



*Tahoe Reno Industrial Center has all infrastructure in place with 11 million SF developed in Phase I & II*

***Tahoe Reno Industrial Center is strategically positioned to fit the needs of the Data Center industry***

- Massive 102,000 acre industrial center provides many remote, secure location options
- Low risk geography located in Department of Homeland Security Zone 1 Safety Zone
- Meets stringent TIA-942 Tier 4 criteria for datacenter construction
- Designated “minimally seismically active” by USGS
- High Desert location has no flooding or water issues and 8-9 months of free cooling
- Logistically strong location
- Just 9 miles east of Reno/Sparks
- Borders I80, one of the major east/west arteries in the nation
- Two dedicated exits (Patrick & USA Parkway), one that serves a four-lane artery south through the center of the park
- Only 15 miles to the Reno Tahoe International Airport with flights almost hourly to all major markets in the country, less than an hour to the Bay Area of CA.

***Secure parcels available within the Tahoe Reno Industrial Center***

- Parcels are fully prepped with basic utilities: water, cooling, waste, power, telecom
- High-pressure gas available with five generating power plants on site delivering more than 900 megawatts of electrical power available directly to all park users
- All necessary use permits and zoning in place
- Site condition enables accelerated construction, dramatically reducing time to occupancy
- All access to sites in place, fully paved and curbed

**Custom data center built-to-suit designed to meet client specifications  
- occupancy in 9-12 months**



- Client specific sizes - 50K SF to 1M+ SF
- Internal access, security and safety built to client specifications
- Amenities address all workspace, loading dock, power yard, and parking needs
- Security features such as gates and perimeter fencing available
- Low cost construction
- Exceptional operating economy results in a very competitive total cost of ownership (TCO)

**Three key GREEN energy alternatives available**

- High solar potential that has a measured DUI of 6.5-7 kWh/sq m/day for average 330 days per year, with six months of high intensity solar power
- Wind power is well established in region
- Validated high potential for Geothermal, industrial park sits directly in a corridor of geothermal energy facilities that have been in operation for many years
- Dry, high desert climate typically allows nine months of “free” air cooling

**Various water supplies and processing available**

- Substantial dedicated water rights sold with each acre
- Low cost grey water available with main pipe lines in place
- Sewage mains to each site with treatment included
- All storm drainage is in place

**Be connected and stay connected**

- Seven major telecommunications providers have fiber that runs parallel to I-80 and sites
- Reno has two redundant tele hotels connecting major US carriers and jump-offs to Asia
- Reno POP for Internet 2 to support Desert Research Institute - interconnect potential
- Sites supported by high capacity (OC192 or greater) fiber with SONET technology
- Substantial additional capacity available, highly scalable





## Pro-Business State & Outstanding Lifestyle

**Limited taxes and pro-growth county supports development and provides an exceptional attraction for technology businesses**

- No corporate, franchise, inventory, unitary, personal, inheritance, or estate taxes
- Very low property taxes
- Below national average wage rates
- Below national average housing and cost of living
- There are many incentives for business moving into the state of Nevada including abatements of portions of Sales & Use Tax, Business Tax, Personal Property Tax, Recycling Property Tax and Renewable Energy Credits
- Highly skilled workforce experienced in large scale construction and sophisticated operations

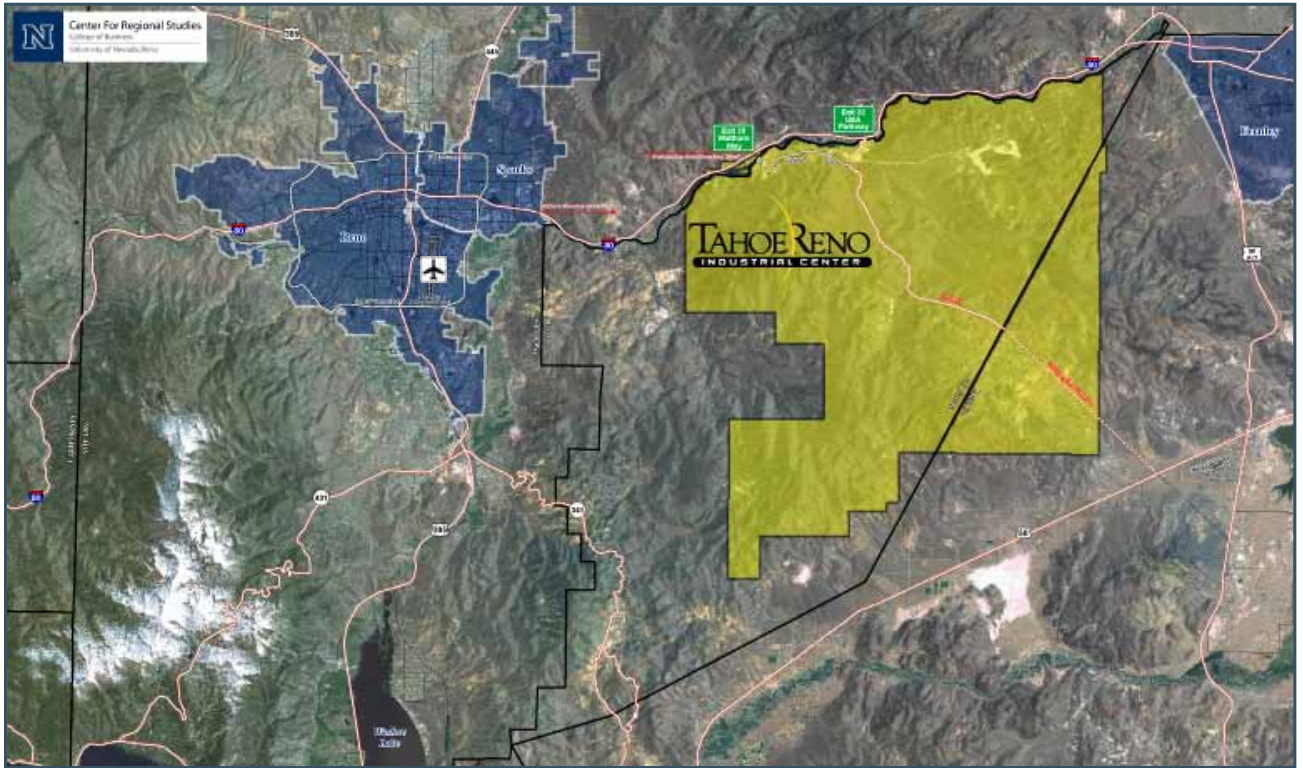


### **Reno/Tahoe area offers extraordinary lifestyle**

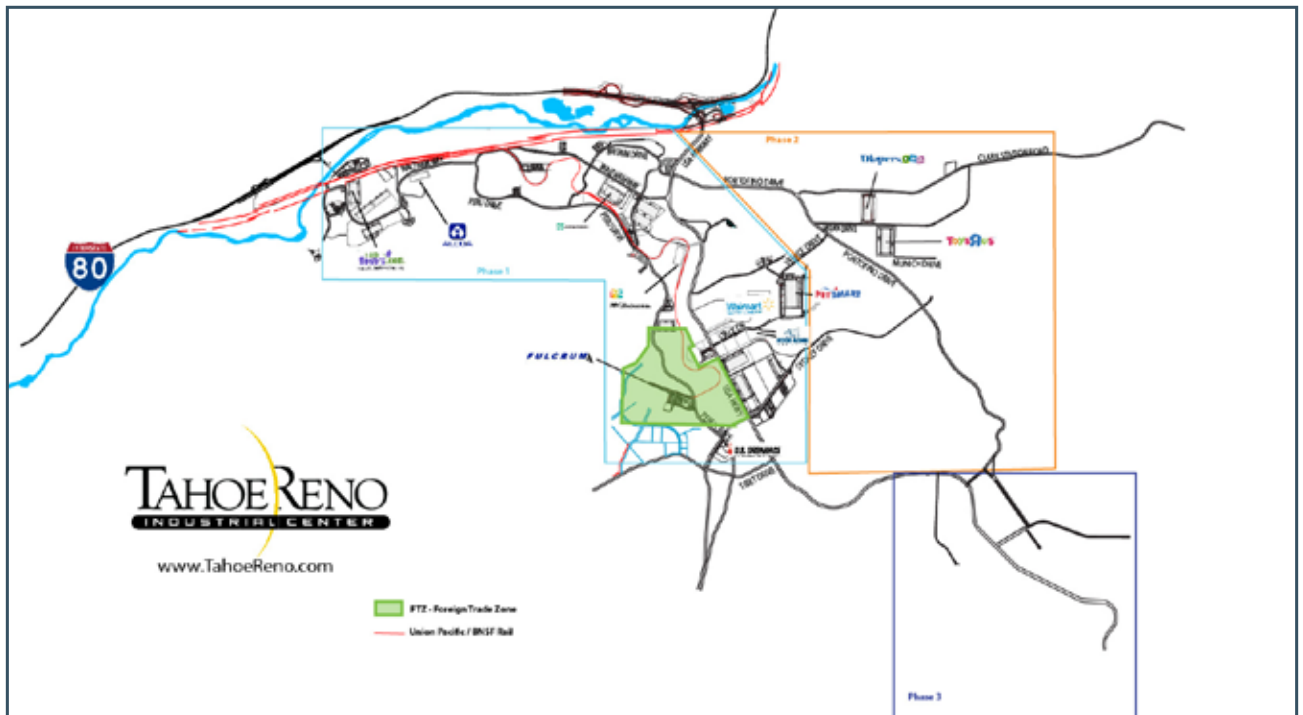
- The region plays host to hundreds of unique, family-friendly events each year including Hot August Nights, The Great Reno Balloon Race, Reno Air Races, Lake Tahoe Shakespeare Festival, Reno Rodeo, Reno River Festival, Reno-Tahoe Open, Street Vibrations and the Nugget Rib Cook-Off
- There are over seven world class ski resorts just minutes away from Reno with some of the best snow conditions anywhere in the country
- Dozens of highly-competitive golf courses line the Truckee Meadows
- There are hundreds of hiking, biking and in-line skating trails that skirt beautiful Lake Tahoe, just minutes away from Reno
- There are also many top name outdoor concerts, compelling art exhibits, and sporting events to attend



# Tahoe Reno Industrial Center



Twelve miles of I-80 forms the northern border of Tahoe Reno Industrial Center with US 50 just miles from the southern border. Its landmass equates to 65 % of Storey County. Within a 50-mile radius based on the 2010 census, there are roughly 660,000 people. It is just nine miles from Reno/ Sparks with local access to the Reno Tahoe International Airport just 15 miles away.



The Tahoe Reno Industrial Center today has three phases of 5,000 acres (15,000 acres total) complete and ready to go with all of the utilities and infrastructure to support any type of commercial development. There is not a residential community located within the industrial center. This gives our user base in the industrial center a level of protection from the concerns and restrictions generated by a residential community.