

# 150

## Germany Circle

SPARKS, NV 89437

### FOR LEASE

**FLEX**  
**INDUSTRIAL**  
**WITH YARD**

**±20,000 SF**  
**AVAILABLE**

**PHASE 1 | ±20,000 SF**

**PHASE 2 | ±40,000 SF**

**PHASE 3 | ±40,000 SF**

**PHASE I**  
**EXPECTED COMPLETION**  
**AUGUST 2026**

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**Negotiable**  
Lease Rate

**±20,000 SF**  
Available Space

**±1,000 SF**  
Office Space

**±21,780 SF**  
Yard Size

# 150 Germany Cir

SPARKS, NV 89437

## Phase 1 - Building 1

Zoning | (I) Industrial

APN | 005-061-49

### Property Features

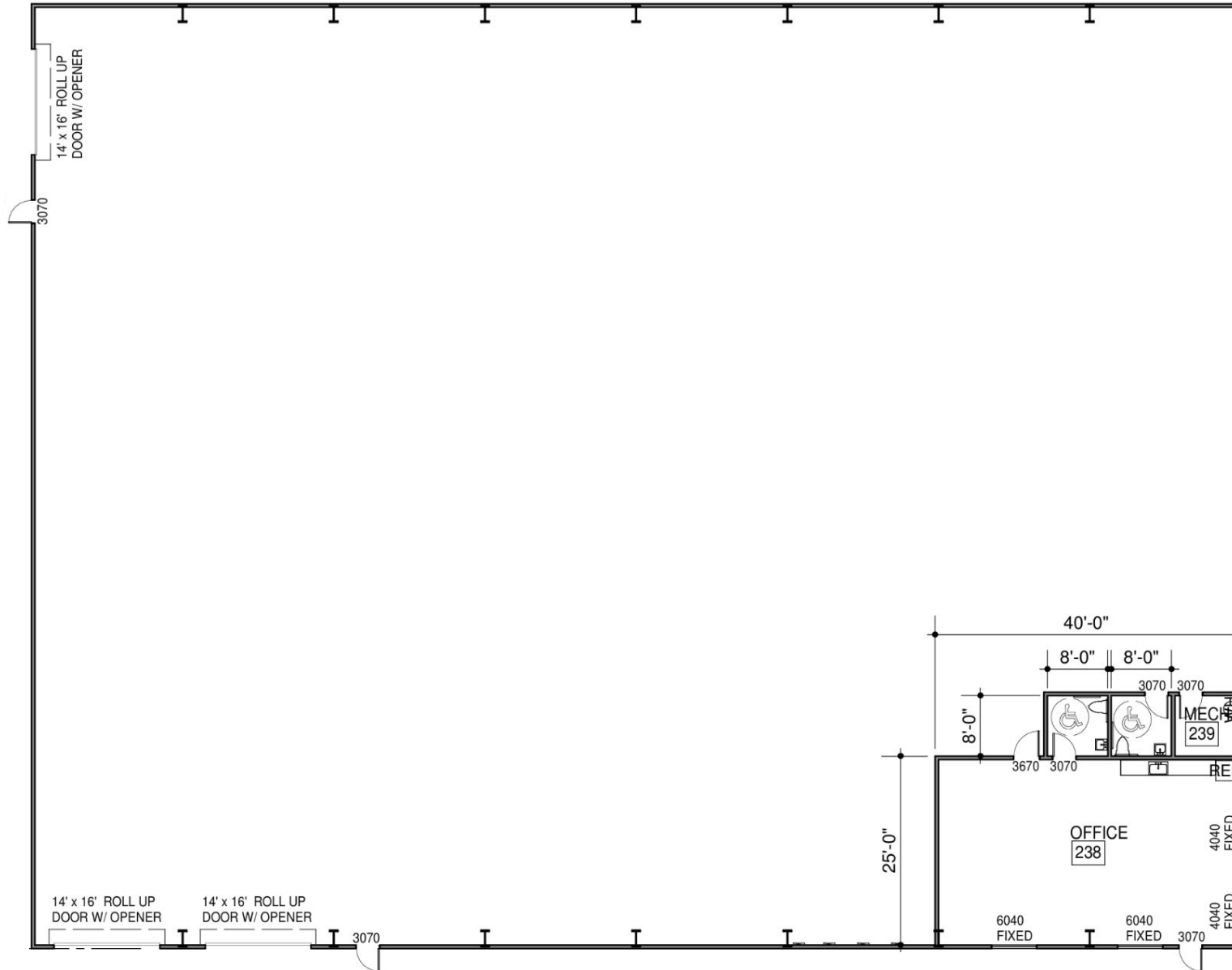
- **±20,000 SF** available space
- **±21,780 SF** secured fenced yard
- **3 (14'x16')** grade level door
- **800 Amp, 480/277 Volt** power
- **24'** clear height
- **5"** floor slab
- **.33/3000** sprinkler system
- Located in an **Opportunity Zone**
- **Circular** site flow
- **Corrugated Metal** roof





# FLOOR PLAN

**150** Germany Cir  
SPARKS, NV 89437







**NOVO**

**Pregis**

**THRIVE  
- MARKET -**

**WebstaurantStore**

**Aurora Parts**

**TESLA**

**NOX GROUP**

**DYNAMIC ISOLATION SYSTEMS**

**BOMBARD  
ELECTRIC, LLC**

**FOOD BANK  
OF NORTHERN NEVADA**

**pip  
Marketing  
Signs  
Print  
60 years**

**Stord**

**thybar  
CORPORATION  
thybar makes it right the first time.  
every time.**

**SCE  
SAGINAW  
CONTROL &  
ENGINEERING  
Your Enclosure Source®**

**MEI  
Rigging  
& Crating**

**CMC**

**PETSMART**

**COLOVORE**

**Walmart**

**USA PKWY/439**

**KUEHNE+NAGEL**

**Schluter  
Systems**

**GERMANY CIR**

**150  
GERMANY CIR**



## TRI Overview Visit [TahoeReno.com](http://TahoeReno.com)

- Tahoe Reno Industrial Center (TRI) is a 107,000 acre park that encompasses a developable 30,000 acre industrial complex with pre-approved industrial and manufacturing uses.
- Located along I-80, 15 minutes East of Reno/Sparks in Storey County.
- Area is designed as large industrial park, supporting both manufacturing and distribution.
- Municipal water and sewer utility companies.
- Water - TRI General Improvement District
- Gas/Electric - NV Energy
- High-pressure gas to all sites.
- Superb access to Interstate 80.
- Resident Companies include - Tesla, Switch, Google, Walmart, Tire Rack, Panasonic, PPG, Schluter Systems, U S Ordnance, James Hardie.
- Extremely short process in permitting, planning, and licensing.
- Located within the Opportunity Zone

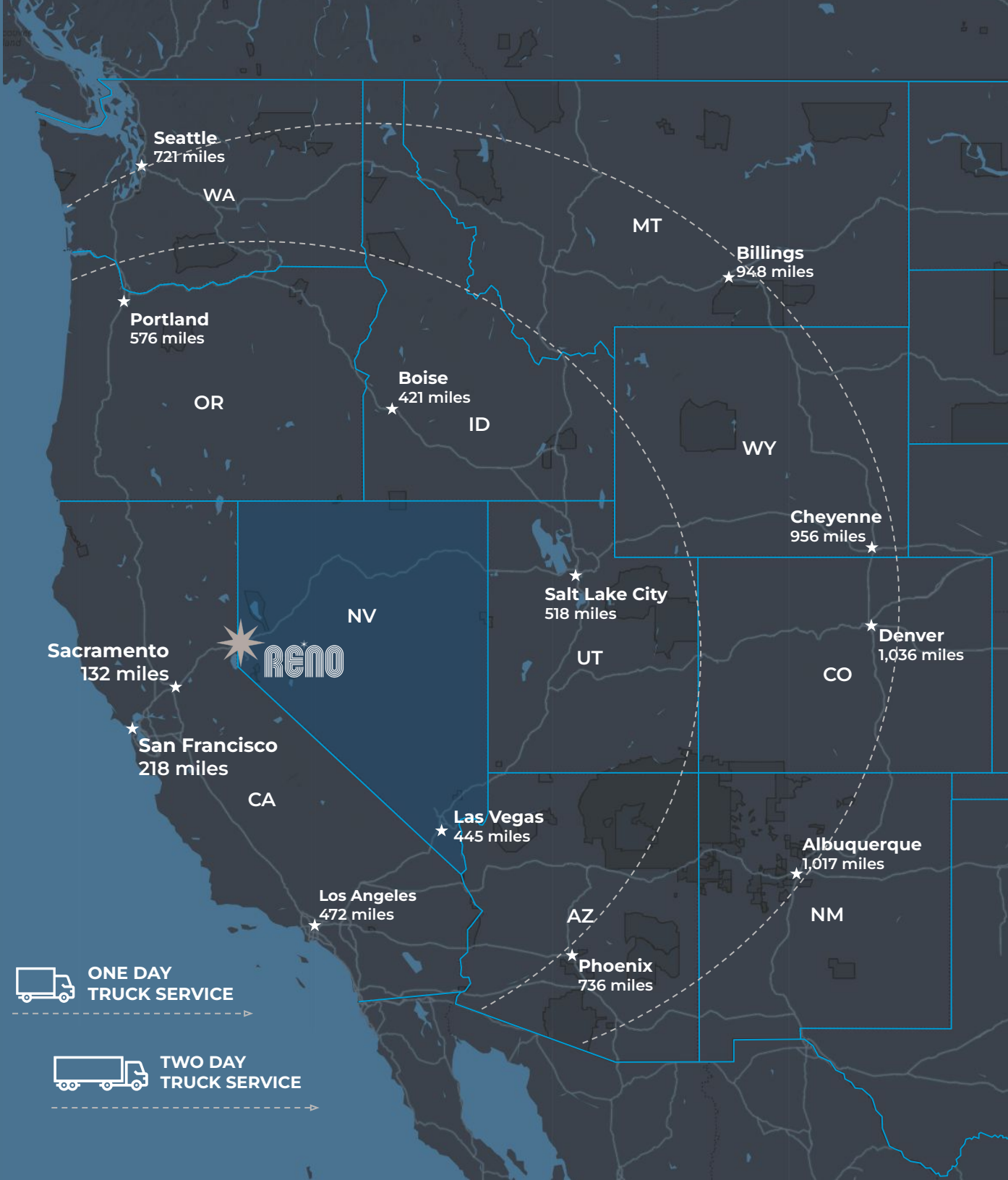
# LOCATION & TRANSPORTATION

## MAJOR DISTRIBUTION LINK

2,900 miles in length, I-80 is the backbone of U.S. logistics, linking West Coast ports with the Midwest and East Coast.

- Located  $\pm 57$  miles from the California border
- I-80 and I-580 interchange is  $\pm 2.19$  miles from subject property
- Reno Tahoe International Airport is  $\pm 26$  miles from subject property
- Downtown Reno is  $\pm 25$  miles from subject property

Distribution Hubs	Miles
FedEx Freight	22.6
FedEx Ship Center	23.1
FedEx Air Cargo	24.1
FedEx Ground	15.6
UPS Freight Service Center	27.7
UPS Customer Center	24.4
US Post Office	21.4



 ONE DAY TRUCK SERVICE

 TWO DAY TRUCK SERVICE

### Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

### Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

### Nevada Tax Climate

Nevada's tax structure is designed for business success:

**NO**

Corporate or Personal Income Tax  
Inventory or Franchise Tax  
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



### NORTHERN NEVADA TOP COMPANIES

**5.4M SF**

Tesla Gigafactory

**1.3M SF**

7.2M SF Planned Switch Campus



ORMAT



STATE OF NEVADA



switch



CAESARS ENTERTAINMENT



AMERCO



SNC



SIERRA NEVADA CORPORATION



Renown HEALTH



its logistics



MONARCH CASINO RESORT SPA - BLACK HAWK



### TAX COMPARISONS

	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%

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