



Prologis Tahoe-Reno 5

2175 USA Parkway

McCarran NV 89434

709,640 Square Feet Available

www.prologis.com www.cbre.us



Prologis Tahoe-Reno 5

McCarran, NV



709,640

square feet available

27 miles

from the Reno-Tahoe International Airport

2.5 miles

from I-80

Property Description

- 709,640 SF Available
- BTS office
- 121 Dock doors
- 4 Drive-in Doors
- 40' Clear Height
- 50' x 56' Column Spacing
- ESRF Sprinkler Rating
- Cross Docked
- 538 Auto Parking Spaces
- 170 Trailer Parking Stall

Interstate/Highway Access

- Located just 2.5 miles from the I-80/USA Parkway on/off ramps
- Located just 18 miles from US Highway 50

Location

- Tahoe Reno Industrial Center (TRIC) is located within the East Valleys Submarket in Northern Nevada
- The Project is located just 2.5 miles off to I-80 and is within a 17 mile radius of US Highway 50, US Highway 95A, US Highway 395/580

Taxes

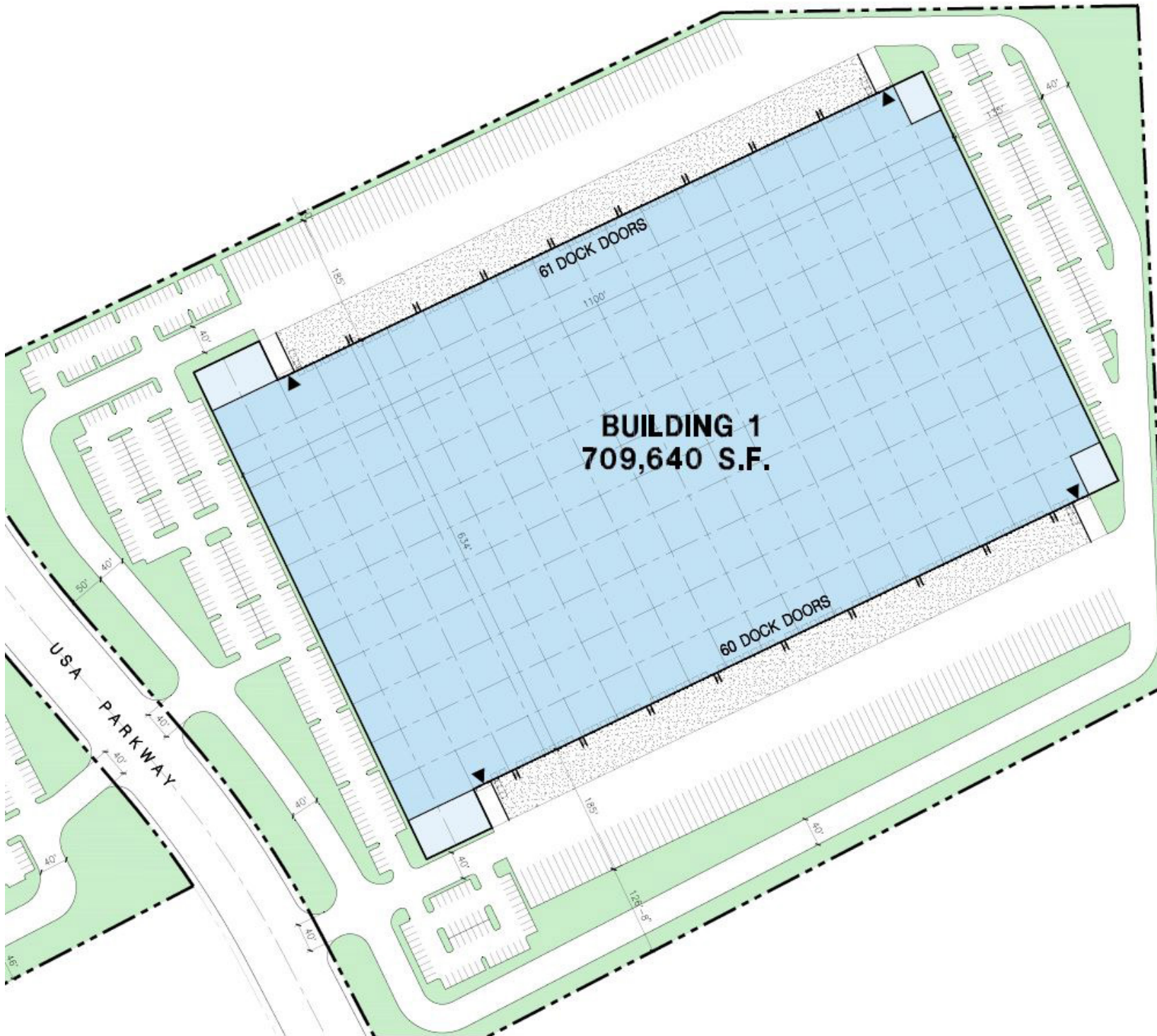
- No Corporate or Personal Income Tax, and No Inventory, Unitary, Franchise or Estate taxes; these unique tax advantages are designed to incentivize growth and expansion

Zoning

- I2 - Heavy Industrial

Local Advantages

- TRIC is centrally located and draws labor from Reno/Sparks, Fernley, Silver Springs and Dayton/Carson City areas
- Project is proximate to amenities including hotel/lodging, food, service center/fuel and urgent care facilities



BUILDING 1
709,640 S.F.

61 DOCK DOORS

60 DOCK DOORS

USA
PARKWAY



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