



# Prologis Tahoe-Reno 6

2170 USA Parkway

McCarran NV 89434

327,180 Square Feet Available

[www.prologis.com](http://www.prologis.com) [www.cbre.us](http://www.cbre.us)



# Prologis Tahoe-Reno 6

McCarran, NV



## 327,180

square feet available

## 27 miles

from the Reno-Tahoe International Airport

## 2.5 miles

from I-80

## Property Description

- 327,180 SF Available
- BTS office
- 50 Dock doors
- 2 Drive-in Doors
- 36' Clear Height
- 50' x 56' Column Spacing
- ESRF Sprinkler Rating
- Rear Loading
- 272 Auto Parking Spaces
- 90 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

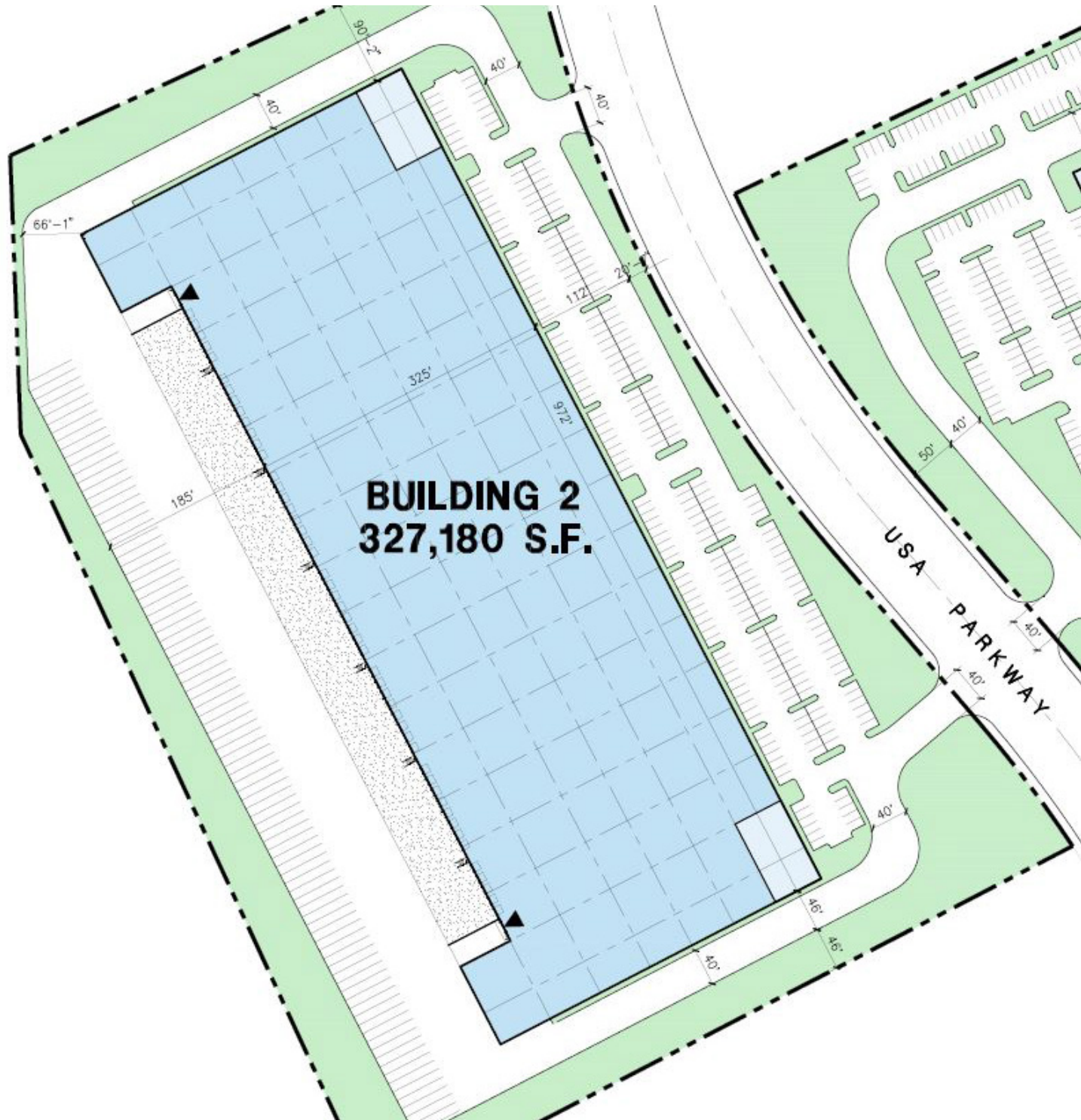
- No Corporate or Personal Income Tax, and No Inventory, Unitary, Franchise or Estate taxes; these unique tax advantages are designed to incentivize growth and expansion

## 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





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