

# MAJESTIC

## RENO COMMERCENTER III

150 MILAN DRIVE | MCCARRAN, NEVADA 89437

NEW CONSTRUCTION  
STATE-OF-THE-ART  
INDUSTRIAL BUILDING



**TOTAL BUILDING ±692,720 SF**

**±5.7 AC OF EXCESS LAND AVAILABLE**

**FOR MORE INFORMATION, PLEASE CONTACT**

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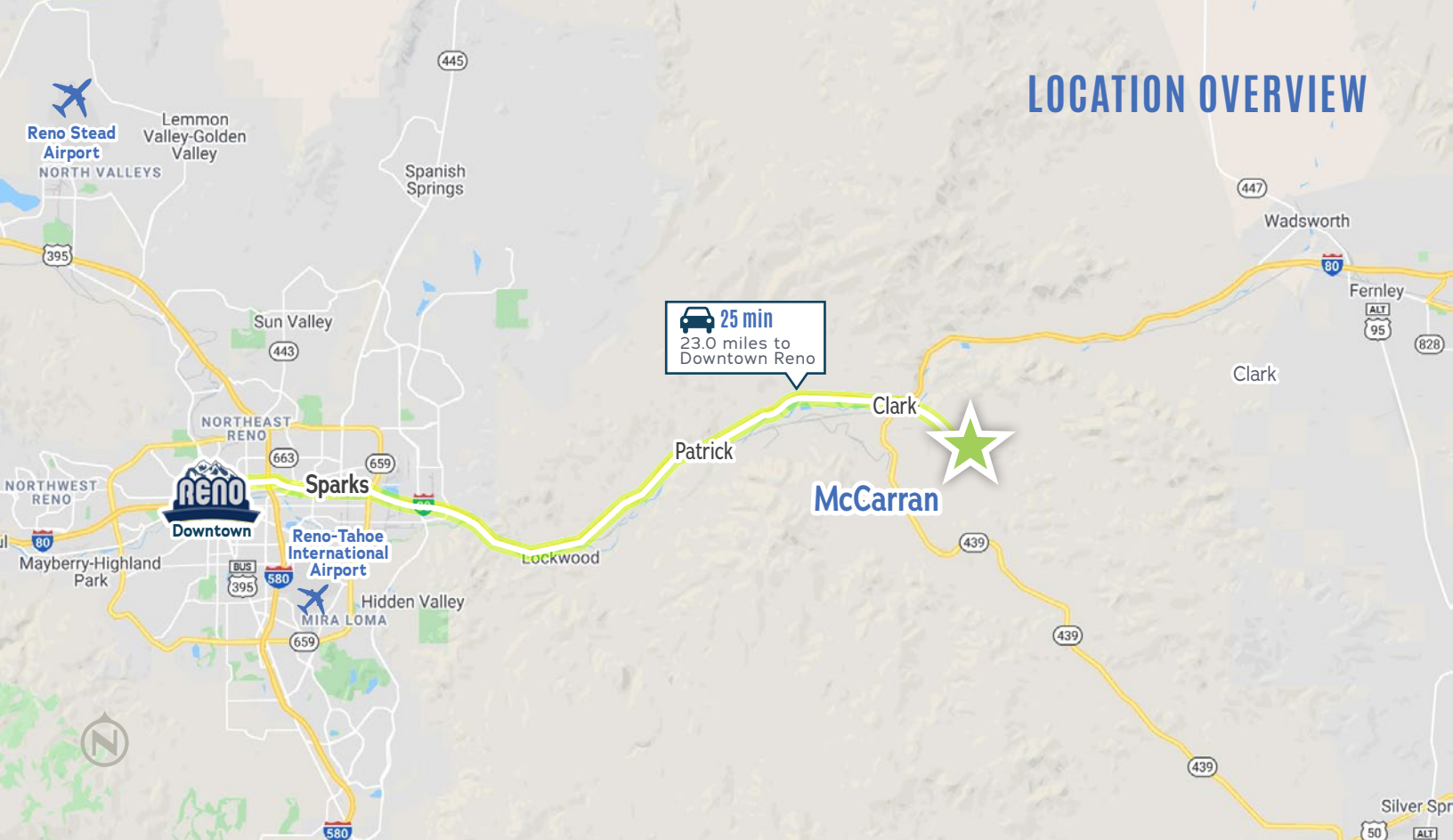
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**MAJESTIC  
REALTY CO.**

**CBRE**



# AREA / ACCESS HIGHLIGHTS



**ACCESS TO I-80 VIA  
USA PARKWAY**



**3.5 MILES SOUTH  
OF INTERSTATE 80**



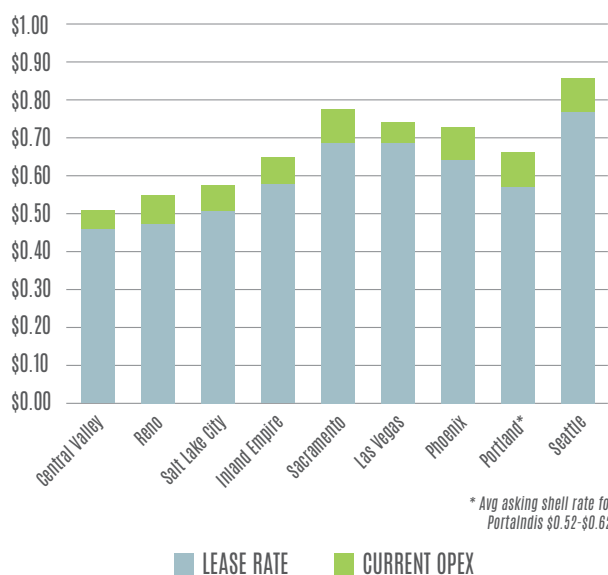
**24 MILES EAST OF  
THE RENO-TAHOE  
INTERNATIONAL AIRPORT**



**230 MILES EAST OF THE  
PORT OF OAKLAND/  
SAN FRANCISCO**

## RENO INDUSTRIAL MARKET

### CURRENT LEASE RATE & EXPENSES



Source: CBRE MarketView Reports



**95M SF**  
#1 per capita in  
nation industrial base



**3.3%**  
Vacancy rate



**\$15-17**  
Per hour warehouse  
labor wage



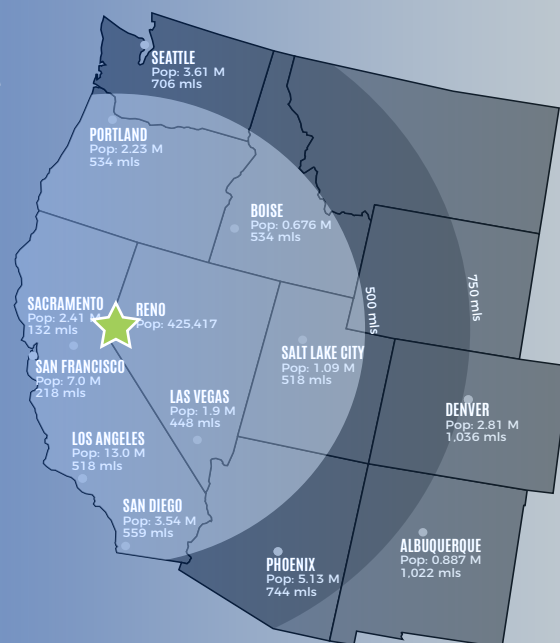
**\$0.53**  
Bulk asking rate



**4.18M SF**  
Under construction



**70M**  
People within  
2 days



### TRUCK SERVICE

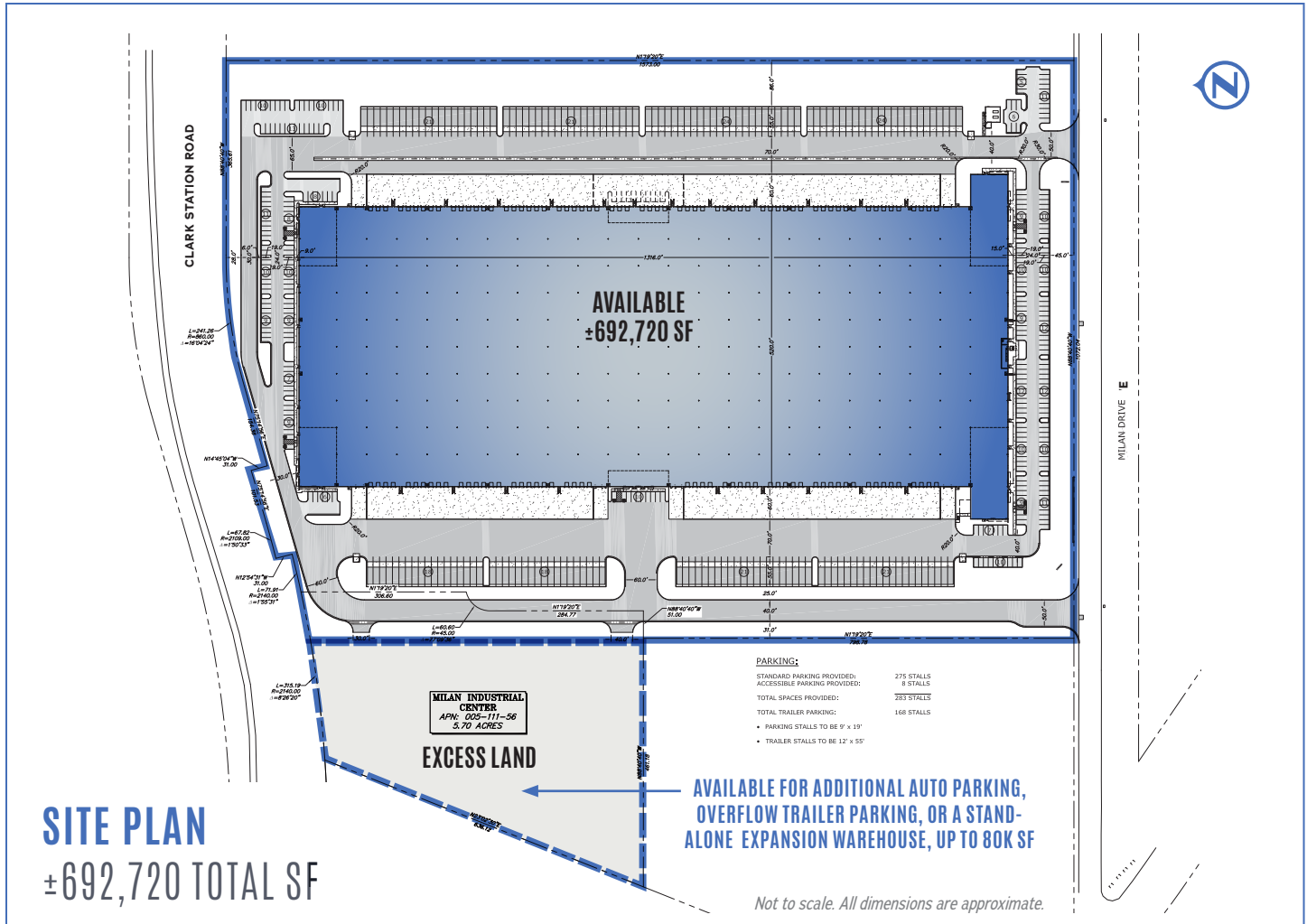
● ONE DAY ● TWO DAY

**36'**  
CLEAR HEIGHT



**52' x 50' w/ 60' Speed Bays**  
COLUMN SPACING

**MAJESTIC**  
RENO COMMERCCENTER III  
RENO, NEVADA



**SITE PLAN**  
±692,720 TOTAL SF

- ±692,720 TOTAL SF BUILDING
- DIVISIBLE TO ±48,360 SF
- 119 DOCK DOORS;  
6 DRIVE-IN DOORS
- 283 AUTO PARKING SPACES
- 168 TRAILER PARKING STALLS
- CONCRETE TILT-UP
- CIRCULAR SITE FLOW
- TRUCK COURTS: 185'
- EXCESS LAND AVAILABILITY FOR FUTURE EXPANSION OR OVERFLOW PARKING
- POWER: 4,000AMP,  
277/480 VOLT, 3-PHASE, 4-WIRE SERVICE
- SPRINKLERS: ESFR
- ROOF: 60 MIL TPO WITH  
R38 ROOF INSULATION
- FLOOR SLAB: 7" MINIMUM
- TWO POINTS OF INGRESS/EGRESS OFF  
MILAN DRIVE TO THE PARK
- ABUNDANT LABOR FORCE
- DESIGNED FOR DISTRIBUTION AND  
MANUFACTURING



**CBRE**

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