

FOR LEASE

Retail Space in Tahoe Reno Industrial Center

Carole Brill, CCIM

775 338 3844 (cell) • Carole@RMDNevada.com

3-Units Available: Space 1: 1,600 SF
Space 3: 1,600 SF • Space 4: 1,553 SF
Rate: **Negotiable**

727 USA Parkway
Sparks, NV 89434

FEATURES

New construction in Tahoe Reno Industrial Center (TRIC)

Opposite newly completed Burger King

Zone MU. Class A Retail Space(s)

Three units available: Space 1 (1,600 SF); Spaces 3 (1,600 SF); Space 4 (1,553 SF). Spaces 3 & 4 can be combined to 3,153 SF.)

Located in an identified Nevada Opportunity Zone as defined by the Tax Cuts and Jobs Act of 2017

High demand location with high visibility, in growing area.

Frontage on USA Parkway

Heavy 24 hour traffic

Close to Freeway I80 Reno/Fernley areas

On-site Grease Interceptor



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PROPERTY DESCRIPTION

Retail units located in the Tahoe Reno Industrial Center (TRIC), the largest industrial center in the US, situated between Reno/Sparks and Fernley, Nevada.

Brand new construction with modern design, facing USA Parkway — the main thoroughfare through TRIC. Directly off Freeway I80 entrance these units are easily accessible to all passing traffic. Three of four units are available for lease, one currently leased to Shanghai Express. High visibility for any operation. Traffic count on I80 is 80,000 VPS. Adjacent to Studio 6 Hotel — plus, future retail / hotel construction approved for the adjacent parcels.

Amenities include: Ample parking for tenants and customers alike. Sprinklers, Grease Interceptor, Signage, TPO Roof. Tenant improvement allowance negotiable.

3-Units Available for Lease

Space #1 1,600 SF

Space #3 1,600 SF

Space #4 1,553 SF

Can be combined to 3,153 SF

RATE

Negotiable

SPACE #1: AVAILABLE
1,600 SF

SPACE #2: LEASED
SHANGHAI EXPRESS

SPACE #3: AVAILABLE
1,600 SF

SPACE #4: AVAILABLE
1,553 SF



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Tahoe Reno Industrial Center



SUBJECT PROPERTY:

727 USA Parkway

Located on USA Parkway, the main thoroughfare thru TRIC directly off Freeway I80



The Tahoe Reno Industrial Center (TRIC) is the largest industrial park in the world. Currently there is over 15,000 acres pre-zoned, fully entitled, and in active development.

The Tesla Gigafactory 1 is based in this location, and many of the foremost tech companies in the world, such as Blockchains, Google, Jet.com, and Switch have recognized the unique location, development and business benefits of this park.

BUSINESS-FRIENDLY ENVIRONMENT

- No corporate, personal, inventory or unitary tax; no impact fees
- Lowest property taxes in the region

LOGISTICS

- Served by UPS, FedEx and On-Trac
- Rail served sites from both Union Pacific & BNSF railroads
- Nine miles east of Reno/Sparks, Nevada in Storey County
- Adjacent to Interstate 80, the major east-west trucking artery
- Just 15 minutes from Reno-Tahoe International Airport
- Foreign Trade Zone provides tax savings for qualifying companies

INFRASTRUCTURE:

- A unified framework of individual water/sewer systems and backbone facilities
- Fiber optic sonic ring system, redundant carriers
- 900 Mgs of generated power on site - distribution and transmission available
- All utilities available in right-of-way
- Domestic and high-pressure gas available

COMMUNITY:

- Nationally recognized university & medical school; a community college & three business colleges
- Liberal right-to-work laws
- Remarkable low cost of living
- Minutes from Lake Tahoe & the majestic Sierras

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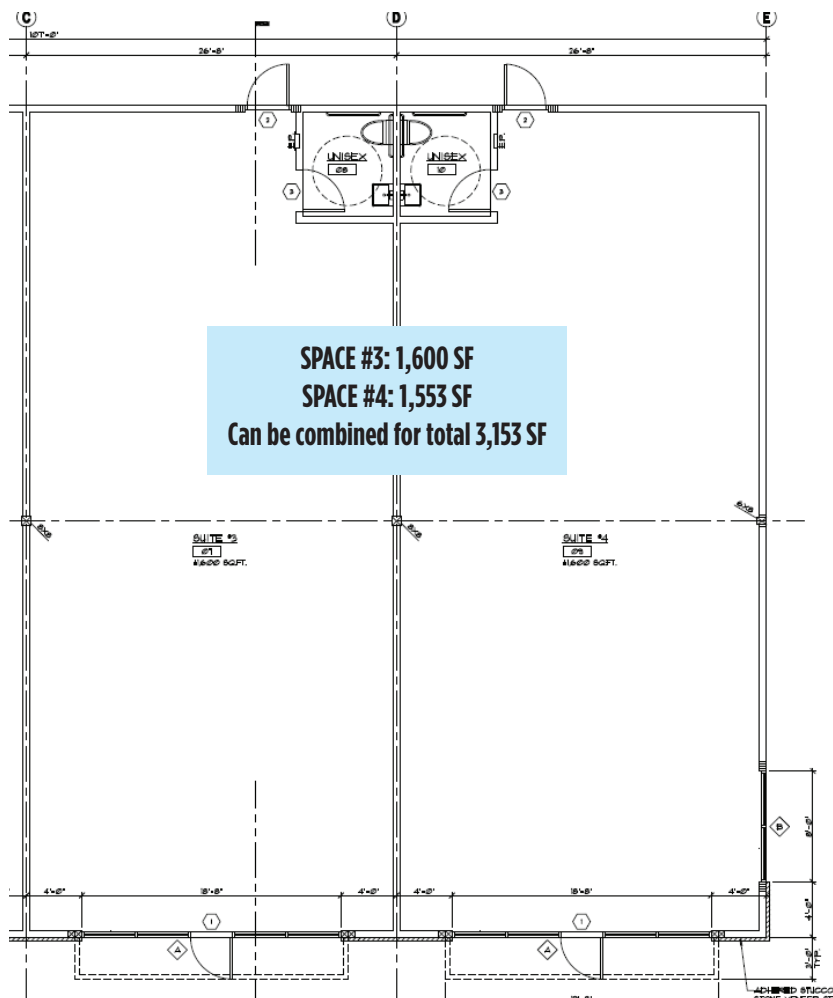
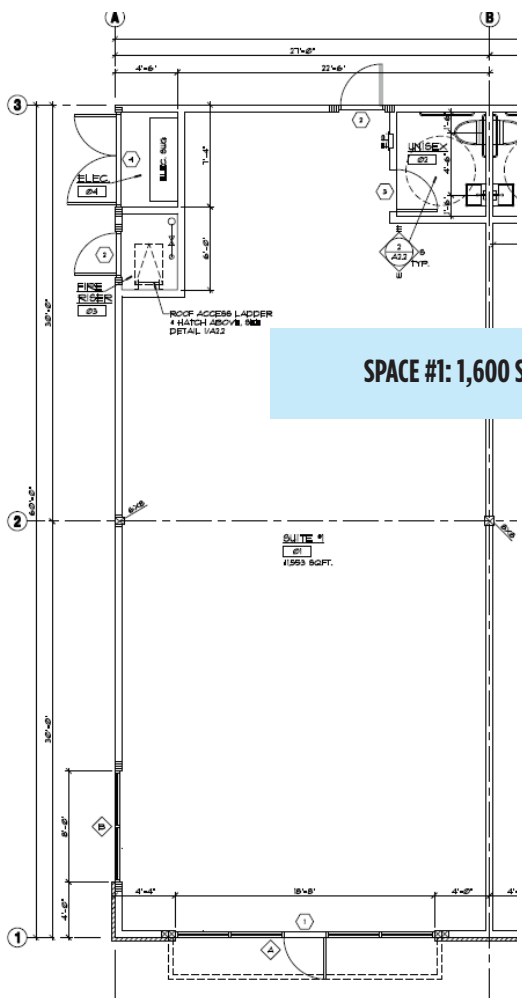
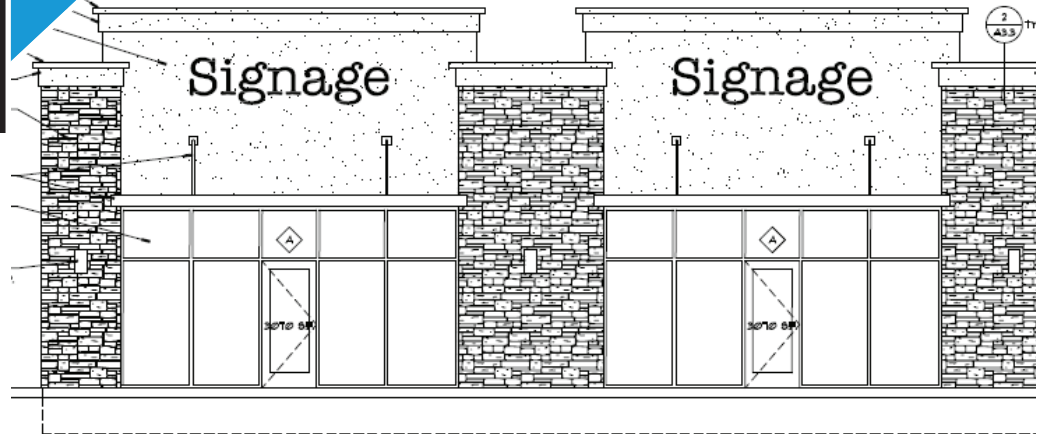
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PLANS: FRONT / FLOOR



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ABOUT

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Resource Management & Development



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FOUNDER

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CELEBRATING 25 YEARS

At RM&D we apply one simple ideal to every transaction:
the only deals we do are the ones that we would do ourselves.

We are a boutique commercial real estate services company whose focus is on specialization, in Northern Nevada.

Our experience and expertise in all aspects of commercial real estate is unparalleled.

Over 25 years, we have completed a billion in every conceivable vertical of the real estate discipline.

RM&D has developed and managed over 10,000 residential lots in the Northern Nevada area as well as development leasing and management of over 800,000 square feet of office space in the Reno NV market.

Our Services Include:
Investment, Development, Property Management, Brokerage, Sales and Leasing.

CAROLE BRILL

MANAGING DIRECTOR

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TWENTY FIVE
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NORTHERN
NEVADA**