

Speculative Development



MUSTANG INDUSTRIAL PARK

A 564,000 SF distribution building divisible to 150,000 SF in Mustang Industrial Park. Nevada state incentives includes no state, corporate or personal income tax. Conveniently located 11 miles from Reno/Tahoe International Airport. 36' clear double-loaded facility available Q1, 2017.

- 54' x 50' columns (typical)
- 60' speed bays
- 7" reinforced floors
- LED Lighting (30 fc at 36" aff unobstructed) with motion sensors
- 60 mil, mechanically attached, TPO roof system with R-30 batt insulation below hybrid deck
- 73 trailer parking and 134 auto parking
- Cambridge direct gas fired heating units in warehouse
- Bldg dimensions: 470'-0" deep X 1200'-0"
- Estimated delivery date 12/1/2016 (currently under construction)

Location Features

Easy access to Interstate 80
Located 5 miles east of Sparks Submarket
Riverfront setting



**318 Mustang Road
Sparks, NV 89434
United States**

**MSA: Reno/Sparks
TYPE: Speculative Development
SIZE: 564,000 SF**



SCANNELL
P R O P E R T I E S

8801 River Crossing Blvd. Suite 300
Indianapolis, IN 46240

For more information about this property, contact Scannell.

Broker:

Michael Nevis | Kidder Mathews

(775) 232-6119 Email: mnevis@kiddermathews.com
scannellproperties.com