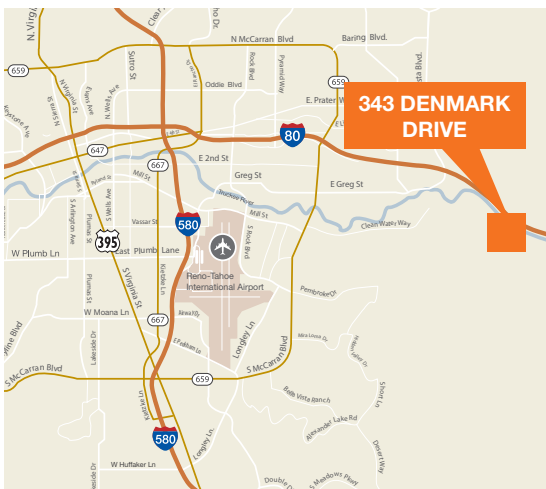




Available For Sale
±2.85 Acres available



kiddermathews.com

Owner/User or Build-to-suit Site

For sale (price negotiable)

All utilities to site

Water rights included - 1/2 acre foot per acre purchased
(more available if needed)

Zoning I2 (Heavy Industrial)

Build-to-suit opportunities available

Contact

J. Michael Hoeck, SIOR
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Available For Sale

±2.85 Acres available

Tahoe Reno Industrial Center (TRIC) Highlights

Rail served master planned park zoned for industrial use, served by both Union Pacific and BNSF

Two I-80 interchanges, including Patrick and the USA Parkway interchanges

Park has three power plants & is the location of two interstate gas transmission lines

TRIC consists of 107,000 acres located just 11 minutes east of Reno/Sparks

Nevada State Incentives

No state, corporate or personal income tax

No estate tax, no inventory tax, no unitary tax, no franchise tax

Right-to-work state

Moderate real estate costs

Low workers' compensation rates



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