



RESOURCE MANAGEMENT & DEVELOPMENT CONTACT

FOR LEASE

Retail Space in Tahoe-Reno Industrial Center (TRIC)

727 USA Parkway
Sparks, NV 89434

Carole Brill, CCIM

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

2 Units Available:

Space 3: **1,600 SF** • Space 4: **1,553 SF**

Rate: **\$1.90/SF/Mo/Triple Net**

FEATURES

New construction in Tahoe-Reno
Industrial Center (TRIC)

Opposite newly completed
Burger King

Zone MU Class A Retail Space(s)

Two units available: Spaces 3
(1,600 SF) and 4 (1,553 SF). These
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 with
heavy 24-hour traffic

Close to I-80 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 world, situated between Reno/Sparks and Fernley, Nevada.

Brand-new construction with modern design facing USA Parkway — the main thoroughfare through TRIC. Directly off the I-80 entrance, these units are easily accessible to all passing traffic. Two of four units are available for lease. High visibility for any operation. Traffic count on I-80 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, and TPO Roof. Tenant improvement allowance negotiable.

2 Units Available for Lease

Space #3 1,600 SF

Space #4 1,553 SF

Can be combined to 3,153 SF

RATE

\$1.90/SF/Mo/Triple Net

*SPACE #1: RECENTLY LEASED
MEXICAN RESTAURANT*

*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 (TRIC)



SUBJECT PROPERTY:

727 USA Parkway

Located on USA Parkway,
the main thoroughfare
thru TRIC directly off
Interstate 80



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

The Tesla Gigafactory 1 is based in this location, alongside some of the world's foremost tech companies. Blockchains, Google, Jet.com and Switch recognize the unique location, development and business benefits of this park.

BUSINESS-FRIENDLY ENVIRONMENT

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

LOGISTICS

- Serviced by UPS, FedEx and On-Trac
- Rail served sites from both Union Pacific and BNSF railroads
- 9 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

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

COMMUNITY

- Nationally-recognized university and medical school; community college; and, three business colleges
- Liberal right-to-work laws
- Remarkable low cost of living
- Minutes from Lake Tahoe and the majestic Sierra mountain range

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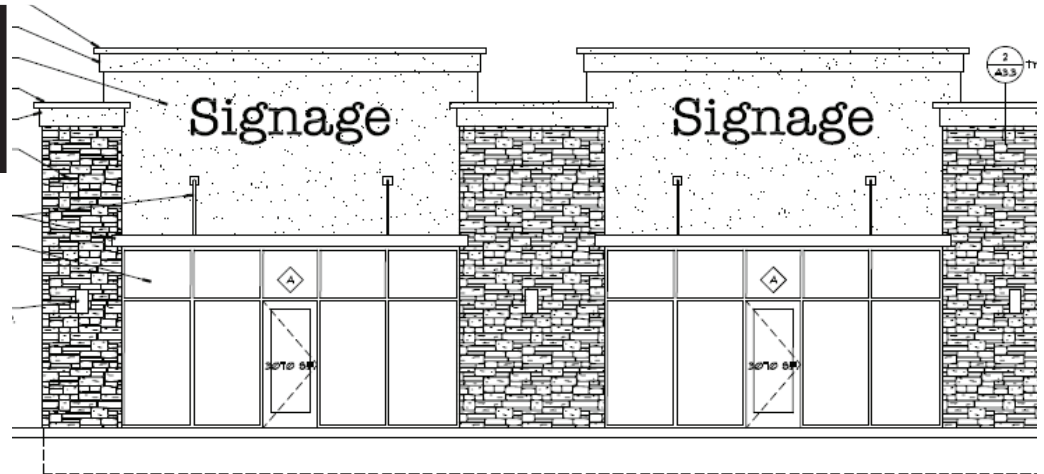
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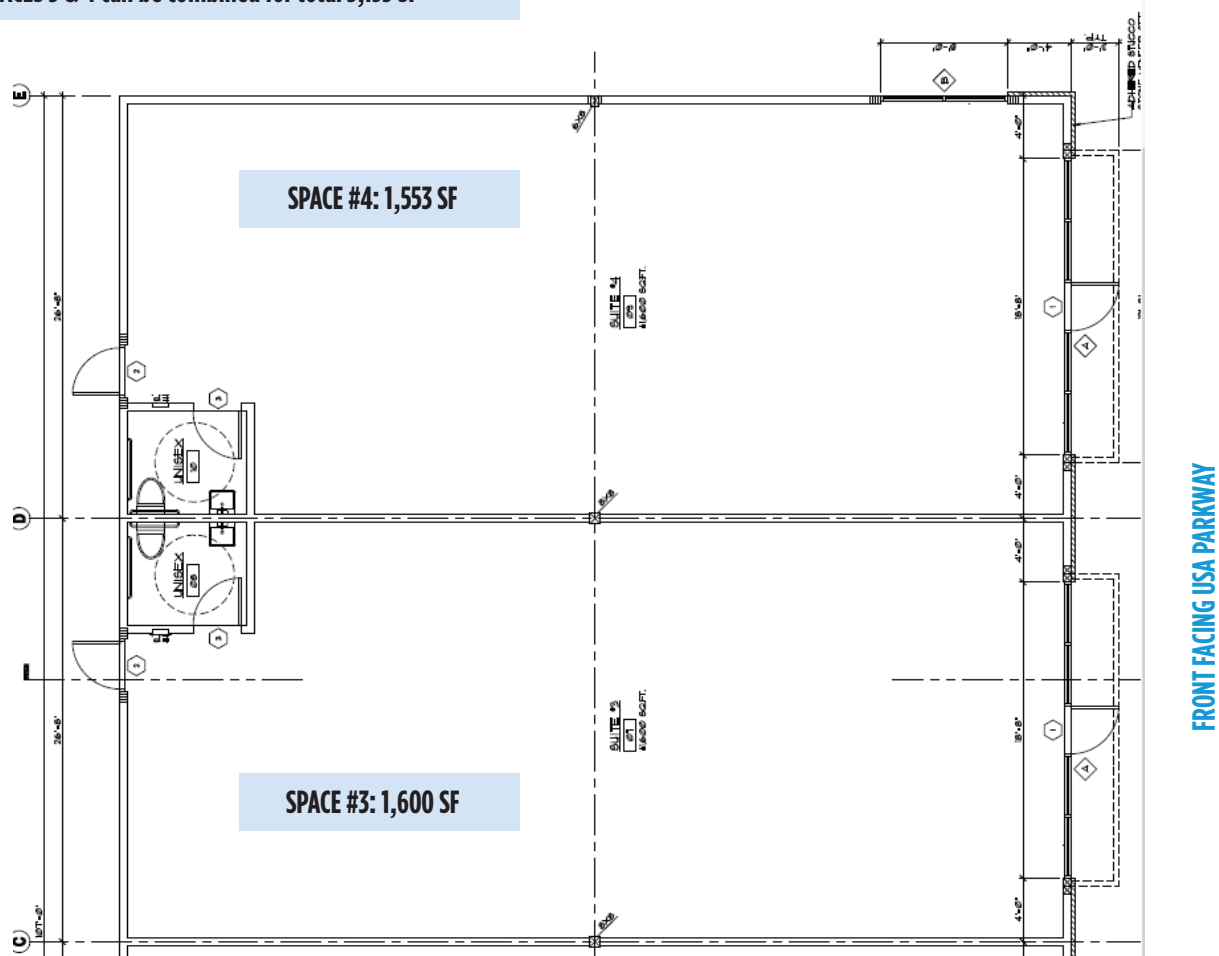
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FLOOR PLANS

SPACES 3 & 4 can be combined for total 3,153 SF



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ABOUT

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Resource Management & Development



Your Nevada CRE Specialists



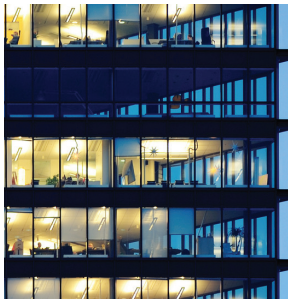
Our clients trust us to deliver innovative, forward-thinking investment and commercial property deals that exceed even the most ambitious expectations. We're strategic specialists driven to create substantial growth and stability via customized solutions for high-net-worth individuals, institutional investors, and mid-to-large sized family-owned businesses.



Investment



Property Management



Landlord Representation



Tenant Representation

Benefit by partnering with RM&D's Northern Nevada experts in Investment, all sectors of Commercial Property Management, Brokerage, Landlord Representation, and Tenant Representation.

Carole Brill, CCIM, is committed to forming long-term winning client advisor relationships as an accessible, accountable, and accomplished NV real estate broker and asset manager who impeccably manages RM&D clients' investments as though they were her very own.



CAROLE BRILL

MANAGING DIRECTOR

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