

PALISADE WILDHORSE COMMERCE CENTER TAHOE RENO INDUSTRIAL CENTER



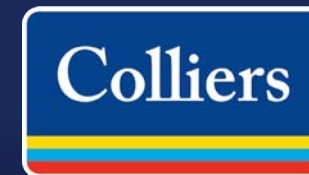
Easily Accessible Highways



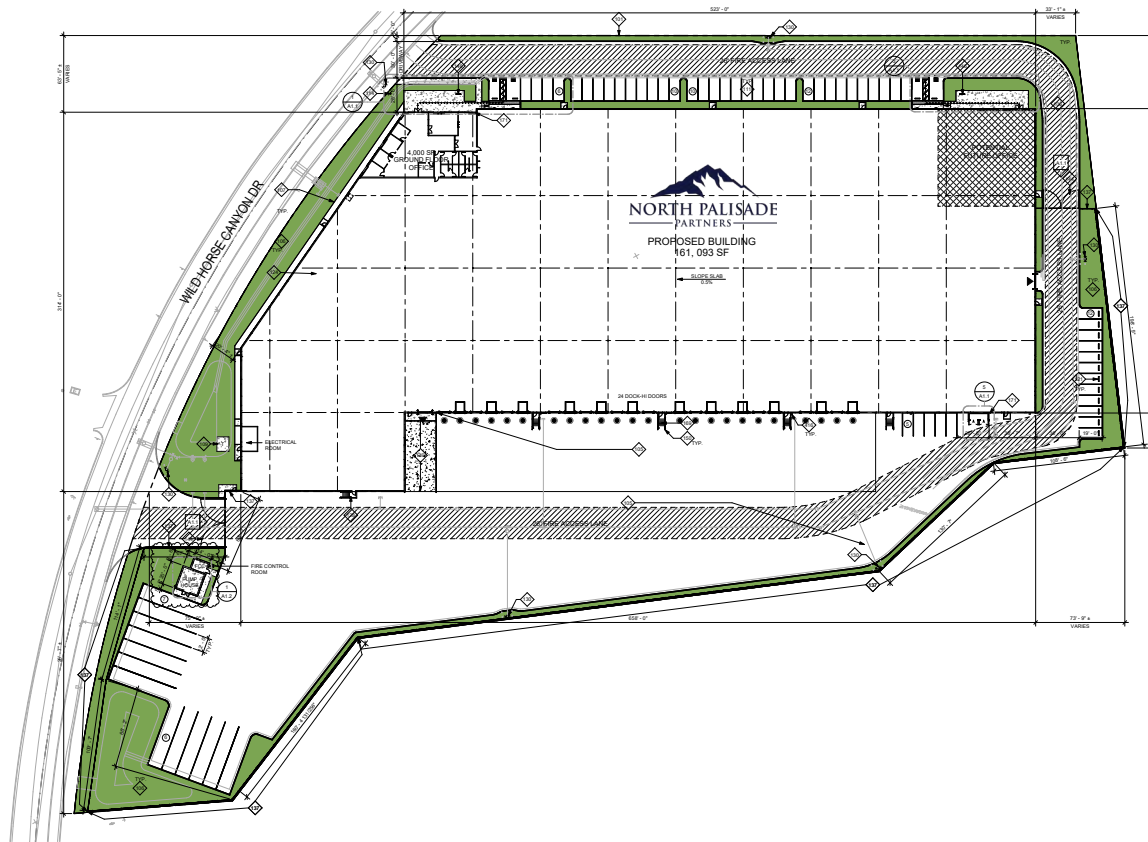
CUSTOMIZABLE BUILD TO SUIT FOR LEASE OR SALE



NORTH PALISADE
PARTNERS



POTENTIAL SITE PLAN 1



BUILDING HIGHLIGHTS



Total Building Size
±161,093



Demise Options
58k, 75k,
86k, & 103k



Dimensions
252'x658'



7.94 Acre
Site



Class A Concrete
Tilt-Up Construction



36'
Clearance



79 Parking
Spaces



16 Trailer
Parking
Spaces



24 Dock High
Loading Positions



Two (2) Grade
Level Doors



2,000 AMP
480/277 V-3 phase



2%
Skylights



60 mil
Roofing



7" Thick
Floor Slab



Dock Bays
63'x52



Wall Mounted
Heating Units



ESFR
Sprinklers



LED Lighting
Throughout

POTENTIAL SITE PLAN 2



BUILDING HIGHLIGHTS

- | | | | | | | | | |
|---|---|--|--|---|--|--|--|--|
| 
Total Building Size
±95,760 | 
Demise Options
42k, 53k | 
Dimensions
190'x504' | 
7.94 Acre
Site | 
Class A Concrete
Tilt-Up Construction | 
32'
Clearance | 
137 Parking
Spaces | 
73 Trailer
Parking
Spaces | 
29 Dock High
Loading Positions |
| 
Three (3) Grade
Level Doors | 
2,000 AMP
480/277 V-3 phase | 
2%
Skylights | 
60 mil
Roofing | 
7" Thick
Floor Slab | 
Dock Bays
63'x52 | 
Wall Mounted
Heating Units | 
ESFR
Sprinklers | 
LED Lighting
Throughout |

POTENTIAL SITE PLAN 3



BUILDING HIGHLIGHTS



Total Building Size
±24,240



Dimensions
80' x 303'



7.94 Acre
Site



Class A Concrete
Tilt-Up Construction



70 Parking
Spaces



198 Trailer
Parking
Spaces



46 Dock High
Loading Positions



Two (2) Grade
Level Doors



2%
Skylights



60 mil
Roofing



7" Thick
Floor Slab



Dock Bays
63' x 52'



ESFR
Sprinklers



LED Lighting
Throughout

STRATEGIC LOCATION TO INTERSTATE 80



PROPERTY PHOTOGRAPHY



SUBMARKET - TAHOE RENO INDUSTRIAL CENTER



LOCATION MAP



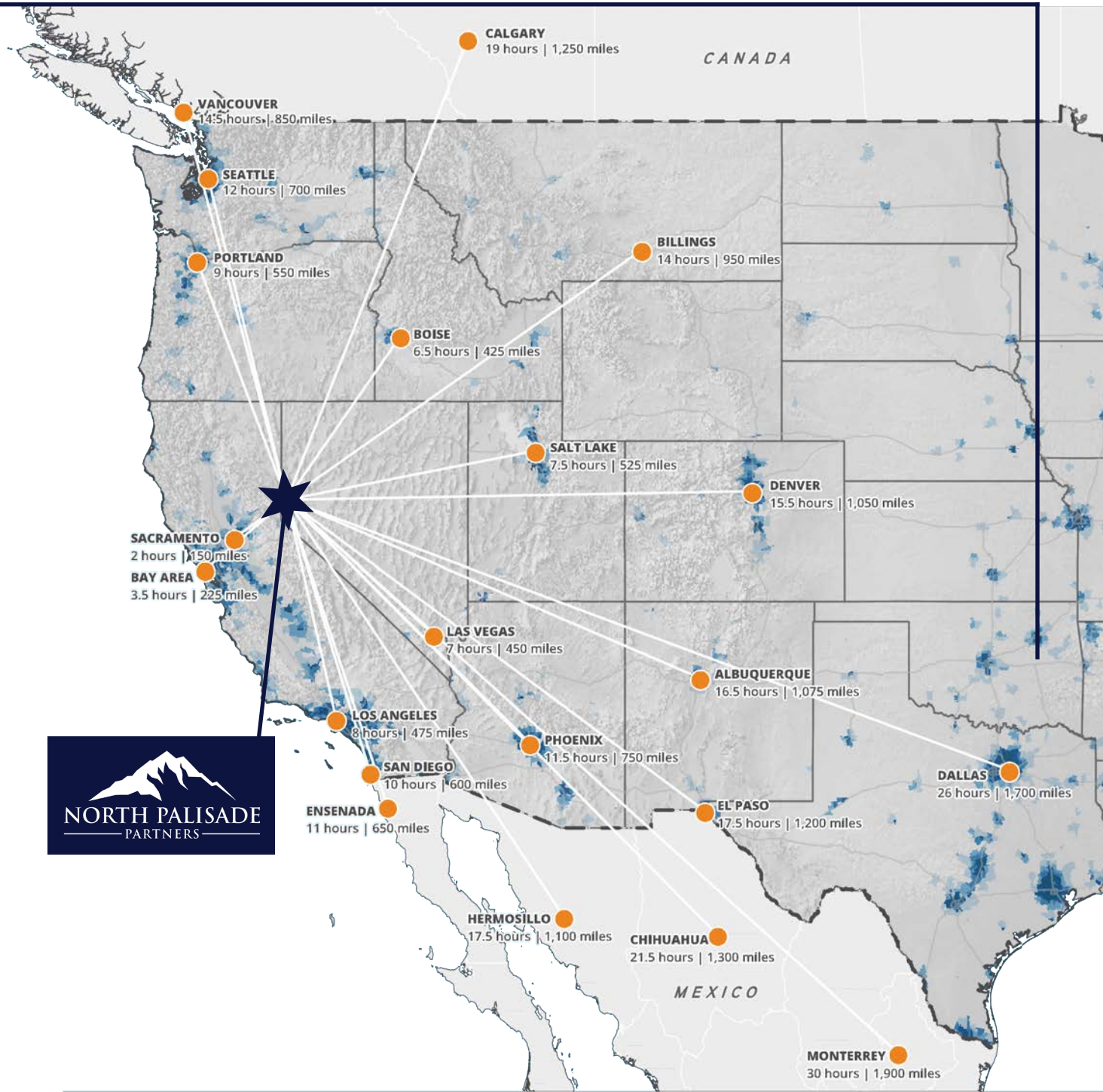
POPULATIONS DENSITY & DRIVE TIMES



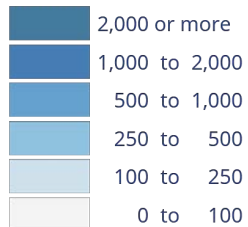
1 DAY SHIPPING TO 7 STATES
AND 60 MILLION PEOPLE



2 DAY SHIPPING TO 11 STATES
AND 75 MILLION PEOPLE



2025 Population Density by Zip Code
estimated persons / sq. mi.



WHY RENO/SPARKS

NEVADA AND TAHOE RENO INDUSTRIAL CENTER OPERATING ADVANTAGE

- 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
- TRI Center is the fastest path to development in the country
- Grading Permits issued in 7 days, Building Permits issued in 30 days



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 #7 State
Business Tax Climate

State Business Tax Climate

Ranked #6 State
Economic Growth

US News

Ranked #4 Best
Performing Large Cities

Milken Institute

Ranked #6 State for
Overall Economy

US News

Ranked #4 Top 10
Leading Metros

Area Development

Ranked #1 State
Internet Access

US News

Top 100 Best
Places to Live

Livability.com

Ranked #7 State
Transportation

US News



CONTACTS

CHRIS FAIRCHILD, SIOR, CCIM

Executive Vice President

Lic: S.0071829

(775) 823 4662

chris.fairchild@colliers.com

CASEY SCOTT, CCIM

Vice President

Lic: S.0173901.LLC

(775) 823 6630

casey.scott@colliers.com

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