



Tahoe Reno Industrial Center is home of some of the largest e-tailers and retailers in the country including Wal-Mart, GSI Commerce, 1-800-Diapers, Toys-R-U's and Zulily.

Northern Nevada is strategically positioned for west coast distribution

- Service the eleven western states with a one day shipping time
- Reach the eight most western states overnight utilizing the cost savings of ground rates
- Access the I-5 corridor in roughly 90 minutes and service the California market without paying California prices

Tahoe Reno Industrial Center (TRI) fits warehouse & distribution needs

- Obtain a competitive advantage by reducing transportation and occupancy costs while improving your supply chain process
- TRI is a 107,000 acre industrial park (no residential) that allows 24/7 operations without restrictions
- TRI is located just 9 miles east of Reno/Sparks with massive labor pool
- Twelve miles of the park borders I-80, 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



All truck services are available in TRI Center.

Sites available within the Tahoe Reno Industrial Center

- Readily available industrial build-to-suit sites for distribution & warehouse
- Sites are fully prepped with utilities including water, cooling, waste, power and 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
- All access to sites in place, fully paved and curbed



Building permits in 30 days.

Build-to-suit sites to meet client specifications- occupancy in 6 months or less!



Rail served sites available.

- Client specific site sizes range from 5 to 5,000 acres to accommodate all uses
- Site condition enables accelerated construction, dramatically reducing time to occupancy
- Service from both Union Pacific (UP) and Burlington Northern Santa Fe (BNSF) Railways provides for competitive rates
- Rail infrastructure built to a mainline gauge standard to handle heavy loads
- Security features such as gates and perimeter fencing available

- Foreign Trade Zone (FTZ) could allow for tax deferment for products coming from outside of the United States



Location & quick access to I-80 helps make TRI Center the west coast logistics hub.

Pro-Business State & Outstanding Lifestyle

Limited taxes and pro-growth county that supports development

- 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



Nevada is pro-growth and pro-business.



Dawn patrol at the Reno Balloon Races.

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 is just 30 minutes away with world class skiing, hiking and golfing.

Tahoe Reno Industrial Center

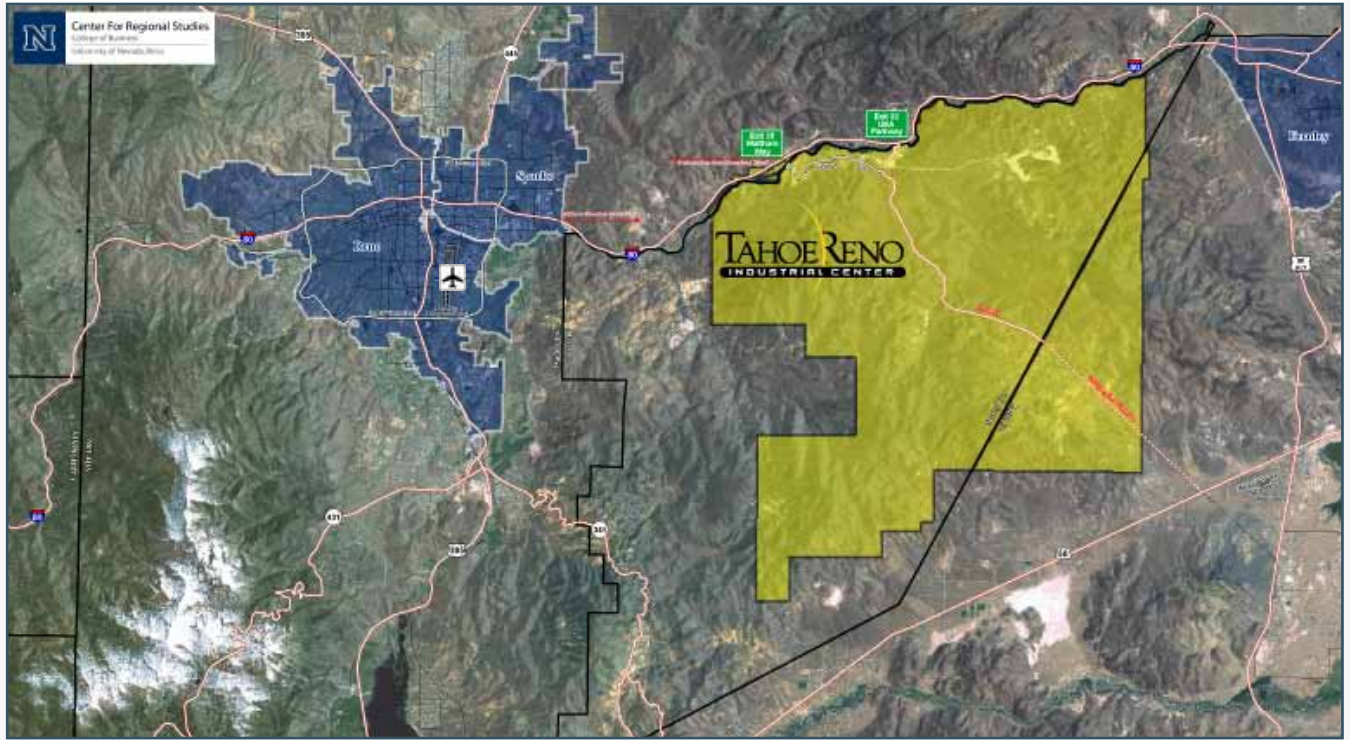


Image above-
The Tahoe Reno Industrial Center is just nine miles from Reno/ Sparks with local access to the Reno Tahoe International Airport just 15 miles away. TRI Center has two main interchanges accessing the park off of Interstate 80.

Image on the left-
TRI Center is located in the logistics hub of the west. From this region it is a one-day truck shipping time to California, Arizona, Nevada, Utah, Colorado, Oregon, Idaho, and Washington by utilizing services from companies like UPS, FedEx, and the newest addition to the list, On-Trac, who will deliver overnight shipping to almost all of these states at ground rates. Park residents includes such national firms as ASP Logistics, FedEx Supply Chain Services, PetSmart, 1-800-FLOWERS, 1-800-Diapers, Tire Rack, Toys R Us, GSI Commerce and Wal-Mart Distribution Center.