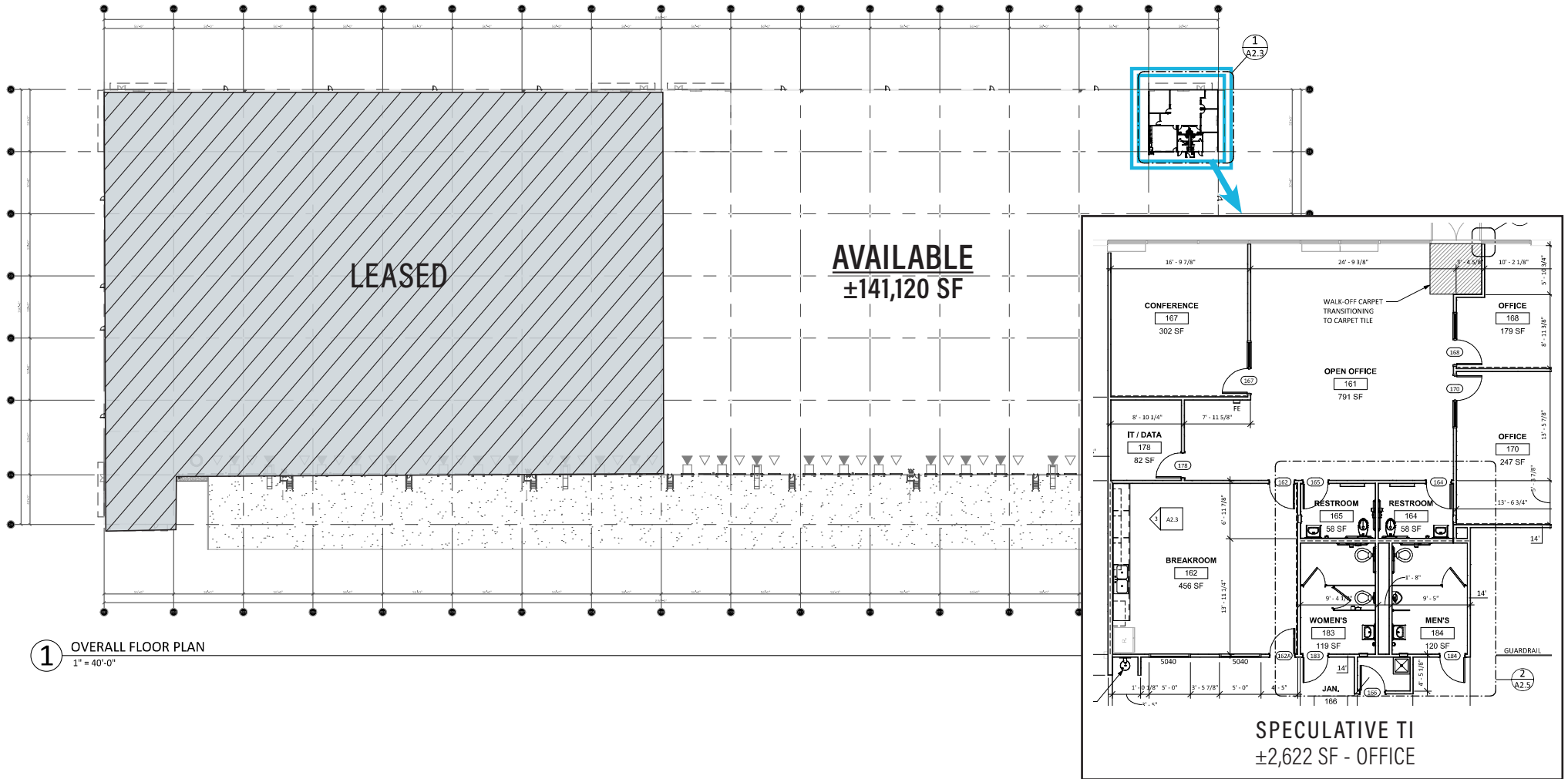


1 OVERALL FLOOR PLAN
1" = 40'-0"



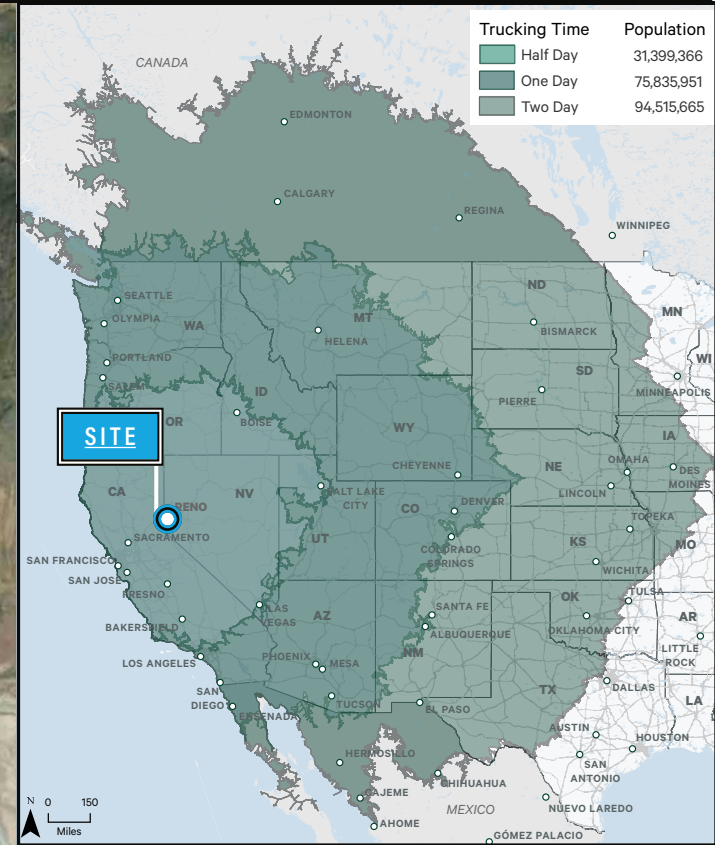
BUILDING 2 - 625 PITTSBURGH AVENUE | SPECS & OFFICE PLAN

- AVAILABLE NOW
- ±141,120 SF Available
- Clear Height: 36'
- Office Space: ±2,622 SF
- 56' x 50 column spacing
- 22 Dock Doors, 11 Equipped with Levelers
- 1 Drive-in Doors
- Power: 800 Amps existing expandable to 2,000 Amps, 277/480V, 3-Phase
- Skylights
- Truck Courts: 130'
- Car Parking: 71
- Front Loading



LOCATION ACCESS

TRUCK DRIVE-TIMES





AREA DEMOGRAPHICS

WITHIN A 45-MINUTE DRIVE

(2022 ESTIMATES)



538,575

2022 Population
(45-min Drive)



\$104,316

2022 Average
HH Income
(45-min Drive)

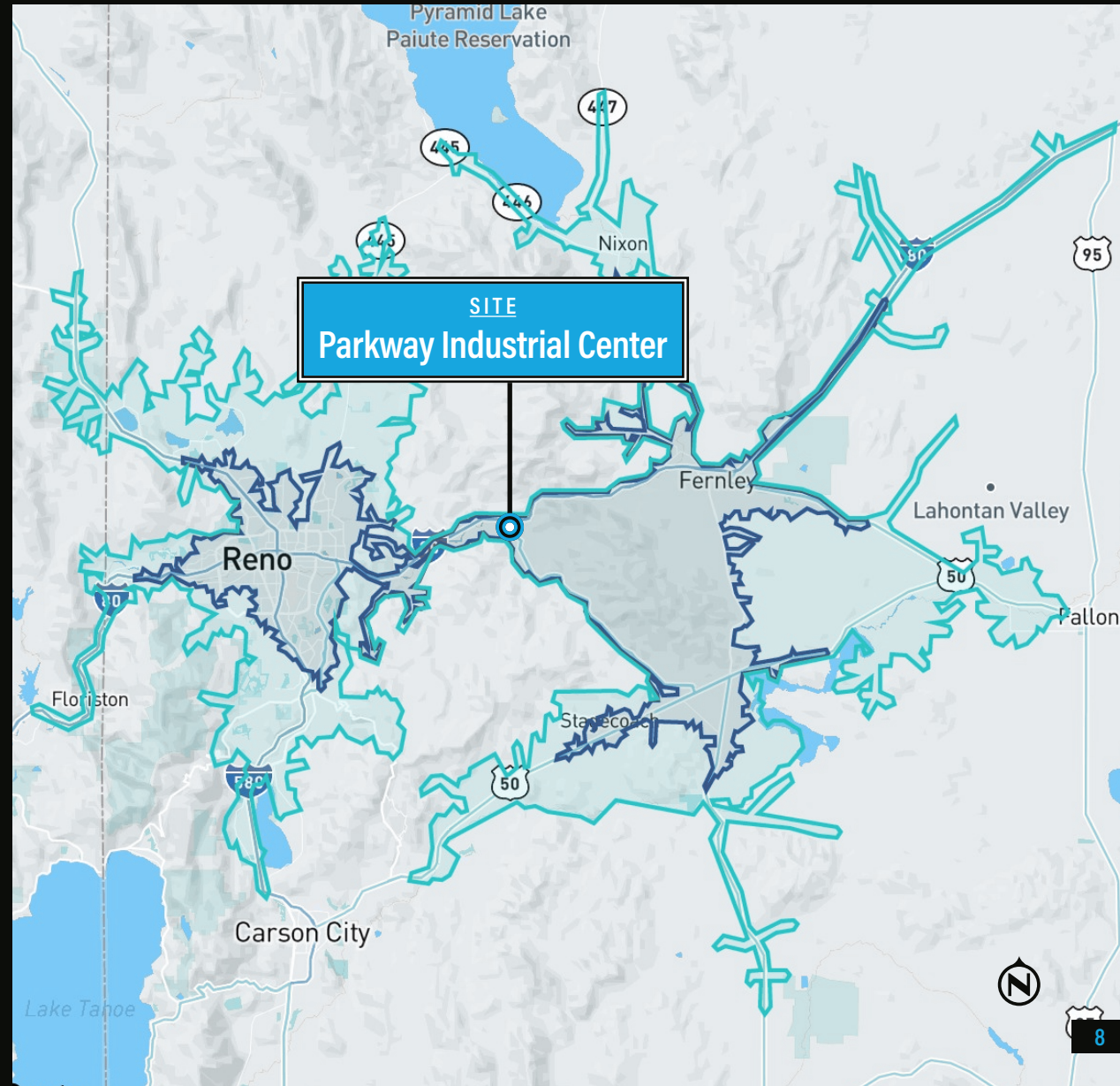


\$446,279

2022 Average
Household Value
(45-min Drive)

| | 30-MIN DRIVE | 45-MIN DRIVE |
|-------------------------------------|--------------|--------------|
| TOTAL POPULATION | 364,314 | 538,575 |
| TOTAL HOUSEHOLDS | 146,577 | 211,546 |
| MILLENNIAL POPULATION % (AGE 25-39) | 26.5% | 24.8% |
| GEN X POPULATION % (AGE 40-55) | 18.6% | 19.5% |
| MEDIAN HOUSEHOLD INCOME | \$68,540 | \$78,195 |
| HOUSEHOLD INCOME > \$100,000 | 27,514 | 43,918 |
| MANUFACTURING WORKERS | 15,385 | 22,774 |
| WAREHOUSE/DISTRIBUTION WORKERS | 13,263 | 19,750 |

30-MIN DRIVE 45-MIN DRIVE



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