

707,010 SF

Distribution/Fulfillment Center Equipment For Sale



# Turn Key Move In Ready DC

3200 W USA Pky



Sparks, NV

## Land Information:

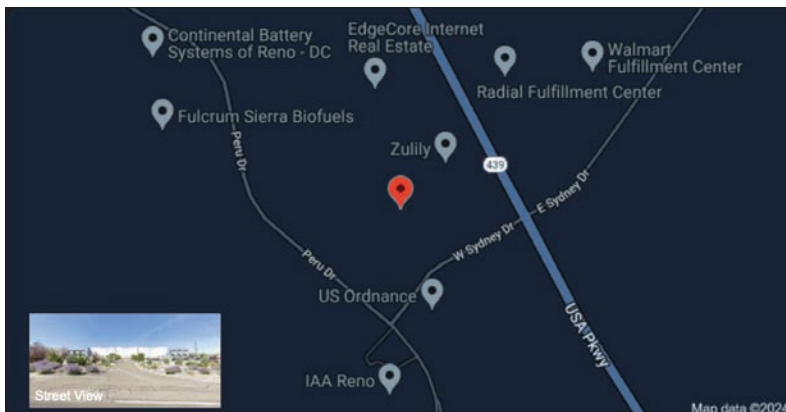
Zoning	1-2
Land SF	2,094,365 SF
Land AC	48.08
Building FAR	0.34

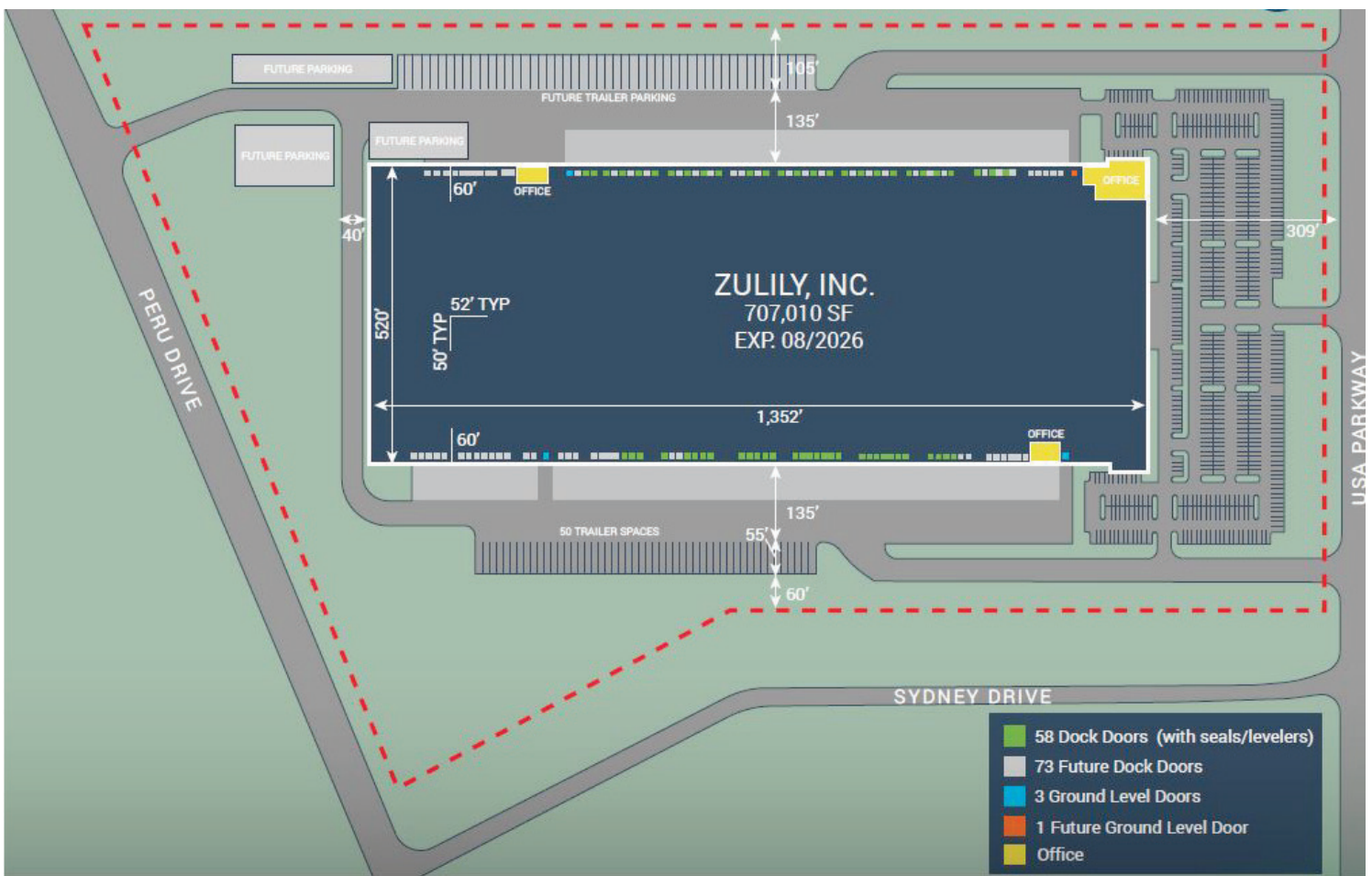
## Transportation Information:

Reno-Tahoe International Airport 27.4mi

## Building Information:

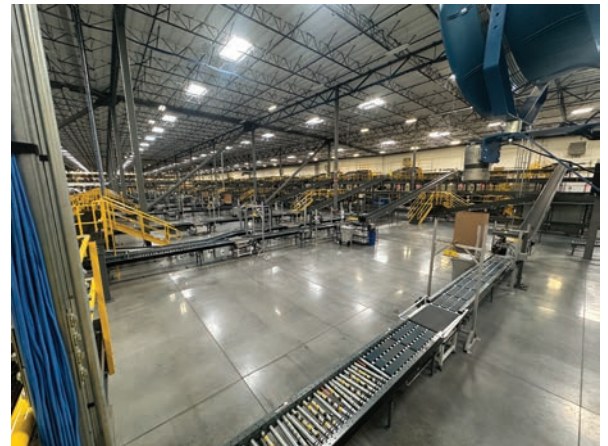
Year Built	Dec 2014
Tenancy	Single
Owner Type	Insurance Company
Construction	Reinforced Concrete
Class	Yes
Typical Floor	707,010 SF
Loading Docks	58 ext
Parking	350 available (Surface); Ratio of 0.49/ 1,000 SF
Leased	100%
Sprinklers	ESFR
Levelators	58
Ceiling Height	36'0"
Drive Ins	3 tot./12'W x 14'h
Cross Docks	Yes
Crane	None
Opportunity Zone	Yes



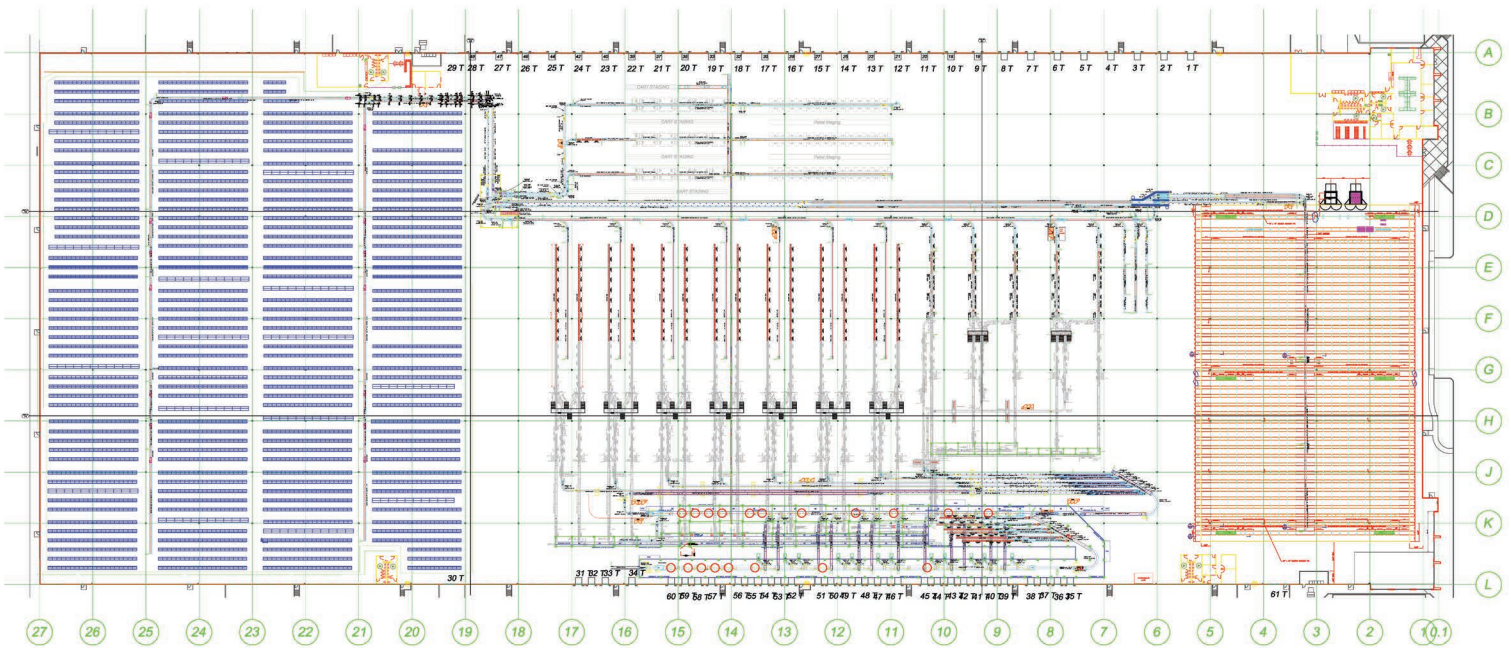


### Building Advantages:

- Located 3.0 miles from I-80, a major east-west highway that connects San Francisco and Sacramento to Salt Lake City
- Located just  $\pm 16$  miles east of Reno/Sparks which offers access to an abundant labor pool
- Only  $\pm 24$  miles to Reno-Tahoe International Airport with multiple flights daily to all major markets in the country and air cargo service from Capital Cargo, DHL, FedEx and UPS
- Regional distribution reaching the eight most Western states overnight utilizing the cost savings of ground rates and serving eleven states with one to two day shipping
- Logistics companies use these rail and truck networks to reach 80 percent of the vast Western U.S. within a day's travel time
- State regulation of trucking allows for "Triples" across much of the west, making Reno a convenient location for assembly/disassembly of loads headed both East to West and North to South big-box space







## Material Handling Equipment:

- 10,000+ Pallet Positions of Heavy-Duty Tear Drop Racking
- 3-Story Pick Module: Great for E-commerce and Retail applications
- Integrated Conveyor System and Sortation
- 30+ Pieces of Crown Lift Equipment
- Facility Equipment such as building generators, compressors, transfer switches etc.
- Fully Furnished Office and Equipment
- IT Equipment
- Various Packing Equipment - Including case sealers, carton erectors, tapers and more

## Advantages:

- Save money with used materials
- Save time by with turn-key building offering immediate operational start
- Reconfiguration available on request



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