

NOW LEASING
STATE-OF-THE-ART INDUSTRIAL BUILDING
±345,760 SF AVAILABLE

1025

I-80 PATRICK

DISTRIBUTION CENTER

1025 WALTHAM WAY / MCCARRAN, NV 89434

CONTACT:

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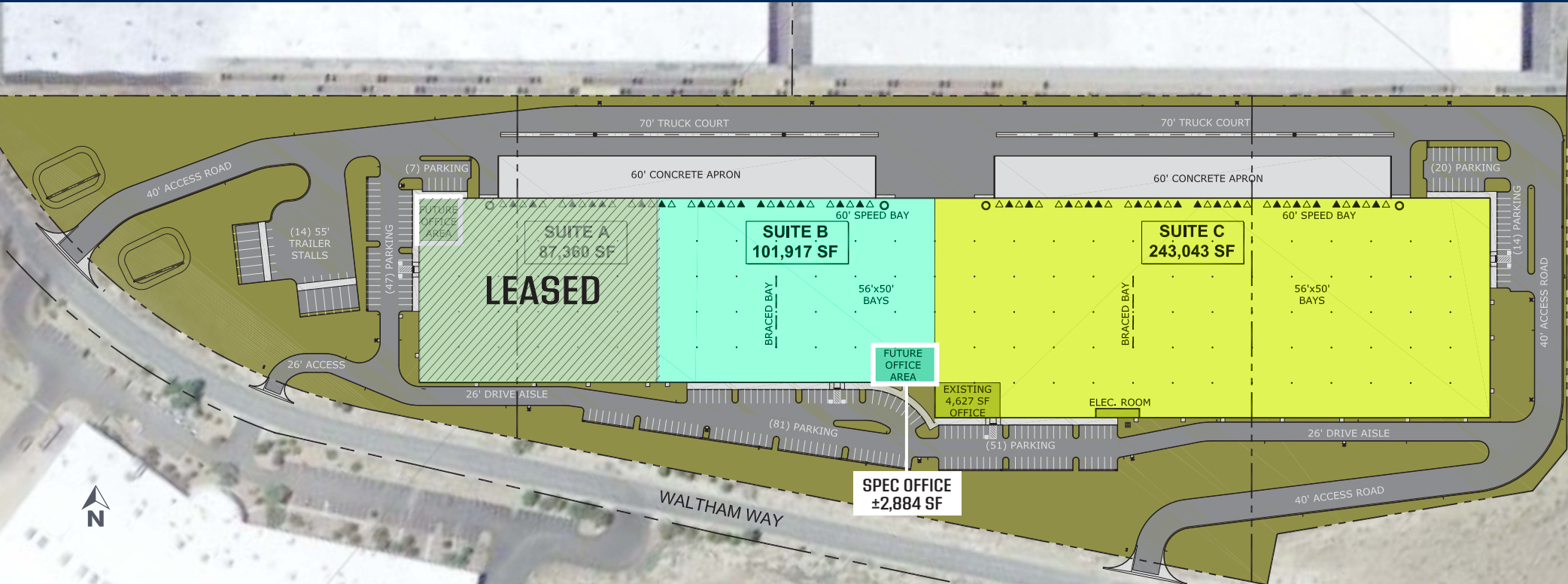
Executive Vice President

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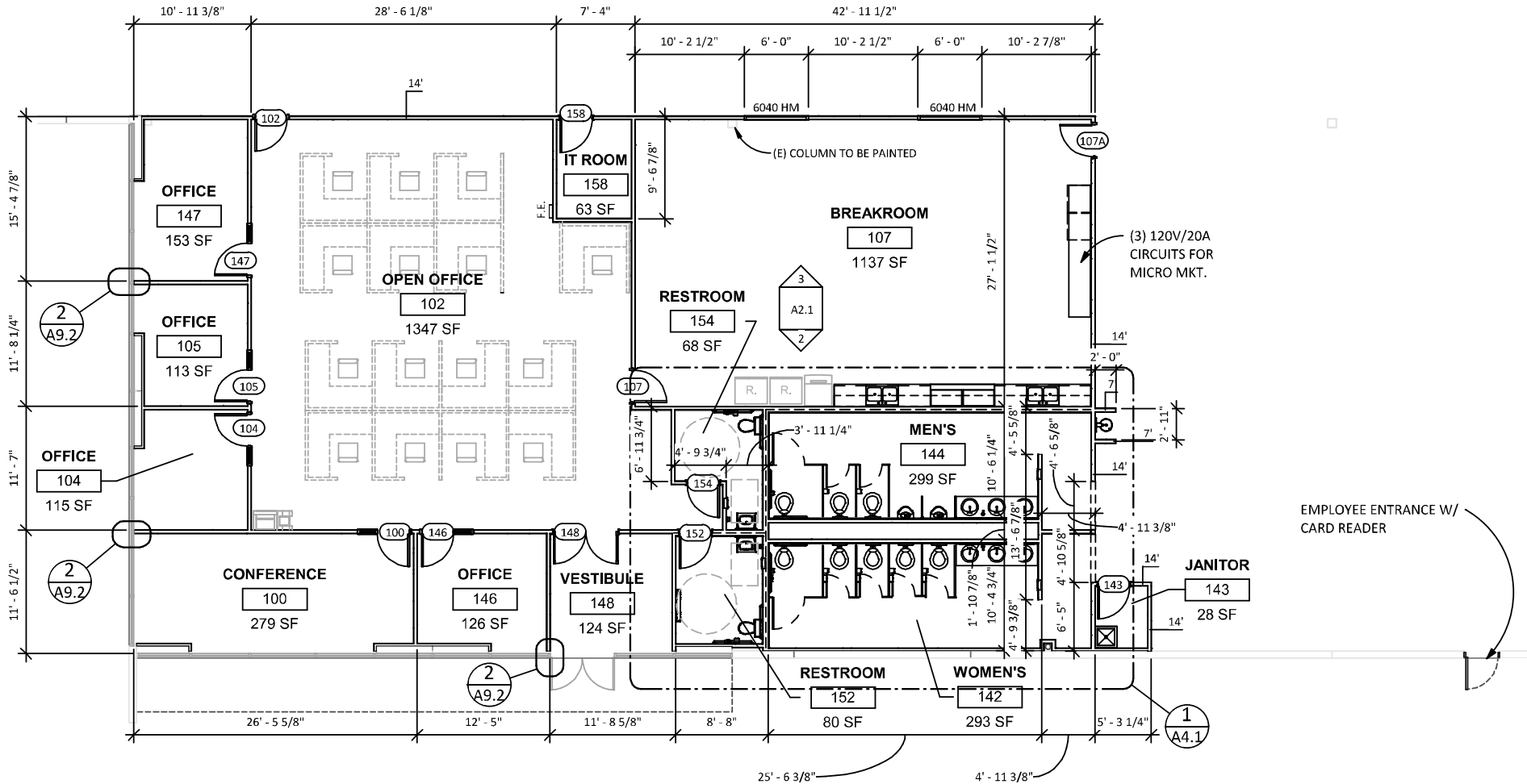


Site Plan Features



A state-of-the-art industrial location that can accommodate a variety of uses.

- **±345,760 SF Available**
- ±433,120 SF Total
- Divisibility is as follows:
 - Suite B: ±101,917 SF
 - Suite C: ±243,043 SF
- ±4,627 SF Existing Office
- ±2,884 SF Spec Office Planned and Permitted Offices
- ±36' Clear Height
- ±56'x50' Column Spacing
- 2 Grade-Level Doors
- 54 Dock Doors
- 2,000 Amps, 277/480V Power
- 166 Auto Parking Spaces
- 15 Trailer Parking Spaces
- ESFR Sprinklers



Existing Office - ±4,627 SF



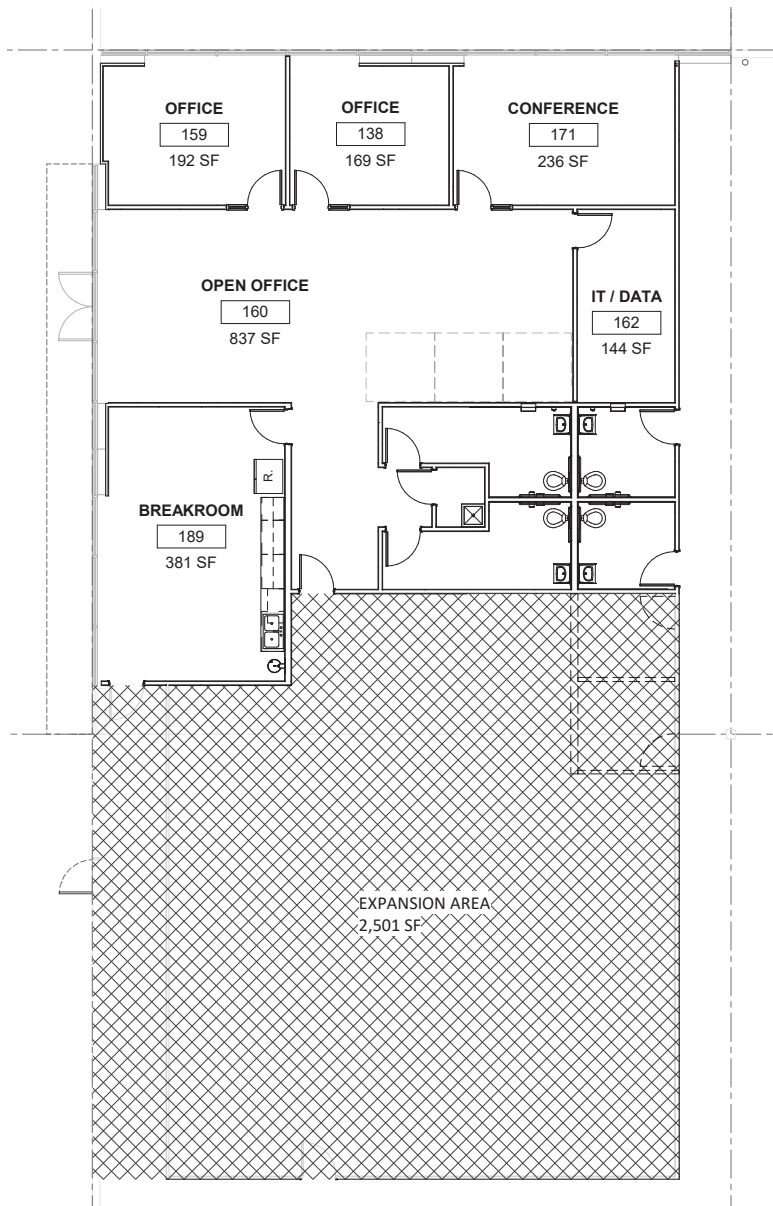
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

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Planned Spec Office



Spec Office Suite B – ±2,884 SF

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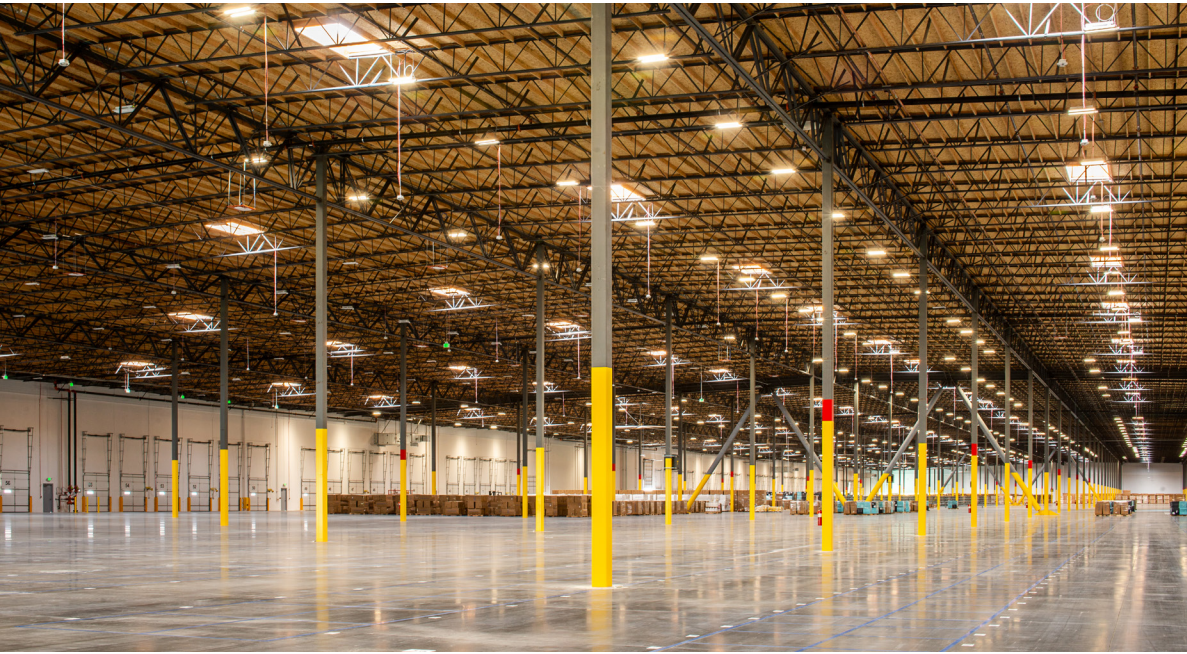


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Site Photography



East Valleys Submarket



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- Panasonic
- PETSMART
- Walmart Supercenter
- Radial
- switch
- Google
- THE HOME DEPOT
- TESLA
- WebstaurantStore
- RANDA APPAREL & ACCESSORIES
- TIRE RACK .com
- OMNICABLE

- TRIVIUM
- Martin Bauer Group
- SYMBIA LOGISTICS
- Apple

SITE PROVIDES GREAT ACCESS

-  Immediate access to Interstate 80
-  15 miles East of US 395/ Interstate 580 Interchange
-  18.5 miles East of the Reno-Tahoe International Airport
-  240 miles east of the Port of Oakland/San Francisco

RENO →

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