



Tahoe Reno Industrial Center is home to many manufactures who rely upon the location and its many amenities to gain a competitive advantage. This includes firms like Schluter Systems (pictured above), U.S. Ordnance and Pittsburg Paint Group.

Tahoe Reno Industrial Center (TRI) fits manufacturing 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 a massive labor pool



Heavy duty rail capacity.

- 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

Strong logistics position

- 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
- Only 15 miles to the Reno Tahoe International Airport with flights almost hourly to all major



Use permits and zoning in place.

Sites available NOW within the Tahoe Reno Industrial Center

- Readily available industrial build-to-suit sites for manufacturing
- All necessary use permits and zoning in place
- Site condition enables accelerated construction, dramatically reducing time to occupancy
- Security features such as gates and perimeter fencing available
- Foreign Trade Zone (FTZ) could allow for tax deferral for products coming from outside of the United States.



Building permits in 30 days!

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



Many rail-served sites immediately available.

- Client specific site sizes - 50K SF to 1M+ SF
- Amenities address all workspace, loading dock and parking needs -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

Infrastructure in place to each site

- 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
- 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
- All access to sites in place, fully paved and curbed



On-site large capacity sewer treatment plant



More than 900 megawatts of electrical power available directly to all park users.

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

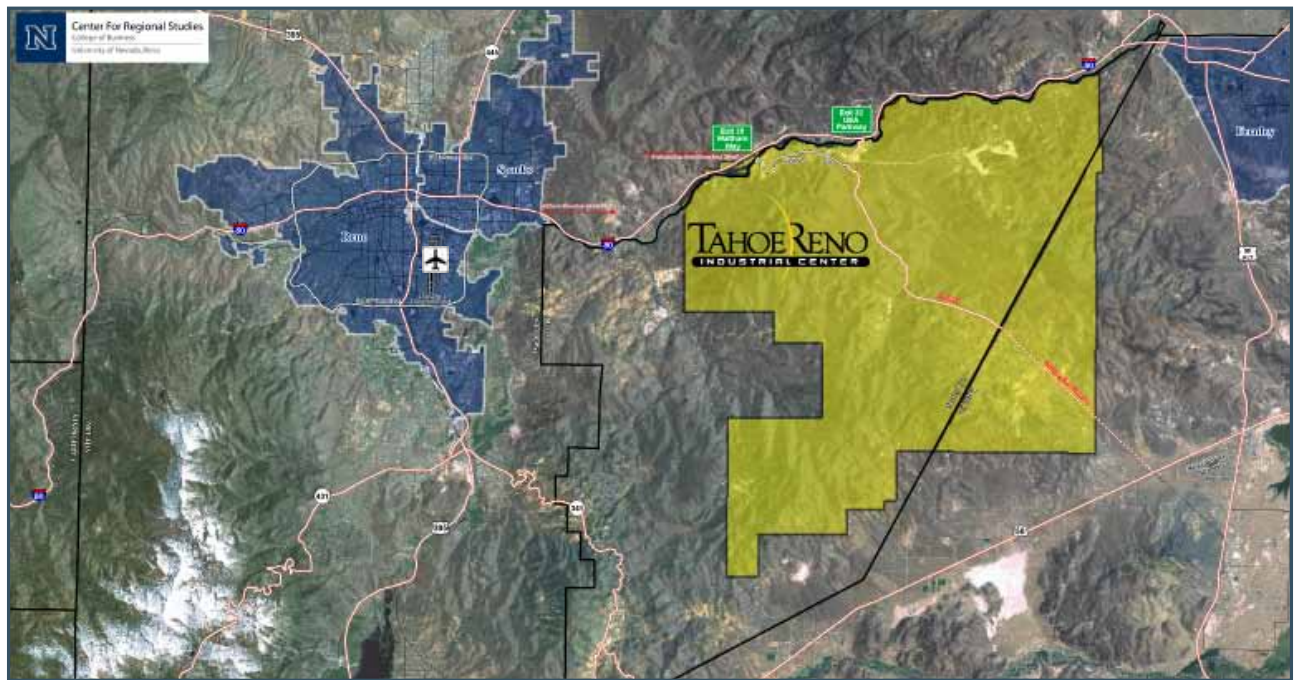
- The regions plays host to hundreds of unique, family-friendly events each year including Hot August Nights, The Great Reno Balloon Race, Reno Air Races, Lake Tahoe Shakespeare Festival, Reno Rodeo, Reno River Festival, Reno-Tahoe Open, Street Vibrations and the Nugget Rib Cook-Off
- There are over 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

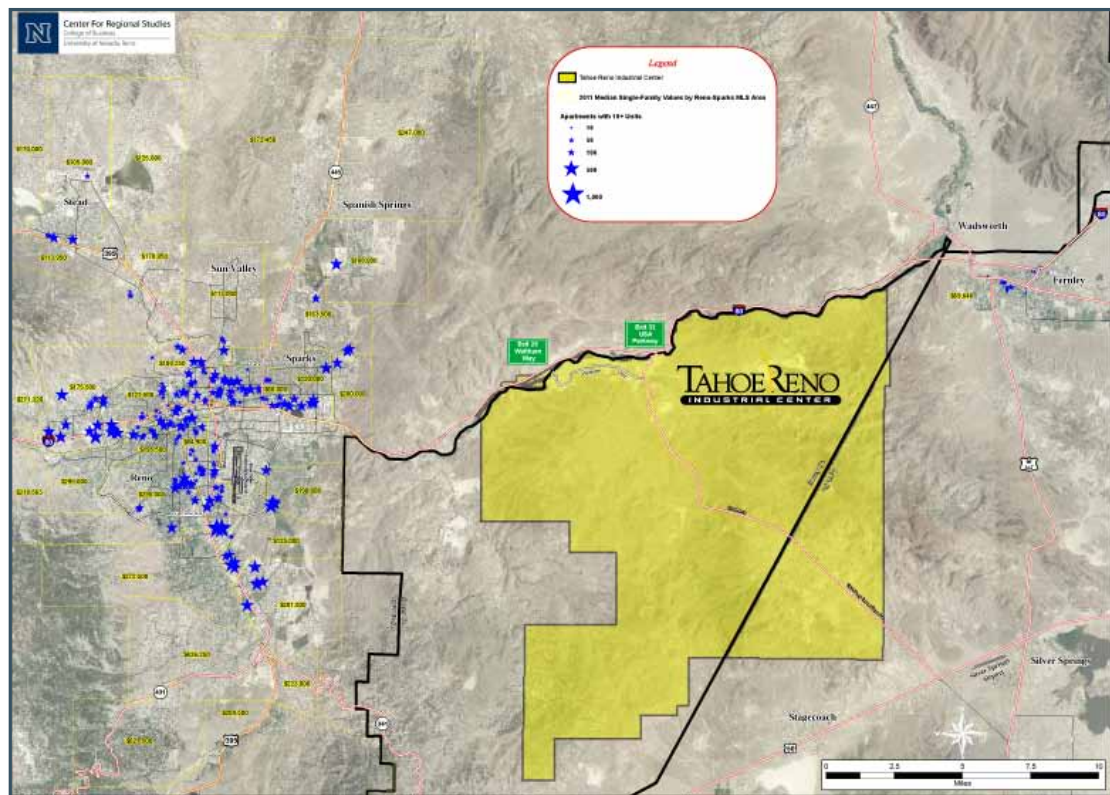


Tahoe is just 30 minutes away with world class skiing, hiking and golfing.

Tahoe Reno Industrial Center



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. Exit 32 USA Parkway, State Route 805, is the main thoroughfare and crosses the heart of TRI Center for 16 miles, eventually extending all the way to HWY 50. Current park residents include Arrowhead, FedEx Supply Chain Services, James Hardie Products, PPG, PetSmart, Pioneer Nut, Takahara Volleyballs, Schulter Systems, Tire Rack, Toys R Us, US Ordinance and Wal-Mart Distribution Center.



Tahoe Reno Industrial Center does not have a residential community located within the industrial center. Commercial business with its 24/7 activity and residential development do not mix. However, this does not hamper easy access to a significant talented labor pool. The unique location of TRI Center, situated between the Reno / Sparks market and the city of Fernley, provides an excess of affordable housing and access to a local work force.