

FOR LEASE

Retail Space in Tahoe Reno Industrial Center

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

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

CONTACT

Carole Brill, CCIM

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

www.RMDNevada.com 727 USA Parkway, Sparks Nevada • Page 3 of 5

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller, landlord or investor makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. [021519_LEASE_TRIC_100719] © Resource Management & Development (RM&D)