

Tahoe Reno Industrial Center

SIERRA GENERAL

CONSTRUCTION • CONSTRUCTION MANAGEMENT • DEVELOPMENT



DETAILS

100 USA Pkwy, McCarran Nevada

Real Estate: Office, Retail, Hospitality

Project Qualification: Substantial Improvement Property.

Total Capital Required: \$40,000,000.00

Equity Required: \$12,000,000.00

Debt Required: \$28,000,000.00

Timeline: Less than 30 days

Project Control: Own 5 of 23 acres

Project Summary

Tahoe Reno Industrial Center “TRI” is the largest industrial park in the world and home to Tesla’s gigafactory, as well as Google, Apple, Switch, Blockchains, Walmart, Amazon, Petsmart, Chewy.com, and many more. the entire county, “Storey County, NV”, is a qualified Opportunity Zone. There are currently over 16,000 daily workers, and growing (estimated to be well over 20,000 employees by 2020), with minimal commercial services.

We plan to purchase and develop this prime entrance commercial property (we control 5 acres of the 23 acre site). We have planned for over 50,000 square feet of office, 80,000 square feet of retail, two hotel sites, and a free standing full service restaurant site, on 23 acres. This opportunity to develop the best commercial properties in TRI and is in a Qualified Opportunity Zone with huge demand for commercial services. Low employment, high wages, huge demand for commercial services in a dynamically growing area.

We have interest from national tenants and hotel groups.

More info is available upon request.

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Sierra General

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