

707,010 SF

Distribution/Fulfillment Center Equipment For Sale



Turn Key Move In Ready DC

3200 W USA Pky



Sparks, NV

Land Information:

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

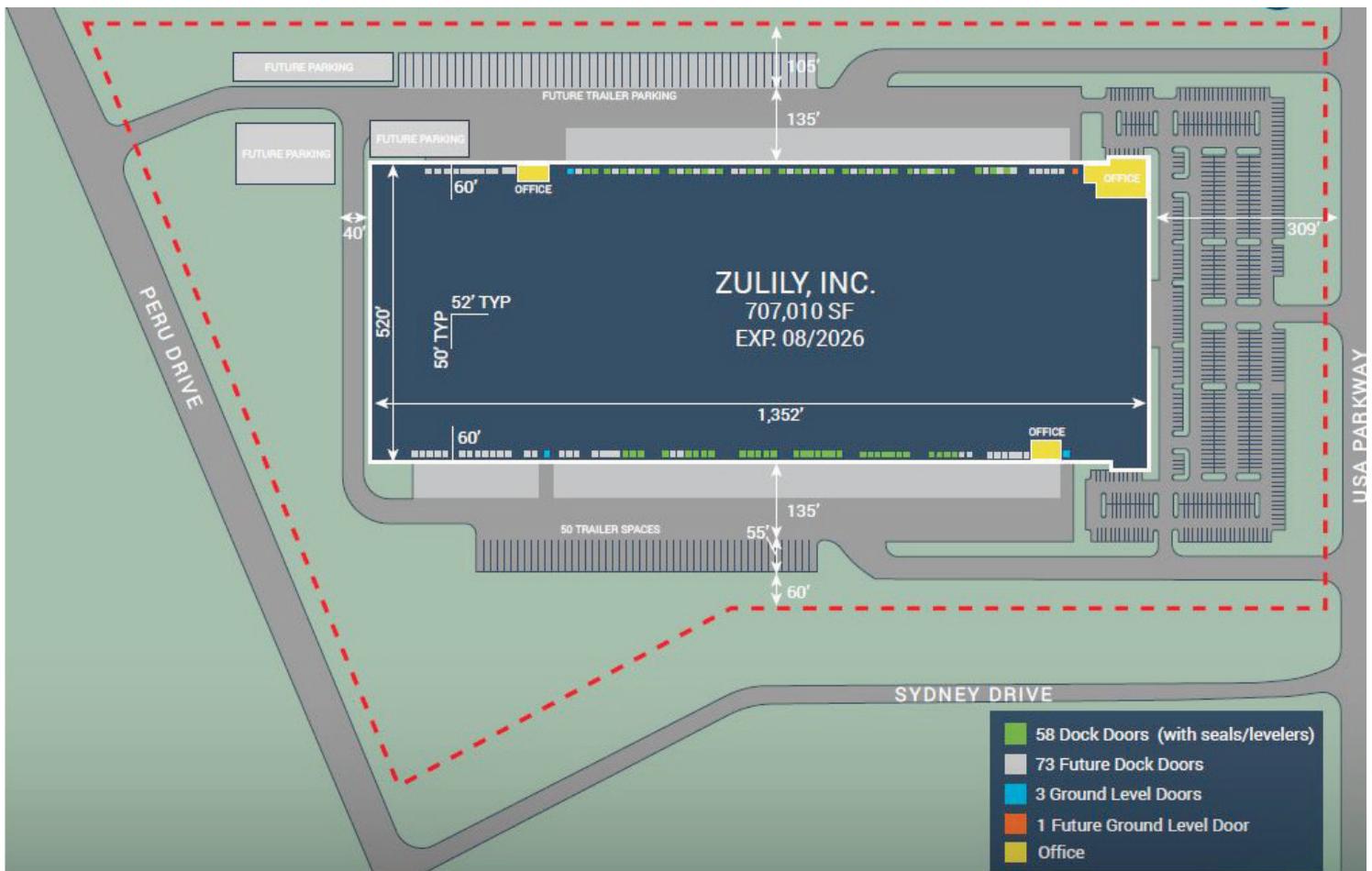
Transportation Information:

Reno-Tahoe International Airport 27.4mi



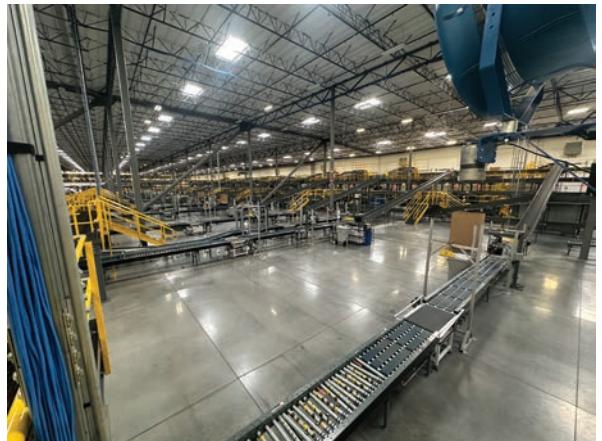
Building Information:

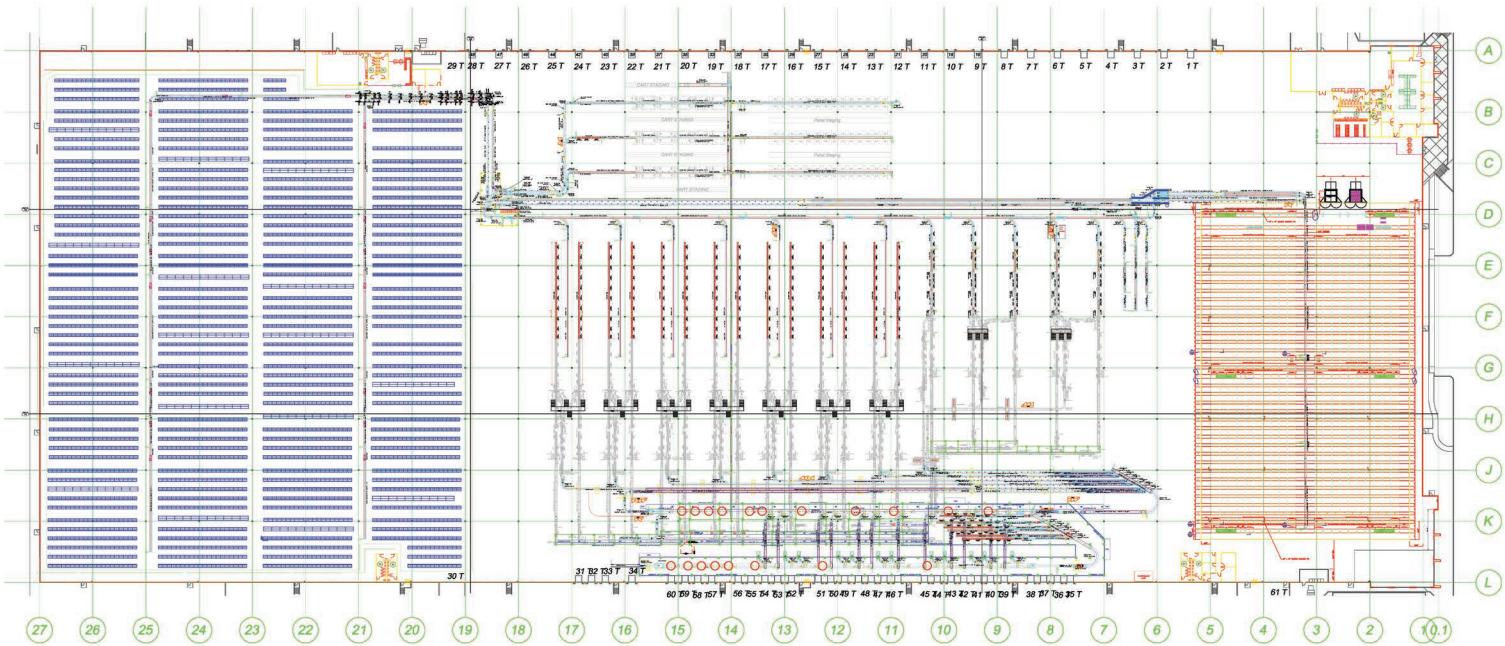
| | |
|------------------|--|
| Year Built | Dec 2014 |
| Tenancy | Single |
| Owner Type | Insurance Company |
| Construction | Reinforced Concrete |
| Class | Yes |
| Typical Floor | 707,010 SF |
| Loading Docks | 58 ext |
| Parking | 350 available (Surface); Ratio of 0.49/ 1,000 SF |
| Leased | 100% |
| 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



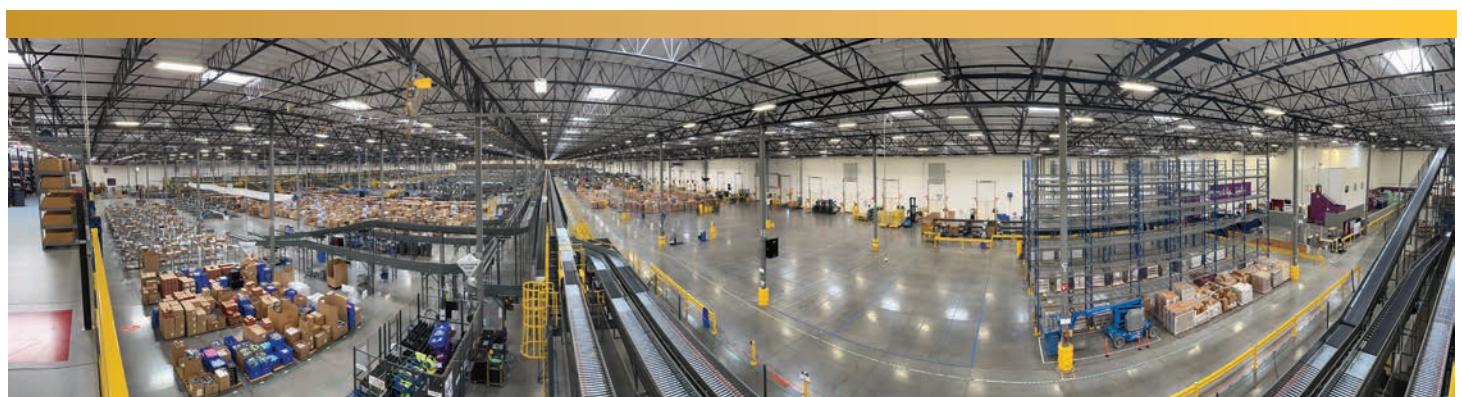


Material Handling Equipment:

- 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



CONTACT:
NICK GOREY
+1 (440) 539-7065
nick@gandpconstruction.com



G&P CONSTRUCTION
+1 (855) 494-4832
gandpconstruction.com