



# Prologis Sage Point 5

10880 Lear Blvd., Ste. 101

Reno, NV 89506

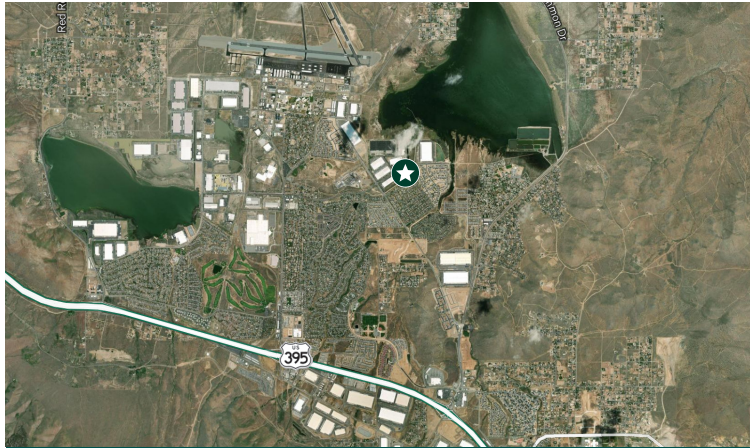
79,300 Square Feet Available

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# Prologis Sage Point 5

Reno, NV



79,300

square feet available

12.6 miles

from the Reno-Tahoe International Airport

3 miles

from US Highway 395

## Property Description

- 79,300 SF Available
- 2,213 SF office
- 13 Dock doors
- 1 Drive-in Doors
- 32' Clear Height
- 52' x 50' Column Spacing
- ESFR Sprinkler Rating
- Front Loading
- 57 Auto Parking Spaces
- 14 Trailer Parking Stall (TBV)

## Interstate/Highway Access

- Located just 3 miles from US Highway 395
- Located just 2.5 miles from the I-80/US Highway 395/580 on/off ramps

## Location

- Sage Point Business Park is located within the North Valleys Submarket in Northern Nevada
- The Project is located just 3 miles off US Highway 395 and is within a 12.6 miles from the Reno-Tahoe International Airport

## Taxes

- No Corporate or Personal Income Tax, and No Inventory, Unitary, Franchise or Estate taxes; these unique tax advantages are designed to incentivize growth and expansion

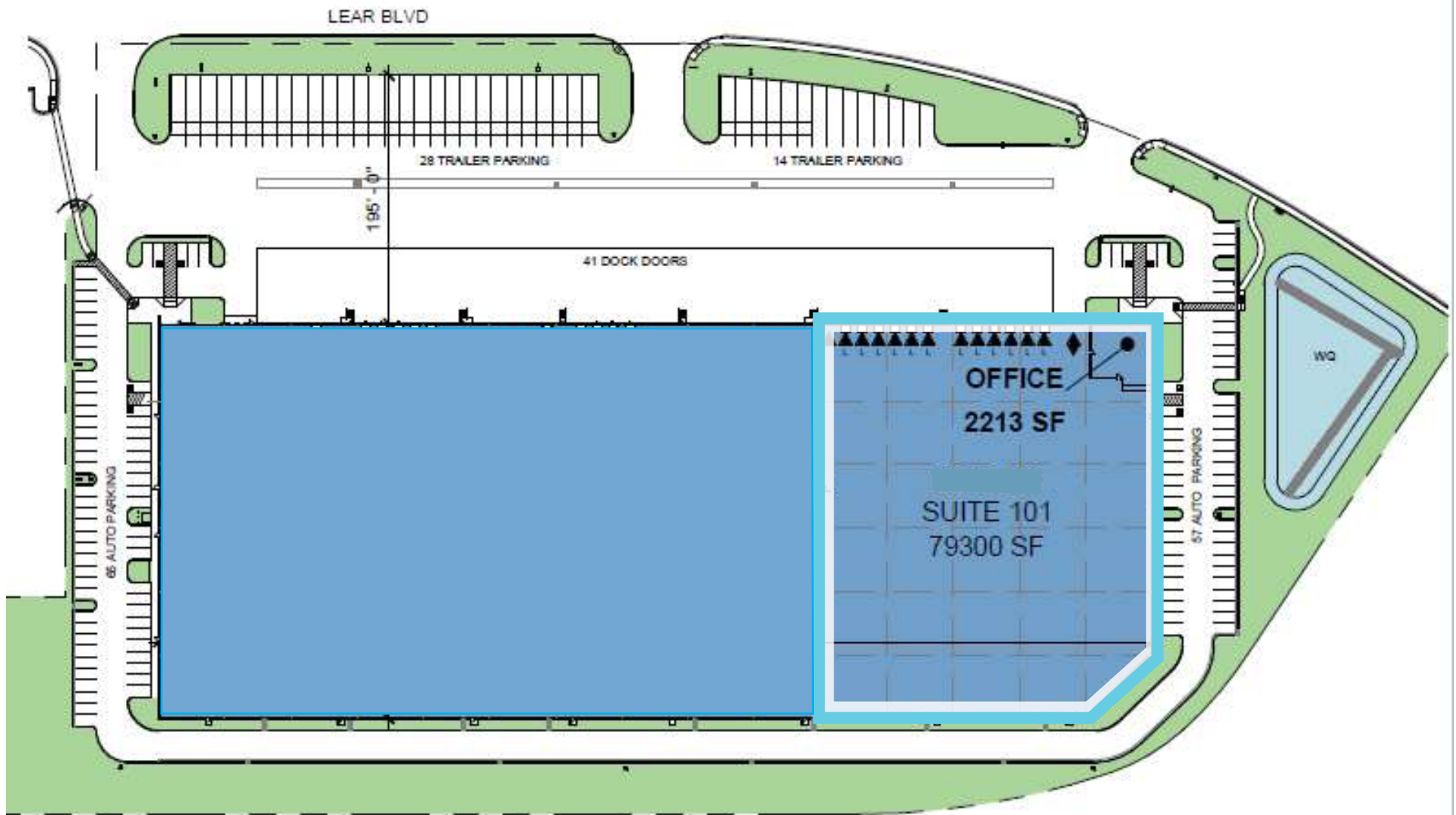
## Zoning

- I2 - Heavy Industrial

## Local Advantages

- Sage Point Business Park is centrally located and draws labor from Reno/Sparks, Fernley, Silver Springs and Dayton/Carson City areas
- Project is proximate to amenities including hotel/ lodging, food, service center/fuel and urgent care facilities







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